

Exhibit "A"

ZONING BYLAW
FOR THE
TOWN OF HANLEY

BYLAW NO. 2/83

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PART I - INTRODUCTION

Under the authority granted by the Planning and Development Act, R.S.S. 1978, the Council of the Town of Hanley 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 Town of Hanley.

PURPOSE

The purpose of this Bylaw is to regulate development in the Town of Hanley so as to provide for the amenity of the area and for the health, safety and general welfare of the inhabitants of the municipality.

SCOPE

Development shall hereafter be permitted within the limits of the Town of Hanley only when in conformity with the provisions of this Bylaw.

SEVERABILITY

If any section, clause, or provision of this Bylaw, including anything shown on the Zoning Map, is for any reason declared by a court of competent jurisdiction to be invalid the same shall not affect the validity of the Bylaw as a whole or any part thereof, other than the section, clause, or provision, including anything shown on the Zoning Map, so declared to be invalid.

PART II - 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:

ACT - The Planning and Development Act, R.S.S. 1978.

ACCESSORY USE - A use customarily incidental and subordinate to the principal use or building and located on the same lot with such principal use or building.

BUILDING - A structure used for the shelter or accommodation of persons, animals, goods or chattels.

BUILDING, ACCESSORY - A subordinate detached building appurtenant to a principal building or principal use and located on the same lot.

BUILDING BYLAW - Any Bylaw of the Town of Hanley regulating the erection, alteration, repair, occupancy or maintenance of buildings and structures.

BUILDING PERMIT - A permit issued under a building bylaw of the Town of Hanley authorizing the construction of all or part of any structure.

BUILDING, PRINCIPAL - A building in which is conducted the main or primary use of the lot which the building is situated.

BUILDING LINE, ESTABLISHED - The average distance from the street line to the main wall of the existing buildings on any side of any block.

COUNCIL - The Council of the Town of Hanley.

CONCEPT PLAN - A proposed subdivision as outlined by the Provincial Subdivision Regulations of a site plan of sufficient accuracy to be used for the purpose of discussion and classification of intended future land use.

DEVELOPMENT - The carrying out of any building, engineering, mining or 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 Town of Hanley, that authorize development, but does not include a building permit.

DISCRETIONARY USE - Use of land, buildings, or other structures that may be permitted in a district only at the discretion of and the location or locations and under the conditions specified by Council and which conforms to the regulations of the Bylaw.

DWELLING, DUPLEX - A building divided horizontally into two dwelling units as herein defined.

DWELLING, MULTIPLE UNIT - A building divided into three or more dwelling units as herein defined and shall include, among others, town, or row houses and apartments as distinct from a rooming house, hotel or motel.

DWELLING, SEMI-DETACHED - Two dwelling units side by side in one building unit with a common party wall which separates, without opening, the two dwelling units throughout the entire structure.

DWELLING, SINGLE DETACHED - A detached building consisting of one dwelling unit as herein defined, and occupied or intended to be occupied as the permanent home or residence, but shall not include a mobile home as herein defined.

DWELLING UNIT - One or more rooms constituting a self-contained unit that may be used as a residence, each unit having sleeping, cooking and toilet facilities.

GARAGE, PRIVATE - A building or part of a building used or intended to be used for the storage of motor vehicles and having a capacity for not more than two (2) motor vehicles for each dwelling unit to which the garage is accessory.

HOME OCCUPATION - An occupation, trade, profession or craft conducted entirely within a residential building and carried on by the inhabitants thereof, which use is clearly incidental and secondary to the residential use of the dwelling and does not change the exterior character.

HOTEL - A building or structure or part of a building or structure used as a place where sleeping accommodation with or without meals is provided for transient lodgers, but does not include a motel or rooming house.

LOT - An area of land with fixed boundaries and which is of record in the Land Titles Office by Certificate of Title.

LOT LINE, FRONT - The line that divided the lot from the street. In the case of a corner lot, the front lot line shall mean the line separating the narrowest street frontage of the lot from the street.

LOT LINE, REAR - The 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.

MAYOR - The Mayor of the Town of Hanley.

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:

- i) that is used as a dwelling all the year round;
- ii) that has water faucets and shower or other bathing facilities that may be connected to a water distribution system, and
- iii) that has facilities for washing and a water closet or other similar facility that may be connected to a sewerage system.

MOBILE HOME COURT - Any tract or parcel of land on which two or more occupied mobile homes are harboured or are permitted to be harboured whether or not a charge is made or paid for the use thereof, and includes any building or structure used or intended to be used as part of the equipment of such mobile home court, but does not include an industrial or construction camp or any such court if a tent or trailer coach that is not a mobile home is also harboured or is permitted to be harboured thereon.

MOTEL - An establishment consisting of a group of attached or detached living or sleeping accommodations with bathroom, located on a single lot and designed for use by the public.

NON-CONFORMING USES - Any use of land, building, or structure lawfully existing at the time of any approval of this bylaw, but does not conform to the Bylaw.

PERMITTED USE - Use of land and the erection of buildings or structures that are permitted in the district by this Bylaw in conformity with the regulations respecting the district.

PUBLIC UTILITY - Includes 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 of goods or for the production, transmission, delivery, furnishings, storage or collection of water, gas, sewage, heat or light, either directly or indirectly, to or for the public.

PUBLIC UTILITY FACILITIES - Electrical and telecommunication lines, poles, equipment and structures; sewer and water pipes, valves, pumping stations and structures, equipment and 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.

SERVICE STATION - a building or part of a building other than a private garage used for the retail sale of lubricating oils and gasolines, and automobile accessories, storage, care, repair, servicing or equipping of motor vehicles or where such vehicles are kept for remuneration, hire, sale or display and which may include a cafeteria.

SIGN - any device, letter, figure, symbol, emblem or picture, which is affixed to, or represented directly or indirectly upon, a building, structure or a piece of land, and which identifies or advertises any object, product, place, activity, person, organization or business in such a way as to be visible to the public on any street or thoroughfare.

STREET - a public thoroughfare which affords the primary means of access to the abutting property.

STRUCTURE - anything that is built, constructed or erected, located on the ground, or attached to something located on, or in the ground.

STRUCTURAL ALTERATION - the construction or reconstruction of supporting elements of a building or other structure.

TOWN - The Town of Hanley.

TOWN CLERK - the Town Clerk of the Town of Hanley.

TRAILER COACH - any vehicle used or constructed in such a way as to enable it to be used as a conveyance upon public streets or highways and includes a self-propelled or non-self-propelled vehicle designed, constructed or reconstructed in such a manner as will permit the occupancy thereof as a dwelling or sleeping place for one or more persons notwithstanding that its running gear is removed or that it is jacked up.

YARD - any part of a lot unoccupied and unobstructed by any building.

YARD, FRONT - a yard extending across the full width of a lot between the front lot line and the nearest main wall of the principal building or structure on the lot.

YARD, REAR - a yard extending across the full width of the lot between the rear lot line and the nearest main wall of the principal building or structure on the lot.

YARD, SIDE - a yard extending from the front yard to the rear yard between the side lot line and the nearest main wall of a building or structure on the lot.

PART 3 - ADMINISTRATION

1. ADMINISTRATIVE PROCEDURE

- a) The Town Clerk of the Town of Hanley shall be the Development Officer responsible for the administration of this bylaw.
- b) Every person, before commencing any development within the municipality, shall apply for, and obtain from the Development Officer, a Development Permit. A Development Permit cannot be issued in contravention of any of the provisions of this bylaw.
- c) In any District a Development Permit is not required for:
 - i) the maintenance of a public utility
 - ii) the construction of a public utility by the municipality
 - iii) the installation of public utilities on any street or other public right of way
 - iv) the installation of fences
 - v) accessory buildings less than 9 square metres in area
 - vi) maintenance or repairs that do not include structural alterations.
- d) The applicant shall be notified, in writing, of the decision on his application. The applicant shall be advised of his right to appeal the decision to the Zoning Appeals Board, subject to the provisions of the Planning and Development Act.
- e) Referral to the Department of Health

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

2. ZONING APPEALS BOARD

A Zoning Appeals Board of the Town of Hanley is established in accordance with Section 82 of the Act.

3. FEE FOR ZONING AMENDMENT APPLICATION

When an application is made to the Council of the Town of Hanley for an amendment to this Bylaw, such application shall be accompanied by an application fee as provided for in Section 74 of the Planning and Development Act.

4. 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.

b) Other Districts

- i) no more than one permanent sign is permitted on the premises; notwithstanding except where a sign is provided for a home occupation.
- ii) additional temporary signs bearing notice of sale or lease, sale of produce, or other information relating to a temporary condition affecting the premises are permitted.
- iii) no sign shall have a facial area exceeding 0.4 square metres.
- iv) no sign shall be located in any manner that may, obstruct or jeopardize the safety of the public.

PART 5 - ZONING DISTRICTS AND ZONING MAPS

1. ZONING DISTRICTS

For the purpose of this Bylaw, the Town of Hanley 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>
Residential	R
Commercial (Downtown)	C1
Commercial (Highway)	C2
Railway	RW
Urban Reserve	UR

2. THE ZONING DISTRICT MAP

The map, bearing the statement, "This is the Zoning District Map referred to in Bylaw No. 2/83", adopted by the Town of Hanley signed by the Mayor and the Town of Hanley under the Seal of the Town, 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 - 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

The following are permitted uses in the Residential District:

- a) Single detached dwellings
- b) Semi detached and duplex dwellings
- c) Parks and playgrounds
- d) Public recreational uses
- e) Schools and educational institutions
- f) Public utilities and public utility facilities
(excluding offices, warehouses, and storage yards).

3. DISCRETIONARY USES

The following are discretionary uses in the Residential District:

- a) Multiple unit dwellings
- b) Rooming houses
- c) Mobile homes
- d) Hospitals
- e) Nursing homes
- f) Places of worship and churches
- g) Social clubs
- h) Libraries
- i) Day care centres
- j) Home occupations

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 and permitted.

5. REGULATIONS

Development shall conform to the following requirements.

- A. Lot Regulations - the regulations in Table 1 shall apply.
- B. Home Occupations
 - i) Home occupations shall be located in the dwelling
 - ii) A business sign or notice not exceeding 1 square metre in area is permitted
 - iii) Other than provided in (ii) above, there shall be no exterior display, no exterior storage of material, and no other variation from the residential character of the building.
- C. Accessory Buildings and Structures
 - i) all buildings with a door or doors opening onto a lane shall be located not less than 1.5 metres from the lot line abutting the lane.
 - ii) all accessory buildings with a door or doors opening onto a street shall be located not less than 7.5 metres from the front lot line.
 - iii) accessory buildings shall be located not less than .75 metres from the side lot line
 - iv) only one carport, or private garage, not exceeding 60 square metres in area

Use	Min Lot Area (sq m)	Min Lot Frontage (m)	Min Yard Front (m)	Min Yard Rear (m)	Min Yard Side (m)	Max Lot Coverage	Min Floor Area (sq m)
Single Detached	Lane-360 Laneless - 450	Lane-12 Laneless-15	7.5	7.5	1	-	70
Mobile Homes	As above	As Above	7.5	4.5	1	-	45
Semi-Detached and Duplex	Lane-255 /unit Laneless -315/unit	Lane-8.5/unit Laneless/unit -10.5	7.5	7.5	1	-	70/unit
Multiple Unit and Rooming Houses	603 plus 93/ground floor unit in excess of 3 units	23	7.5	7.5	Greater of either $\frac{1}{2}$ aver- age wall height or 3.5	50%	2 b'room - 28 3 b'room - 46
Schools, Hospitals Nursing Homes, Churches, Social Clubs, Libraries, Day Care Centres	450	15	7.5	7.5	As above	-	-
Parks, Play- grounds, Pub- lic Utilities	NO REQUIREMENT						

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 bylaw or any other bylaw in force within the Town of Hanley or from obtaining any licence, permission, permit, authority or approval required by this or any other bylaw of the Town of Hanley. Where provisions in this Bylaw conflict with those of any other municipal or provincial requirements, the higher or more stringent regulations shall prevail.

2. BUILDING LINES

Where a building line in a Residential District has been established by existing buildings in a block, and is less than the specified front yard requirement, the building may conform to this line.

3. NUMBER OF PRINCIPAL BUILDINGS PERMITTED ON A LOT

Not more than one (1) principal building shall be placed on any one (1) lot, with the exception of schools, hospitals, curling and skating rinks, recreation centres, nursing homes and senior citizen homes, multiple unit dwellings, and mobile home courts.

4. PROJECTIONS IN YARDS

Where minimum front or rear yards are required in any district, such minimum requirement shall not apply to prevent the construction or location of a roofed or open terrace, porch or verandah having a maximum projection from the main wall of 2 metres. Where minimum yards are required in any district, such requirement shall not apply to prevent the construction or location of a chimney or a roof overhang of .5 metres or less.

5. NON-CONFORMING USES

Non-conforming uses shall be subject to Sections 76 - 81 inclusive of the Act.

6. NON-CONFORMING STRUCTURES AND LOTS

No existing structure or lot shall be deemed to be non-conforming by reason only of the conversion from the Imperial System of Measurement to the Metric System of Measurement where such non-conformity is resultant solely from such change and is reasonable equivalent to the metric standard herein established.

7. SIGNS AND BILLBOARDS

All signs and billboards shall be subject to the following requirements.

a) Commercial and Railway Districts

- i) no more than two (2) signs (excluding directional and informational signs) are permitted on the premises;
- ii) no sign shall have a facial area in excess of 3.5 square metres. Each sign may be double-faced.
- iii) the maximum height of any sign shall be 6 metres above ground surface.

PART 5B: C1 - COMMERCIAL DISTRICT

1. INTENT

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

2. PERMITTED USES

The following are permitted uses in the C1-Commercial District:

- a) Banks, offices, studios
- b) Bakeries with retail sales
- c) Barbers, hairdressers, receiving stations for dry cleaning and laundry establishments, self-services laundries, shoe repair and similar types of personal service establishments
- d) Bus terminals
- e) Medical and dental offices and clinics
- f) Printing plants, newspaper offices
- g) Restaurant, confectioneries and other places for the sale and consumption of food and related items
- h) Retail stores and car wash establishments
- i) Service stations
- j) Theatres, assembly halls, commercial recreational establishments, including skating, curling or roller rinks
- k) Undertaking establishments
- l) Licensed beverage rooms and other places for the sale and consumption of beer, wine and other spirits with or without food
- m) Hotels
- n) Lodges, fraternal organizations, social clubs
- o) Libraries
- p) Churches
- q) Public utilities and public utility facilities (excluding offices, warehouses, and storage yards).

3. DISCRETIONARY USES

The following are discretionary uses in the C1-Commercial District:

- a) Mobile Homes used for residential purposes located on Lots 6, 7, 8 and 9 in Block 2, Registered Plan 54632, and Lots 11, 15 and 16, Block 5, Registered Plan C1407.

4. ACCESSORY USES

- a) buildings, structures or uses secondary and subordinate to, and located on the same lot with the principal building, are permitted.
- b) Dwelling units attached to the principal building shall be permitted.

5. REGULATIONS

Development shall conform to the following requirements.

- a) Lot Requirements - The regulations contained in Table 2 shall apply.
- b) Service Stations - All automobile parts, dismantled vehicles and similar articles shall be stored within a building or screened from public view.
- c) Accessory Buildings and Structures - the front, rear and side yard requirements shall be as provided for in the C1 Commercial District found in Table 2.

PART 5C: C2 - COMMERCIAL DISTRICT

1. INTENT

The purpose of this district is to accommodate the orderly development of commercial and light industrial establishments.

2. PERMITTED USES

The following are permitted uses in the C2-Commercial District:

- a) Motels
- b) Service stations
- c) Establishments for the sale, storage and servicing of motor vehicles, trailers, farm machinery, equipment and recreational vehicles
- d) Car washing establishments
- e) Restaurants
- f) Veterinary hospitals and offices of vererinary surgeons
- g) Lumber and building supply establishments
- h) Public utilities and public utility facilities.

3. DISCRETIONARY USES

The following are discretionary uses in the C2-Commercial District:

- a) Shops of plumbers, pipefitters, metal workers and other industrial tradespeople.
- b) Wholesale establishments
- c) Grain elevators
- d) Seed cleaning plants subject to the regulations of the Department of the Environment
- e) Bulk fertilizer sales subject to the regulations of the Department of Environment
- f) Bulk fuel storage depots subject to the Department of Labour regulations
- g) Gravel and cement operations

4. ACCESSORY USES

- a) Buildings, structures or uses secondary and subordinate to, and located on the same lot with the principal building, shall be permitted.
- b) Dwelling units attached to the principal building shall be permitted.

5. REGULATIONS

Development shall conform to the following requirements:

- a) Lot Requirements - The regulations as contained in Table 2 shall apply.
- b) Service Stations - All automobile parts, dismantled vehicles and similar articles shall be stored within a building or screened from public view.
- c) Accessory Buildings and Structures - The front, rear and side yard requirements shall be as provided for in the C2 Commercial District found in Table 2.

PART 5D - RW-RAILWAY DISTRICT

1. INTENT

The purpose of this district is to provide for the operation of a railway and railway yards and for uses related to the railway.

2. PERMITTED USES

The following are permitted uses in the RW - Railway District.

- a) Railway and ancilliary railway functions
- b) Grain elevators
- c) Seed cleaning plants subject to the regulations of the Department of the Environment
- d) Bulk fertilizer sales subject to the regulations of the Departments of Labour and the Environment
- e) Bulk oil
- f) Service stations
- g) Public utilities and public utility facilities
- h) Municipal Shop

3. ACCESSORY USES

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

4. REGULATIONS

Development shall conform to the following requirements.

- a) Lot Requirements - The regulations as contained in Table 2 shall apply.
- b) Accessory Buildings and structures - The front, rear and side yard requirements shall be provided in the RW Railway District found in Table 2.

TABLE 2 - REGULATIONS

District	Min Lot Area (sq m)	Min Lot Frontage (m)	Min Front Yard (m)	Min Rear Yard (m)	Min Side Yard (m)
C1 Commercial except public utilities	Service Stn 930 All others 235	Service Stn 23 All others 7.5	Service Stn 7.5 All others no minimum	6m if abutting a R District without an intervening street or lane	1.5 m if abutting a R District without an intervening street or lane
C2 Commercial except public utilities	Service Stn 930 All others 730	Service Stn 23 All others 20	6	6	3
RW Railway except public utilities	As above	As above	As above	6 m No min. if abutting a railway	As above
Public Utilities	NO REQUIREMENT				

PART 5E: UR-URBAN RESERVE DISTRICT

1. INTENT

The purpose of this district is to reserve those lands on the periphery of the Town by their relationship to existing land uses to the main road system and to the general established utility systems, and will in time become suitable for general urban use.

2. PERMITTED USE

The following are permitted uses in the UR-Urban Reserve District.

- a) Single detached dwellings on the following Certificate of Titles: 73-S-26757.
- b) Agricultural which includes crop farming, grazing and pasturage and cultivation of land but not including intensive agricultural uses as feed lots, hog barns, poultry farms and fur farms.
- c) Public utilities and public utility facilities.

3. DISCRETIONARY USES

The following are discretionary uses in the UR-Urban Reserve District.

- a) Sports fields, parks, golf courses, curling rinks, skating rinks, airstrips.
- b) Cemeteries.

4. REGULATIONS

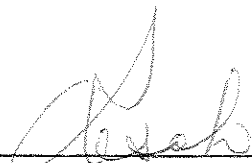
Development shall conform to the following requirements:

- a) Lot Area Minimum - agricultural - 16 hectares
- discretionary uses - 1 hectare

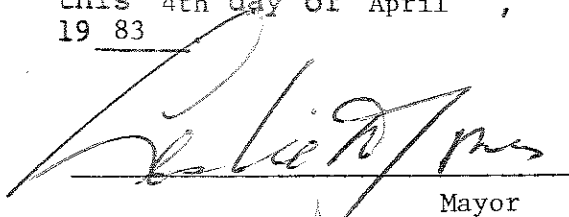
PART 6: EFFECTIVE DATE OF THE BYLAW


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


MAYOR


TOWN CLERK

Certified a true copy of
Bylaw No. 2/83 adopted
by resolution of Council
this 4th day of April ,
19 83


Mayor


TOWN CLERK

