

EXHIBIT "A"

Bylaw No. 3/83

PART I - INTRODUCTION

Under the authority granted by The Planning and Development Act, R.S.S. 1978, the Council of the Village of Wilcox in the Province of Saskatchewan, in open meeting, hereby enact as follows:

- TITLE:** This Bylaw shall be known and may be cited as the "Zoning Bylaw" of the Village of Wilcox.
- PURPOSE:** The purpose of this Bylaw is to control the use of land in the Village of Wilcox so as to provide for the amenity of the area within Council's jurisdiction and for the health, safety and general welfare of the inhabitants of the Municipality.
- SCOPE:** No development shall hereafter be permitted within the limits of the Village of Wilcox except in conformity with the provisions of this Bylaw and The Act.
- SEVERABILITY:** A decision of a Court that one or more of the provisions of this Bylaw are invalid in whole or in part does not affect the validity, effectiveness or enforceability of the other provisions or parts of the provisions of this Bylaw.

PART 2 - DEFINITIONS

Whenever in this Bylaw the following words or terms are used, they shall unless the context otherwise provides, be held to have the following meaning.

- ACCESSORY:** A use, structure or separate building customarily incidental, subordinate, exclusive of and located on the same lot as the principal use or building.
- ACT:** The Planning and Development Act, R.S.S. 1978
- ALTERATION:** Any structural change or addition made to a building .
- BUILDING:** A structure used for the shelter or accommodation of persons, animals, goods or chattels.
- BUILDING BYLAW:** Any Bylaw of the Village of Wilcox regulating the erection, alteration, repair, occupancy or maintenance of buildings and structures.
- CONCEPT PLAN:** A proposed subdivision as outlined by the Provincial Subdivision Regulations or site plan of sufficient accuracy to be used by Council for the purpose of discussion and classification of intended future land use.
- COUNCIL:** The Council of the Village of Wilcox.

- DEVELOPMENT: The carrying out of any building, engineering, mining or other operations in, on or over land or the making of any material change in the use of any building or land.
- DEVELOPMENT PERMIT: A permit issued by the Council of the Village of Wilcox that authorizes development, but does not include a building permit.
- DISCRETIONARY USES: Uses of land, buildings or other structures that may be permitted in a district only at the discretion of and at the location or locations and under the conditions specified by Council and which conform to the regulations applicable to the district in which the use is located.
- DWELLING: A building or part of a building that may be used as a permanent residence excluding a mobile home, but including a prefabricated home.
- DWELLING UNIT: One or more rooms that may be used as a residence each unit having sleeping, cooking and toilet facilities.
- DWELLING, DUPLEX: A building divided horizontally into two dwelling units.
- DWELLING, MULTIPLE: A building containing three or more dwelling units.
- DWELLING, SEMI-DETACHED: A building divided vertically into two dwelling units by a common wall extending from the base of the foundation to the roof line.
- DWELLING, SINGLE DETACHED: A building containing only one dwelling unit.
- HOME OCCUPATION: An occupation, trade, profession or craft conducted for gain in a dwelling unit by the resident or residents.
- HOTEL: A building or structure or part of a building or structure in which sleeping accommodation with or without meals is provided for tourists or travellers, and where a guest register or record is kept.
- LOT: An area of land with fixed boundaries which is of record in the Land Titles Office by Certificate of Title.
- LOT LINE, FRONT: The line separating the lot from the street; for a corner lot, the shorter line abutting a street.
- LOT LINE, REAR: The lot line at the rear of the lot and opposite the front lot line.
- LOT LINE, SIDE: A lot line other than a front or rear lot line.
- MINISTER: The member of the Executive Council to whom for the time being, is assigned the administration of The Planning and Development Act.

- MOBILE HOME: A trailer coach that is used as a dwelling all the year round; has water faucets and shower or other bathing facilities that may be connected to a water distribution system; and has facilities for washing and a water closet or other similar facility that may be connected to a sewage system.
- MOBILE HOME COURT: A lot under single management for the placement of two or more mobile homes.
- MOTEL: A hotel for temporary use by automobile tourists or travellers.
- PERMITTED USES: Uses of land, buildings or other structures that are permitted in the district by this Bylaw in conformity with the regulations respecting the district.
- PUBLIC UTILITY: Every corporation and every firm, person or association of persons, the business and operations whereof are subject to the legislative authority of the Province of Saskatchewan, that now or hereafter own, operate, manage or control any system, works, plant or equipment for the conveyance of messages by telegraph, telephone, television or otherwise or for the conveyance of travellers or goods or for the production, transmission, delivery, furnishing, storage or collection of water, gas, sewage, heat or light, either directly or indirectly, to or from the public.
- PUBLIC UTILITY FACILITIES: Electrical and telecommunication lines, poles, equipment or structures; sewer or water pipes, valves, pumping stations or structures or other facilities, equipment or structures necessary for conducting an essential public service by a government or public utility.
- ROOMING HOUSE: A building containing more than one rooming unit
- ROOMING UNIT: A room or rooms for accommodation other than a dwelling unit or other form of accommodation defined elsewhere in this bylaw with sleeping facilities, but without private toilet facilities.
- SECRETARY - TREASURER: The Secretary Treasurer of the Village of Wilcox.
- SERVICE STATION: A building or part of a building used for the retail sale of lubricating oils and gasolines, automobile accessories, and servicing and minor repairing of motor vehicles, which may include a restaurant, car wash, or car sales lot as accessory uses.
- STREET: The whole and entire width of every highway, public road, or road allowance vested in Her Majesty in right of the Province of Saskatchewan and shown as such on a plan of survey registered in a Land Titles Office.

- STRUCTURE: Anything that is built, constructed or erected, located on the ground or attached to something located on, or in the ground.
- VILLAGE: The Village of Wilcox.
- YARD: Open, uncovered space unoccupied by buildings or structures on a lot except as specifically permitted elsewhere in this Bylaw.
- YARD, FRONT: That part of a lot extending across the full width of a lot between the front lot line and the nearest wall or supporting member of a building or structure.
- YARD, REAR: That part of a lot extending across the full width of the lot between the rear lot line and the nearest wall or supporting member of a principal building or structure.
- YARD, SIDE: That part of a lot extending from the front yard to the rear yard between the side lot line and the nearest wall or supporting member of a building or structure except where the wall or supporting member is supporting an uncovered patio or uncovered sun deck.

PART 3 - ADMINISTRATION

1. DEVELOPMENT OFFICER:

The Secretary Treasurer of the Village shall be the Development Officer responsible for the administration of this Bylaw.

2. DEVELOPMENT PERMIT:

- A. Except where a particular development is specifically exempted by Part 3 Section 5 no development of a permitted or discretionary use shall commence without a development permit first being obtained.
- B. A Development Permit cannot be issued for a permitted or discretionary use in contravention of any provisions of this Bylaw.

3. DEVELOPMENT PERMIT PROCEDURE:

- A. An application for a development permit shall be made in writing to the Development Officer.
- B. Where an application for a development permit is made for a permitted use, the Development Officer shall issue a permit where the development is in conformity with this Bylaw, The Act and all other Village Bylaws.
- C. Where an application for a development permit is made for a discretionary use, the Development Officer shall advise the Council as soon as practicable.
- D. As soon as practicable after Council is advised that an application has been made for a development permit for a discretionary use Council shall consider the application. Prior to making a decision, Council may refer the application to whichever Government Agencies or interested groups as Council may consider appropriate.
- E. Upon approval of a discretionary use by resolution of Council, the Development Officer shall issue a development permit for the discretionary use at the location and under the conditions specified by Council in its approval.

4. REFERRAL TO DEPARTMENT OF HEALTH:

A copy of all approved development permit applications involving installation of water and sanitary services shall be supplied to the local office of the Department of Health by the Development Officer.

5. DEVELOPMENT NOT REQUIRING A PERMIT:

A development permit is not required for the following

- A. Maintenance, construction or installation of any public utility facility.
- B. Fences
- C. Accessory Buildings or structures less than 9 square metres in area.

- D. Maintenance or repair of any building or structure not including structural alterations.
- E. Signs(excepting those in non-residential districts) which conform to Part 4, Section 7.

6. ZONING APPEALS BOARD:

- A. A Zoning Appeals Board is hereby established.
- B. The Zoning Appeals Board shall be appointed in accordance with Section 82 of The Act.
- C. An appeal to the Zoning Appeals Board and therefrom to the Provincial Planning Appeals Board may be taken in accordance with Sections 82 and 83 of The Act.

7. FEE FOR ZONING AMENDMENT APPLICATION:

When an application is made to the Council for an amendment to this Bylaw, such application shall be accompanied by an application fee of \$50.00.

8. OFFENCES AND PENALTIES:

Any person who violates this Bylaw is guilty of an offence and liable on summary conviction to the penalties in The Act.

PART 4 - GENERAL REGULATIONS

The following regulations shall apply to all Zoning Districts in this Bylaw.

1. LICENCES, PERMITS AND COMPLIANCE WITH OTHER BYLAWS AND LEGISLATION

Nothing in this Bylaw shall exempt any person from complying with the requirements of a building regulation bylaw or any other bylaw in force within the Village or from obtaining any licence, permission, permit, authority or approval required by this or any other bylaw of the Village. Where requirements in this Bylaw conflict with those of any other municipal requirements, the more stringent requirements shall prevail.

2. FRONT YARD REDUCTION:

Notwithstanding the minimum depth of front yard required by this Bylaw where a lot is situated between two lots each of which contains a principal building which projects beyond the standard required front yard depth, the front yard required on the said lot may be reduced to an average of the two established front yards on the adjacent lots.

3. PERMITTED YARD ENCROACHMENTS:

The following yard encroachments shall be permitted:

- A. Uncovered balconies, porches, verandahs, decks may project 1.8 metres into any required front or rear yard.
- B. Window sills, eaves, gutters, bay windows, chimneys and similar non-structural alterations may project a distance of 600 millimetres into any required yard but not closer to a lot line than 150 millimetres.
- C. Where adjoining side yards have encroachments proposed as in 'B' above, the total encroachment at any one point shall not fall below 600 millimetres.

4. NUMBER OF PRINCIPAL BUILDINGS PERMITTED ON A LOT:

Not more than one principal building shall be placed on any one lot, with the exception of schools, hospitals, curling and skating rinks, recreation centres, nursing homes and senior citizen homes, and multiple unit dwellings. The Development Officer shall advise the applicant in writing that adherence to the Bylaw Regulations and Provincial Subdivision Regulations (where applicable), will be necessary if any future application for subdivision is made.

5. NON-CONFORMING BUILDING AND USES:

- A. Any lawful use of land, an existing building or structure or of any building lawfully under construction at the date of approval of this Bylaw, although such use, building or structure does not conform to the regulations of this Bylaw, shall be carried on in accordance with the provisions of Section 76 to 81 inclusive, of The Act.
- B. No existing use, building or structure shall be deemed to be non-conforming by reason only of the conversion of this Bylaw from the Imperial System of Measurement to the Metric System of Measurement where such non-conformity is resultant solely from such change and is reasonably equivalent to the metric standard herein established.

6. GRADING AND LEVELLING OF LOTS:

Any lot proposed for development shall be graded and levelled at the owner's expense to provide for adequate surface drainage which does not adversely affect adjacent property.

7. SIGNS:

- A. No sign shall be located in any manner that may obstruct or jeopardize the safety of the public.
- B. Temporary signs not exceeding 1 square metre advertising the sale or lease of the property or other information relating to a temporary condition affecting the property are permitted.
- C. In Commercial, Institutional, Industrial and Urban Reserve Districts:
 - i) No more than two permanent signs are permitted per principal use.
 - ii) The facial area of a sign may not exceed 3.5 square metres.
 - iii) A sign may be double faced
 - iv) No sign shall exceed 6 metres in total height above the ground.
- D. In Residential Districts:
 - i) One permanent sign is permitted per lot
 - ii) In the case of a home occupation, an additional permanent sign is permitted in a window of the dwelling.
 - iii) The facial area of a sign may not exceed 0.5 square metres.

8. ACCESSORY BUILDINGS OR STRUCTURES:

- A. Accessory buildings or structures attached to principal buildings by a substantial roof structure shall be considered as part of the principal building and shall be subject to the regulations for the principal building.
- B. Accessory buildings with a door or doors opening onto a lane located not less than 1.5 metres from the lot line abutting the lane.
- C. Accessory buildings with a door or doors opening onto a street shall be located not less than 5.0 metres from the front lot line.
- D. Accessory buildings shall be located not less than .75 metres from the side lot line.
- E. Only one carport, or private garage, not exceeding 60 square metres in the area shall be permitted unless otherwise permitted at Council's discretion.

150M = 10.76 59 FT - MAX 645.60 SQ FT

9. HOME OCCUPATIONS

- A. Home occupations shall be located in single, semi-detached, duplex or mobile home dwellings or in a building accessory to the dwelling.
- B. Home occupations shall be conducted entirely within the dwelling or accessory building.
- C. Other than the one permitted business sign, there shall be no exterior display, no exterior storage of material, and no other variation from the residential character of the building.

PART 5 - ZONING DISTRICTS AND ZONING MAPS

1. ZONING DISTRICTS:

For the purpose of this Bylaw, the Village of Wilcox is divided into the following Zoning Districts, the boundaries of which are shown on the "Zoning District Map". Such districts may be referred to by the appropriate symbols.

<u>DISTRICTS</u>	<u>SYMBOLS</u>
Urban Reserve	UR
Residential	R
Commercial	C1
Institutional	I
Industrial	M

2. THE ZONING DISTRICT MAP:

The map, bearing the statement, "This is the Zoning District map referred to in Bylaw No. 3/83 ", adopted by the Village of Wilcox signed by the Mayor and the Secretary Treasurer under the Seal of the Village, shall be known as the "Zoning District Map" and such map is hereby declared to be an integral part of this Bylaw.

3. DISTRICT SCHEDULES:

The following are the schedules of uses and regulations pertaining to the various zoning districts under this Bylaw.

PART 5A: UR - URBAN RESERVE DISTRICT

1. INTENT:

The purpose of this district is to reserve unsubdivided and undeveloped lands within the municipality for future urban development. Proposed rezoning of land to another use shall be considered only on the basis of an overall concept plan for the area. The proposed development shall constitute orderly and economic development with regard to adjacent land uses and future service requirements such as roads, schools and utilities.

2. PERMITTED USES:

Subject to all other provisions of this Bylaw, on any lot, in any district defined, designated or described as an UR - Urban Reserve District, only the following uses shall be permitted:

A. Agricultural

- i) Crop production
- ii) Pasture

B. Public utility buildings and structures (excluding offices and warehouses)

3. DISCRETIONARY USES:

A. Recreational uses including community centres, curling rinks, skating rinks, parks, golf courses, sports fields

B. Places of worship and cemeteries

C. Veterinary hospitals and clinics

D. Auctioneering establishments

E. Radio and television buildings, transmitters and other similar communication uses.

4. ACCESSORY USES:

Buildings, structures or uses secondary and subordinate to, and located on the same lot with the principal permitted use, shall be considered accessory uses.

5. REGULATIONS:

A. Minimum Lot Requirements

- i) Agricultural 8 hectares
- ii) Public Utility no minimum

PART 5B: R - RESIDENTIAL DISTRICT

1. INTENT

The purpose of this district is to provide for a mix of different densities of residential development and related uses.

2. PERMITTED USES

Subject to all other provisions of this Bylaw, on any lot, in any district defined, designated or described in this Bylaw, as an R - Residential District, only the following uses shall be permitted.

A. Residential

- i) Single detached dwellings

B. Recreational

- i) Parks and Playgrounds
- ii) Public recreational uses

C. Public or Institutional Facilities

- i) Schools, educational institutions
- ii) Public utilities, buildings and structures (excluding offices, warehouses and storage yards)
- iii) Offices of Federal, Provincial or Municipal Government
- iv) Senior citizens housing

3. DISCRETIONARY USES

A. Residential

- i) Multiple unit dwellings
- ii) Rooming houses
- iii) Mobile homes
- iv) Semi-detached and duplex dwellings

B. Public or Institutional Facilities

- i) Medical clinics
- ii) Nursing homes
- iii) Places of worship, religious institutions
- iv) Lodges, fraternal organizations, social clubs
- v) Day care centres

C. Commercial

- i) Home occupations as licensed by the municipality.

4. ACCESSORY USES

Buildings, structures or uses secondary and subordinate to, and located on the same lot with the permitted or discretionary use, shall be considered accessory uses.

5. REGULATIONS

A. Special Regulations

- i) Accessory Uses

See Part 4, Section 8

- ii) Home Occupations

See Part 4, Section 9

B. Lot Regulations

TABLE 1

Minimum Requirement	Single detached and Mobile Homes	Semi-detached and Duplex	Multiple Unit and Rooming Houses	Recreational, Public Institutional Facilities
Lot area	360 sq.m. - with lane	275 sq.m/ unit - with lane	550 sq.m.	450 sq.M
**	475 sq.m. - no lane	325 sq. m/ unit - no lane		*
Lot Frontage	12 metres with lane	9 metres / unit-with lane	21 metres	15 metres
**	15 metres no lane	10.5 metres/ unit - no lane		*
Yard, front	5 metres	5 metres	5 metres	7.5 metres *
Yard, rear	6 metres - single-detached 4.5 metres - mobile home	6 metres	7.5 metres	7.5 metres *
Yard, side	1.5 metres	1.2 metres	3.5 metres or ½ the average wall height, whichever is greater	3.5 metres or ½ the average wall height, whichever is greater *
Lot coverage			50% maximum (interior lot) 60% maximum (corner lot)	

^A - No requirement for buildings and structures accessory to parks, playgrounds and public utilities (excluding offices, warehouses and storage yards accessory to those uses).

** - Non-rectangular lots shall meet the requirements of the Provincial Subdivision Regulations.

PART 5C: C1 - COMMERCIAL DISTRICT

1. INTENT:

The purpose of this district is to regulate and encourage development of retail establishments in the downtown core.

2. PERMITTED USES:

Subject to all other provisions of this Bylaw, on any lot, in any district defined, designated or described in this Bylaw as a C1-Commercial District, only the following uses shall be permitted:

A. Commercial

- i) Offices
- ii) Bakeries with retail sales
- iii) Barbers, hairdressers, receiving stations for dry cleaning and laundry establishments, self-service laundries, shoe repair and similar types of personal service establishments
- iv) Bus terminals
- v) Medical and dental offices and clinics
- vi) Printing plants, newspaper offices
- vii) Restaurants, confectioneries and other places for the sale and consumption of food and related items
- viii) Retail stores
- ix) Service stations
- x) Theatres, assembly halls, commercial recreational establishments, but not including skating, curling or roller rinks
- xi) Undertaking establishments
- xii) Licenced premises for the sale and consumption of alcoholic beverages
- xiii) Hotels, motels
- xiv) Financial institutions

B. Public or Institutional Facilities

- i) Lodges, fraternal organization, social clubs
- ii) Libraries, cultural institutions
- iii) Places of worship, religious institutions
- iv) Public utility buildings and structures (excluding warehouses and storage yards).

C. Residential

- i) Lots 7-10, Block 3, Registered Plan No. 50195
- ii) Lots 21-23, Block 3, Registered Plan No. 50195
- iii) Lot 3, Block 2, Registered Plan No. 50195

3. ACCESSORY USES:

- i) Buildings, structures or uses secondary and subordinate to, and located on the same lot with the principal permitted use.
- ii) A dwelling unit attached to the principal building

4. REGULATIONS:A. Lot Regulations - See Table 2B. Special Regulationsi) Service Stations

a) All automobile parts, dismantled vehicles and similar articles shall be stored within a building or screened.

PART 5D: I - INSTITUTIONAL DISTRICT1. INTENT

The purpose of this district is to provide for and regulate uses which provide an institutional or community service.

2. PERMITTED USES

Subject to all other provisions of this Bylaw, on any lot, in any district defined designated or described in this Bylaw as an I-Institutional District only the following uses shall be permitted.

A. Public or Institutional Facilities

- i) Athol Murray College of Notre Dame
- ii) Places of Worship, religious institutions
- iii) Libraries, cultural institutions
- iv) Community centres
- v) Lodges, fraternal organizations, social clubs
- vi) Public utility buildings and structures
(excluding ware houses and storage yards)

B. Recreational

- i) Sports fields
- ii) Parks and playgrounds
- iii) Curling and skating rinks
- iv) Swimming pools

3. ACCESSORY USES

Buildings, structures or uses secondary and subordinate to and located on the same lot with the permitted use.

4. REGULATIONSA. Lot Regulations

See Table 2

PART 5E- M-INDUSTRIAL DISTRICT

1. INTENT

The purpose of this district is to accommodate the development of industrial and service establishments, including a reasonable level of outdoor storage.

2. PERMITTED USES

Subject to all other provision of this Bylaw, on any lot, in any district defined, designated or described in this Bylaw as an M-Industrial District, only the following shall be permitted.

A. Industrial

- i) Railway and ancilliary railway functions
- ii) Service stations
- iii) Grain elevators
- iv) Lumber and building supply establishments
- v) Establishments for the sale, storage rental or servicing of motor vehicles, trailers, farm machinery, equipment and recreational vehicles
- vi) Machine shops
- vii) Warehouses and supply depots
- viii) Manufacturing establishments
- ix) Autobody shops
- x) Car washes
- xi) shops of plumbers, pipefitters, metal workers and other industrial tradespeople

B. Public Facilities

- i) Public utility buildings and structures

3. DISCRETIONARY USES

- i) Seed cleaning plants subject to the Department of Environment regulations
- ii) Bulk fertilizer sales subject to the Departments of Labour and Environment regulations
- iii) Bulk fuel storage and sales subject to the Department of Labour regulations.

4. REGULATIONS

- A. Lot Regulations - see Table 2

TABLE 2 - REGULATIONS


	C1-Commercial	I-Institutional	M-Industrial
Lot Area	929 sq. metres -service station 232 sq. metres -all others	450 sq. metres	1115 sq. m.
Lot Frontage	30 metres -service station 7.5 metres - all others	15 metres	30 metres
Yard, Front	7.5 metres -service station no minimum -all others	5 metres	6 metres
Yard, Rear	6 metres abutting a residential dist. without an inter- vening street or lane	6 metres	6 metres -no minimum abutting a railway
Yard, Side	1.5 metres if the site abuts a Residential District without an inter- vening street or lane	3 metres	3 metres

No minimum requirements for public utilities excluding offices, warehouses and storage yards.

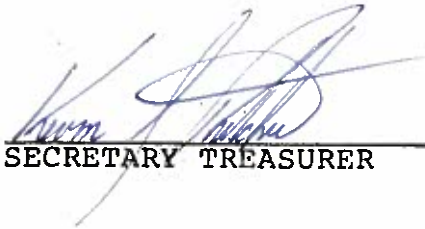
No minimum requirement for recreational uses.

PART 6 - EFFECTIVE DATE OF THE BYLAW


This Bylaw shall come into force on the date of final approval of the Minister of Urban Affairs.


MAYOR

SEAL


SECRETARY TREASURER

Certified a true copy of Bylaw No. 3-83
adopted by resolution of council on
the 21st day of February, 1984.

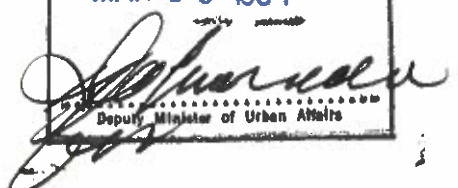


Mayor

(SEAL)



Secretary-Treasurer

APPROVED
REGINA, SASK.
MAR 19 1984

Deputy Minister of Urban Affairs