



Government
of
Saskatchewan

Community Planning

Ministry of Government Relations
Room 978, 122-3rd Avenue North
Saskatoon, Saskatchewan S7K 2H6
Phone: (306) 933-7883
Fax: (306) 933-7720

June 25, 2019

Hannan Lyle, Administrator
Village of Young
Box 359
YOUNG SK S0K 4Y0

Dear Hannan Lyle:

**RE: Village of Young
New Official Community Plan (288/2019) and Zoning Bylaw (289/2019)**

I am pleased to inform you that Bylaw No. 288/2019 and 289-2019 were endorsed by the Assistant Deputy Minister of the Ministry of Government Relations on June 12, 2019. Enclosed is one certified true copy of each bylaw for your records.

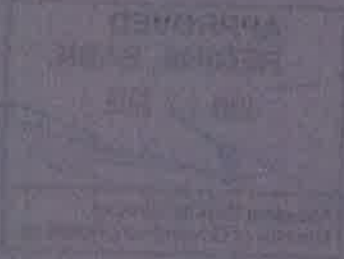
Thank you,

A handwritten signature in black ink, appearing to read 'S. Dukart'.

Shawn Dukart
Planning Consultant

Enclosure

Village of Young Zoning Bylaw



Zoning Bylaw for the Village of Young

The Village of Young

Bylaw No. 289/2019

A Bylaw of the Village of Young to adopt a Zoning Bylaw.

Whereas the Council of the Village of Young has authorized the preparation of a Zoning Bylaw for the Municipality in consultation with a professional community planner.

Whereas, in accordance with Section 207 of the Act, the Council of the Village of Young held a Public Hearing on February 17, 2019 with respect to the proposed bylaw, which was advertised in a weekly paper on:

January 7, 2019; and

January 14, 2019

in accordance with the public participation requirements of the Act;

Therefore, the Council for the Village of Young in the Province of Saskatchewan, in open meeting hereby enacts as follows:

- 1) This bylaw may be cited as "The Village of Young Zoning Bylaw".
- 2) The Zoning Bylaw be adopted to provide regulations to direct and manage future development in the Municipality, as shown on 'Schedule A', attached to and forming part of this bylaw.
- 3) Bylaw No. 46/68, known as the Village of Young Zoning Bylaw, and all amendments to are hereby repealed.
- 4) This bylaw shall come into force on the date of final approval by the Minister.


MAYOR


ADMINISTRATOR



SEAL

Schedule A

Village of Young

Bylaw No. 289/2019

Table of Contents

az

1	Introduction.....	23
1.1	Title.....	23
1.2	Scope.....	23
1.3	Purpose.....	23
1.4	Severability.....	23
2	Definitions.....	24
3	Administration.....	35
3.1	Development Officer.....	35
3.2	Council.....	35
3.3	Interpretation.....	35
3.4	Bylaw Compliance.....	36
3.5	Application for a Development Permit.....	36
3.6	Development Permit Procedure.....	37
3.7	Development Permit Validity.....	38
3.8	Development Permit for a Temporary Use.....	38
3.9	Enforcement and Appeals.....	38
3.10	Concept Plan.....	40
3.11	Amending the Planning Bylaws.....	40
3.12	Fees and Advertising.....	40
3.13	Servicing Agreements and Development Levies.....	41
3.14	Non-Conforming Uses, Non-Conforming Buildings and Non-Conforming Sites.....	41
3.15	Minor Variance.....	41
4	General Regulations.....	43
4.1	Licenses, Permits and Compliance.....	43
4.2	Number of Principal Buildings Permitted on a Lot.....	43
4.3	Public Works and Municipal Facilities.....	43
4.4	Accessory Buildings.....	44
4.5	Signs.....	44
4.6	Frontage on Irregularly Shaped lots.....	44
4.7	Grading and Levelling of Sites.....	45
4.8	Restoration to a Safe Condition.....	45
4.9	Water and Sewer.....	45
4.10	Hazard Lands.....	45
4.11	Disposal of Wastes.....	45
4.12	Moving and Demolition of Buildings.....	46
4.13	Setbacks and Encroachments.....	46
4.14	Fences.....	46
4.15	Parking Requirements.....	47
5	Development Standards and Criteria for Specific Uses.....	49
5.1	General Criteria Applicable to all Discretionary Uses.....	49
5.2	Home-based Businesses.....	49
5.3	Outdoor Storage.....	50
5.4	Recreational Facilities.....	50
5.5	Bed and Breakfast Homes.....	50
5.6	Day Care Centres and Pre-Schools.....	50
5.7	Residential Care Homes.....	51
5.8	Free-Standing Satellite Dishes and Solar Collectors.....	51
5.9	Communication Towers.....	51
5.10	Service Stations and Gas Bars.....	51
5.11	Modular, Mobile and Ready to Move (RTM) Homes.....	52
5.12	Windmills and Wind Turbines.....	52
5.13	Campgrounds.....	52

Zoning Bylaw for the Village of Young

5.14	Sea and Rail (Shipping) Containers	53
6	Zoning Districts	54
6.1	Classification of Zoning Districts	54
6.2	The Zoning District Map.....	54
6.3	Boundaries of Zoning Districts	54
7	(R) Residential District.....	55
7.1	Permitted Uses	55
7.2	Discretionary Uses.....	55
7.3	Regulations.....	56
7.4	Supplementary Standards for the Residential District	57
8	(RMH) Residential Mobile Home District.....	60
8.1	Permitted Uses	60
8.2	Discretionary Uses.....	60
8.3	Regulations.....	60
8.4	Supplementary Standards for the Mobile Home District.....	60
9	(C) Commercial District.....	63
9.1	Permitted Uses	63
9.2	Discretionary Uses.....	63
9.3	Regulations.....	64
9.4	Supplementary Standards for the Commercial District.....	64
10	(M) Industrial District.....	66
10.1	Permitted Uses	66
10.2	Discretionary Uses.....	66
10.3	Regulations.....	67
10.4	Supplementary Standards for the Industrial District	67
11	(FUD) Future Urban Development District	70
11.1	Permitted Uses	70
11.2	Discretionary Uses.....	70
11.3	Regulations.....	70
11.4	Supplementary Standards for the Future Urban Development District.....	71
12	Appendix A - Development Review Criteria.....	72
13	Appendix B - Zoning Maps	73
14	Appendix C - Aerial Photo	75

1 Introduction

Under the authority of *The Planning and Development Act, 2007* (the Act), as amended, and the Official Community Plan (the OCP), Bylaw No. _____, the Mayor and Council of the Village of Young (the Village or the Municipality) in the Province of Saskatchewan, in open meeting, hereby enact as follows:

1.1 Title

This Bylaw shall be known, and may be cited, as the Zoning Bylaw of the Village of Young.

1.2 Scope

Development shall be permitted within the limits of the Village of Young only when in conformity with the provisions of this bylaw.

1.3 Purpose

1.3.1 The purposes of this zoning bylaw are to regulate development and control the use of land in the village in accordance with the Village of Young Official Community Plan. The bylaw will provide for the health, safety and general welfare of the residents of the municipality:

- a) To minimize land use conflicts;
- b) To establish minimum standards to maintain the amenity of the village;
- c) To ensure development is consistent with the physical limitations of the land;
- d) To restrict development that would place undue demand on the Village for services; and
- e) To provide for land use and development that is consistent with the goals and objectives of the Village.

1.4 Severability

If any section, clause or provision of this bylaw, including anything shown on the Zoning District Map, is for any reason declared by a Court of competent jurisdiction to be invalid, such decision shall not affect the validity of the bylaw as a whole or in part, other than the section, clause, or provision declared to be invalid.



2 Definitions

Wherever 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, or structure, normally incidental, subordinate, exclusively devoted to, and located on the same site as the principal use or building.
Act:	<i>The Planning and Development Act, 2007.</i>
Administrator:	The official Administrator for the Village of Young.
Alteration:	The structural change in, or addition to, a building or structure, includes a change from one use to another.
Ancillary Use:	A use that is secondary and subordinate in size, extent and purpose to the principal use on the same site, but is not necessary for the operation of the principal use on that site.
Apartment Block	A building containing three or more dwelling units as herein defined, each of which is occupied or intended to be occupied as a permanent home or residence as distinct from a hotel or rooming house.
Bed and Breakfast Home:	A dwelling unit, licensed as a tourist home under The Tourist Accommodation Regulations, 1969, in which overnight accommodation within the dwelling unit, along with one meal served before noon, is provided to the travelling public for a charge.
Building:	A structure used for the shelter or accommodation of persons, animals, or chattels, and includes any structure covered by a roof, which is supported by walls or columns.
Building Bylaw:	Any bylaw of the Village regulating the erection, alteration, repair, occupancy or maintenance of buildings or structures., known as Bylaw No. 45/68.
Building Front Line:	The line of the wall of the building, or any projecting portion of the building, and production thereof excluding permitted obstructions which faces the front site line.
Building Height:	The vertical distance measured from the grade level to the highest point of the roof surface.

Zoning Bylaw for the Village of Young

Building Permit:	A permit issued under The Building Bylaw of the Village of Young, Bylaw No. 45/68 authorising the construction or the addition to any building but does not include a development permit.
Building Rear Line:	The line of the wall of the building or any projecting portion of the building and production thereof excluding permitted obstructions which faces the rear site line.
Building Side Line:	The line of the wall of the building, or any projecting portion of the building and production thereof excluding permitted obstructions, which faces the side site line.
Campground:	The seasonal operation of an area of land managed as a unit, providing temporary short-term accommodations for tents, tent trailers, travel trailer, recreational vehicles and campers, used by travellers and tourists.
Cemetery:	Property used for the internment of the dead and may include facilities for the storage of ashes of human remains that have been cremated.
Clean Fill:	Uncontaminated non-water soluble, non-decomposable, inert solids such as rock, soil, gravel, concrete, glass and/or clay or ceramic products. Clean fill shall not include processed or unprocessed mixed construction and demolition debris, including, but not limited to, wallboard, plastic, wood or metal or any substance deemed corrosive, combustible, noxious, reactive or radioactive.
Commercial:	The use of land, buildings, or structures for the purpose of buying and selling commodities, and supplying professional and personal services for compensation.
Community Facilities:	A building or facility used for recreational, social, educational or cultural activities and which is owned by a municipal corporation, non-profit corporation or other non-profit organization.
Construction Trades:	Offices, shops and warehouses with or without associated retail sales of plumbing and heating, electrical, carpentry, masonry and similar construction trades.
Convenience Store:	A store offering for sale primarily food products, beverages, tobacco, personal care items, hardware and printed matter and which primarily provides a convenient day-to-day service to residents in the vicinity.
Council:	The Council of the Village of Young.
Day Care Centre:	An establishment providing for the care, supervision and protection of children or adults though does not include the provision for overnight supervision.

Deck:	A raised open platform, with or without rails, attached to a principal building.
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 or intensity of use of any building or land.
Development Permit:	A document authorizing a development, issued pursuant to this Zoning Bylaw.
Dormitory Dwelling:	A building, room or set of rooms used for the habitation of one or more persons, but does not include eating quarters.
Discretionary Use:	A use or form of development specified in this bylaw, which may be allowed following application to, and approval of the Council; and which complies with the development standards contained in this bylaw, as required by Council.
Dwelling:	A building, or part of a building, intended for residential occupancy.
Dwelling, Duplex:	A building divided vertically or horizontally into two dwelling units as herein defined.
Dwelling Group:	A group of two or more one-unit dwellings, two-unit dwellings or multiple unit dwellings or combinations thereof occupying the same site and planned as one development.
Dwelling, Multiple Unit:	A building divided into two or more dwelling units as herein defined and shall include duplexes, town or row houses and apartment houses but not hotels, or motels.
Dwelling, Semi Detached	A building divided vertically into two dwelling units by a common wall extending from the base of the foundation to the roofline.
Dwelling, Single Detached:	A detached building consisting of one dwelling unit as herein defined; and occupied or intended to be occupied as a home or residence, but shall not include a mobile home or trailer coach as herein defined.
Dwelling, Townhouse	A dwelling, designed as one cohesive building in terms of architectural design, which contains three or more similar attached dwelling units, each of which fronts on a street, has direct access to the outside at grade and is not wholly or partly above another dwelling unit.
Dwelling Unit:	

Zoning Bylaw for the Village of Young

One or more habitable rooms constituting a self-contained unit and used or intended to be used together for living and sleeping purposes by one or more persons.

Elevation:	The height of a point on the Earth's surface above sea level.
Environmental Reserve:	Lands that have been dedicated to the Municipality by the developer of a subdivision as part of the subdivision approval process. Environmental reserves are those lands that are considered undevelopable and may consist of a swamp, gully, ravine, coulee or natural drainage course, or may be lands that are subject to flooding or are considered unstable. Environmental reserve may also be a strip of land abutting the bed and shore of any lake, river stream or other body of water for the purposes of preventing pollution or providing access to the bed and shore of the water body.
Existing:	In place, or taking place, on the date of the adoption of this bylaw.
Fence:	An artificially constructed barrier erected to enclose or screen areas of land.
Flood:	A temporary rise in the water level that results in the inundation of areas not ordinarily covered by water.
Flood Fringe:	The portion of the floodplain where the waters of the 1:500-year flood are projected to be a depth less than of one metre or a velocity of one metre per second.
Flood Proofing:	Any combination of structural and non-structural additions, changes or adjustments to structures or land that will significantly reduce or eliminate flood damage to real estate or improved real property and their contents up to and including the design flood level plus a freeboard of 0.5 metres (1.64 feet).
Flood Way:	The portion of the flood plain adjoining the channel where the waters in the 1:500-year flood are projected to meet or exceed a depth of one metre or a velocity of one metre per second.
Floor Area:	The maximum habitable area contained within the outside walls of a building, excluding in the case of a dwelling, any private garage, porch, veranda, sun lounge, unfinished basement, or attic.
Frontage:	The side of a site abutting a street and, in the case of a corner site, the narrower of the sides is the frontage.
Garage, Private:	A garage used for storage purposes only, where no business, occupation or service is conducted for gain, other than an approved home-based business, and

	in which no space is rented for commercial vehicles to a non-resident of the premises.
Garage, Public:	Any garage available to the public, operated for gain, and which is used for repair, rental, greasing, washing, servicing, adjusting or equipping of automobiles or other motor vehicles, including painting, body work and major repairs.
Garage, Storage:	A public garage exclusively used for the storage of motor vehicles and where no repair facilities are maintained.
Gas Bar:	A building or facility used for the retail sale of motor vehicle fuels from fixed pumps.
Hazard(ous) Land:	Land which may be prone to flooding, slumping, subsidence, landslides, erosion, any other instability, or is located within a flood plain or watercourse.
Hazardous Substance:	A substance that, because of its quality, concentration or physical, chemical or infectious characteristics, either individually or in combination with other substances on the site is an existing or potential threat to the physical environment, to human health or to other living organisms.
Home Based Business:	A use, which is accessory to a dwelling unit, carried out as a business by resident(s) of the dwelling for gain, and is secondary and incidental to the primary use of the residence.
Hotel:	A building or part of a building used as a place for sleeping accommodation with or without meals, and which may have a licensed beverage room, but does not include a motel.
Intersection:	An area where two or more streets or lanes meet or cross at grade.
Landscaping:	The changing, rearranging, removing or adding to the original vegetation of a site, including site grading, addition or removal of topsoil, grass, trees, plants, sidewalks and other natural or decorative features.
Lane:	A public highway vested in the Crown as a secondary level of access to a lot or parcel of land.
Legal Access:	A lot or parcel shall be considered as having legal access for the purposes of development when the lot or parcel is adjacent to a municipal road, and meets the frontage requirements of the appropriate Zoning District hosting the development.

Zoning Bylaw for the Village of Young

Lot:	An area of land with fixed boundaries and which is of record with the Information Services Corporation by Certificate of Title.
Mayor:	The Mayor of the Village of Young.
Membrane Covered Structures:	A structure consisting of a frame that is covered with a non-permanent material (plastic, fabric, canvas, etc.) which is used for storage.
Minister:	The member of the Executive Council to whom, for the time being, is assigned the administration of <i>The Planning and Development Act, 2007</i> .
Mixed Use Industrial Complex	A building which contains multiple research and development laboratories.
Mobile Home:	A trailer coach that may be used as a dwelling all 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.
Modular Home:	A factory-built home that is manufactured on as a whole or modular unit and is designed to be moved on removable chassis to be used as a one-unit dwelling, and is certified by the manufacturer that it complies with the Canadian Standards Association Code CSA - A277 standard.
Motel:	A series of dwelling units intended for the use of transient lodgers, each containing at least a bedroom and bathroom, and each having convenient access to a parking space for the occupants' use.
Municipality:	The Village of Young.
Municipal Reserve:	Dedicated lands that are provided to a municipality for public use, or that were dedicated as public reserve and transferred to a Municipality pursuant to <i>The Planning and Development Act, 2007</i> .
Municipal Road:	A public roadway subject to the direction, control and management of the Municipality.
Non-Conforming Building:	Any use of land, building, or structure, for which permits have been issued, and lawfully existing or under construction at the time of the passing of this bylaw, the use of which does not comply with all the regulations

Non-Conforming Site:	A site, consisting of one or more contiguous parcels, to which all required permits have been issued prior to the date that this bylaw or any amendment to the bylaw becomes effective, contains a use that conforms to the bylaw, but the site area or site dimensions do not conform to the standards of the bylaw for that use.
Non-Conforming Use:	Any use of land, building or structure, for which permits have been issued, and lawfully existing or under construction at the time of the passing of this bylaw, the use of which does not comply with all the regulations of this bylaw governing the zoning district in which it is located.
Office and Office Building:	A building or part of a building used primarily for conducting the affairs of a business, profession, service, industry, or government in which no goods or commodities of business or trade are stored, transhipped, sold or processed.
Parking Lot:	An open area, other than a street, used for the temporary parking of more than four vehicles and available for public use and the use of employees working on, or from, the site.
Parking, Off-Street:	Accommodation for the parking of vehicles off a public street or lane.
Parking Space, Vehicle:	A space within a building or parking lot for the parking of one vehicle and which has access to a developed street or lane.
Permitted Use:	The use of land, buildings, or other structures that shall be permitted in a Zoning District where all requirements of this zoning bylaw are met.
Personal Care Home:	A facility licensed under <i>The Personal Care Homes Act</i> that provides long term residential, social and personal care, including accommodation, meals, supervision or assistance for persons who have some limits on ability for self-care, and are unrelated to the operator or owner.
Personal Service Shops:	Establishments engaged in providing the care of a person or their apparel, which include barber shops, hairstyle salons, laundries, dry cleaners, shoe repair, photographic studios and other similar uses.
Place of Worship:	A place used for worship and related religious, philanthropic or social activities and includes accessory rectories, manses, meeting rooms and other buildings. Typical uses include churches, chapels, mosques, temples, synagogues and parish halls.
Principal Use:	The main activity(ies) conducted on a site.

Principal Building:	The main building in which the principal use of the site is conducted.
Public Utility:	A government, municipality or corporation under Federal or Provincial statute which operates a public work.
Recreational Facility, Commercial:	A recreation or amusement facility operated as a business and open to the general public for a fee.
Ready to Move (RTM) Home	A new single detached dwelling constructed off-site to National Building Code or CSA standards, to be moved onto the site of a new permanent residential building foundation.
Recreational Facility, Public:	A recreation or amusement facility operated by the province, municipality, or a non-profit organization and open to the general public.
Research and Development Laboratory:	A place where facilities are located for scientific research, investigation, testing or experimental, including facilities for the manufacturing and/or sale of scientific prototypes and products.
Residence:	A dwelling unit on a site.
Residential:	The use of land, buildings, or structures for human habitation.
Residential Care Home:	A facility which: <ul style="list-style-type: none">• Provides meals, lodging, supervisory personal or nursing care to persons who reside therein for a period of not less than thirty days;• Is duly licensed by the Province of Saskatchewan or certified as approved by the Province of Saskatchewan under an Act which provides for such licensing or certification; and• May include only the principal residence of the operator or administrator.
Restaurant:	A building or part of a building wherein food is prepared and offered for sale to the public primarily for consumption within the building. However, limited facilities may be permitted to provide for a takeout food function provided such facility is clearly secondary to the primary restaurant use.
Retail Store:	A place where goods, wares, or merchandise are offered for sale or rent, and may include the manufacturing of products to be sold on site.
Right of Way:	The land set aside for use as a roadway or utility corridor. The land for a right of way is purchased prior to the construction of a new road or utility line, and

usually enough extra land is purchased for the purpose of providing mitigative features. Sometimes, road rights of way are left vacant after the initial roadway facility is constructed to allow for future expansion.

School, Public:	A facility which meets provincial requirements for elementary or secondary education, and which secures the majority of its funding from taxation.
Sign:	Any device, letter, symbol, emblem or picture, that is affixed to or represented directly or indirectly upon a building, structure, or a piece of land and that 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, road, thoroughfare, or any other public place.
Site:	One or more contiguous surface parcels as defined under <i>The Land Titles Act, 2000</i> , and used, or intended to be used, by a single principal use or principal building.
Site Coverage:	The portion of the site that is covered by principal and accessory buildings.
Site Line, Front:	The line that divides the site from the street. In the case of a corner site, the front site line shall mean the line separating the narrowest street frontage of the site from the street.
Site Line, Rear:	The line at the rear of the site and opposite the front site line.
Site Line, Side:	A site line other than a front or rear site line.
Site Width:	The horizontal distance between the side boundaries of the site measured at a distance from the front lot line equal to the minimum front yard required for the district in which the site is located.
Social Club	A club of people organized for a common purpose, to pursue common goals, interests or activities, and usually characterized by certain membership qualifications, payment of dues or fees, regular meetings, a constitution and bylaws.
Subdivision:	A division of land as described in <i>the Land Titles Act</i> .
Street:	A public thoroughfare, which affords the principal means of access to the abutting property.
Structure:	Anything that is erected, built or constructed of parts joined together and supported by the soil or any other structure requiring a foundation to hold it erect, but not including pavement, curbs, walks or open-air surfaced areas.

Zoning Bylaw for the Village of Young

Tavern:	A building or portion thereof where beer, wine, or spirits are served to patrons for consumption on the premises, with or without food, and where no entertainment or dance floor is permitted.
Trailer Coach:	Any vehicle used or constructed in such a way as to enable it to be used as a conveyance upon public roads or highways and includes a self-propelled or non-self-propelled vehicle designed, constructed or reconstructed in such a manner as to permit occupancy as a dwelling or sleeping place for one or more persons.
Use:	The purpose or activity for which any land, building, structure, or premises, or part thereof is arranged, designed, or intended, or for which these may be occupied or maintained.
Village:	The Village of Young.
Warehouse:	A building used primarily for the storage of goods and materials.
Waste Disposal Facility; Liquid:	A facility to accommodate any waste which contains animal, mineral or vegetable matter in solution or suspension, but does not include a septic system for a single residence or farmstead, or a manure storage area for an intensive livestock operation.
Waste Disposal Facility; Solid:	A facility, not including a waste transfer station or a temporary storage facility, to accommodate discarded materials, substances or objects which originated from residential, commercial, institutional and industrial sources which are typically disposed of in municipal or private landfills, but not including dangerous goods, hazardous waste or biomedical waste.
Watercourse:	A river, stream, creek, gully, ravine, spring, coulee, valley floor, drainage ditch or any other channel having a bed and sides or banks, and in which water flows either permanently or intermittently.
Watershed:	The land area from which surface runoff drains into a stream, channel, lake, reservoir, or other body of water; also called a drainage basin.
Wetland:	Land having the water table at, near, or above the land surface or which is saturated for a long enough period to promote aquatic processes as indicated by hydric soils, hydrophytes ("water loving") vegetation, and various kinds of biological activity which are adapted to the wet environment.
Yard:	The open, unoccupied space on a lot between the property line and the nearest wall of a building.

Yard, Front:	That part of a site which extends across the full width of a site between the front site line and the nearest main wall of a building or structure.
Yard, Rear:	That part of a site which extends across the full width of a site between the rear site line and the nearest main wall of a building or structure.
Yard, Required:	The minimum yard required by a provision of this bylaw.
Yard, Side:	The part of a site which extends from a front yard to the rear yard between the side line of a site and the nearest main wall of a building or structure.
Zone:	A land area within the municipality, designated on the Zoning Map for specific, uniform development and subdivision standards and requirements.

3 Administration

3.1 Development Officer

3.1.1 The Village Administrator shall be the Development Officer responsible for the administration of this bylaw. In his/her absence, an employee of the Village, appointed by the Administrator or Council shall act as Development Officer and administer this bylaw.

3.1.2 The Development Officer shall:

- a) Maintain for inspection, by the public and during office hours, a copy of this bylaw, zoning map(s) and amendments, and ensure copies of the bylaw are available to the public at a reasonable cost.
- b) Make available, for public inspection during office hours, a register of all development permits, minor variances, and subdivision applications and decisions.
- c) Collect development fees, according to the fee section of this bylaw or the fee schedule established by a separate municipal fee bylaw.
- d) Be authorized to finalize and issue decisions on development permits for permitted uses.
- e) Perform other duties as determined by Council.

3.1.3 The Development Officer shall receive, review and forward to Council:

- a) Development permit applications for discretionary uses;
- b) Applications to amend the official community plan or the zoning bylaw;
- c) Subdivision applications;
- d) Development levy agreements and servicing agreements; and
- e) Applications for minor variances.

3.2 Council

3.2.1 Council shall make all decisions regarding discretionary uses, development levy agreements, servicing agreements, and amendments to the planning bylaws.

3.2.2 Council shall review all subdivision applications circulated to it by the Ministry of Government Relations. Council shall endeavour to submit, to the Ministry, a recommendation regarding the subdivision within then required time period.

3.2.3 Council shall act on discretionary uses, rezoning, and subdivision applications in accordance with the procedures established by *The Planning and Development Act, 2007* and in accordance with the official community plan.

3.3 Interpretation

3.3.1 Where any provision of the bylaw appears unclear, Council shall make the final bylaw interpretation.

3.3.2 All measurements in this bylaw shall be based on the stated metric units. The imperial units

shown in this bylaw shall be approximate guidelines for reference.

- 3.3.3 No existing development or site shall be deemed non-conforming due to non-compliance with the metric units used in the zoning bylaw.

3.4 Bylaw Compliance

Errors and/or omissions by any person administering or required to comply with the provisions of this bylaw do not relieve any person from liability for failure to comply with the provisions of this bylaw.

3.5 Application for a Development Permit

- 3.5.1 Except where a particular development or use is specifically exempted from development permit requirements, no person shall undertake a development or commence a use without first obtaining a development permit.
- 3.5.2 A development permit shall not be issued in contravention to any provision of this bylaw.
- 3.5.3 A development permit application shall be made, in writing, to the Development Officer, in the form prescribed by resolution of Council.
- 3.5.4 The completed development permit application shall include:
- a) A description of the intended use or proposed development including any change in building use or land use;
 - b) Legal land description of the proposed site;
 - c) The signature of the applicant and the registered landowner(s);
 - d) A copy of the Certificate of Title;
 - e) Estimated commencement and completion dates for construction;
 - f) Floor plans and building elevations of the proposed development. Plans will be kept at the Municipal Office for future reference and may be registered on title;
 - g) An attached site plan which shall include:
 - 1) All adjacent roads, highways, service roads and access to the site (label on site plan);
 - 2) Rights-of-way and easements (gas, oil, power, drainage easements, etc.);
 - 3) All drainage courses;
 - 4) Location of proposed development relative to parcel boundaries;
 - 5) Existing development and uses on the site;
 - 6) Landscaping details (existing trees, removal of trees, proposed plantings, berms, water features, grade elevations, etc.);
 - 7) Setbacks to property line, road(s) and services;
 - 8) Bodies of water and the top of the bank;
 - 9) Location of existing and proposed services;

- 10) Signs; location, colours, artwork, etc.;
 - 11) Parking and loading facilities;
 - 12) Sidewalks, patios, playgrounds; and
 - 13) North arrow;
- h) Any additional information Council deems necessary in order to make an informed decision.



3.6 Development Permit Procedure

- 3.6.1 Applicants must file, with the Development Officer, the prescribed application form, a site plan, any other plans, and supplementary information as required by the Development Officer and pay the required fees.
- 3.6.2 The Development Officer will review applications for compliance with all applicable regulations in this bylaw and the policies contained in the official community plan.
- 3.6.3 The Development Officer may refer an application to any internal or external departments or organizations for review or comment prior to finalizing a decision on the application.
- 3.6.4 Permitted Uses
- a) The Development Officer is authorized to finalize and issue a decision on a development permit application for a permitted use. The Development Officer may refer any application to Council for review and direction, when the Development Officer considers it necessary.
 - b) There is no required public notice for permitted use development permit applications.
 - c) The Development Officer will issue a development permit when the application meets the requirements of the zoning bylaw. The permit shall incorporate any special regulations, performance standards, or development standards authorized by this bylaw.
 - d) The Development Officer will issue a refusal when the application does not comply with the requirements of this bylaw. The Development Officer shall write a letter to the applicant stating the reason(s) for refusal and the proponent's right of appeal.
- 3.6.5 Discretionary Uses
- a) The Development Officer shall prepare a report on all discretionary use development permit applications. The report shall include, or consider, all relevant materials and referral comments, and shall be submitted to Council.
 - b) Council is responsible for finalizing a decision on a development permit application for a discretionary use.
 - c) The Development Officer shall set a date for the meeting at which the discretionary use development permit application will be considered by Council.
 - d) At least seven (7) days before the application is to be considered by Council, the Development Officer shall provide notice to the public for the discretionary use application. The notice must be provided to the assessed owners of property within 75 metres (246.06 feet) of the boundary of the applicant's land; and any other owners the Development Officer deems should be notified or who may have an interest in the land.

- e) Council's decision on the discretionary use will be based on the policies in the official community plan, the provisions in this zoning bylaw, the report prepared by the Development Officer, and feedback from the public.
- f) Council shall finalize a decision, by resolution, to approve, approve with development standards, or refuse the discretionary use. Council's decision shall instruct the Development Officer to:
 - 1) Where the development complies with the standards and criteria of the bylaw, issue a development permit incorporating any development standards set by Council;
 - 2) Where the development does not meet the required standards and criteria, issue a notice of refusal to the applicant stating the reasons for the refusal and referencing the discretionary use criteria the application did not meet.

3.6.6 Applicants shall be provided the effective date of the decision and information about their right of appeal.

3.6.7 Where Council deems it necessary to monitor and re-evaluate a proposal, a development permit may be issued for a specified period of time. The proponent may apply for a permit extension or a new development permit near the expiration of the original development permit.

3.7 Development Permit Validity

3.7.1 Unless otherwise stated on the development permit, all permits are valid for a period of twelve (12) months.

3.7.2 A new development permit approval is required for a permitted or discretionary use when:

- a) The approved use ceases and is replaced by another use;
- b) The approved use ceases for a period of twelve (12) or more months;
- c) The development or use has not commenced within six (6) months of the date of approval;
- d) The intensity of the use increases.
- e) Significant changes are made to the development as approved.

3.8 Development Permit for a Temporary Use

3.8.1 The Development Officer may issue a development permit for a temporary use, with specified conditions for a specified period of time, to accommodate developments incidental to approved construction, temporary accommodation, or other temporary developments or activities.

3.8.2 Nothing in this bylaw shall prevent the use of land, or the erection or use of any building or structure for a temporary residence, construction camp, work camp, tool shed, scaffold, or other building or structure incidental to and necessary for construction work on premises, but only for so long as such use, building, or structure is necessary for such construction work as has not been finished or abandoned.

3.9 Enforcement and Appeals

3.9.1 Enforcement

- a) Where Council, or the Development Officer, deems an approved development is not being carried out in accordance with this bylaw or with the standards and conditions specified in the development permit, the Development Officer may issue a stop order to the owner of the property in accordance with Section 242 of *The Planning and Development Act, 2007*.

3.9.2 Appeals

- a) Council shall appoint a Development Appeals Board (the Board) in accordance with Sections 49 and 214 to 218 of *The Planning and Development Act, 2007*.
- b) The composition of the Board, the secretary, remuneration and expenses, powers, duties and responsibilities shall be as per Council's policy, which shall be adopted by resolution.
- c) The Board has the authority to hear an appeal regarding:
 - 1) The approval of a development permit where it is alleged the Development Officer misapplied the zoning bylaw in approving the proposal;
 - 2) Refusal, by the Development Officer, to issue a development permit because the proposal contravenes the zoning bylaw; and
 - 3) Council's approval of a discretionary use with development standards or conditions (only the conditions or standards may be appealed).
- d) The Board does not have the authority to hear an appeal where:
 - 1) A discretionary use application is refused;
 - 2) Council refuses to amend a zoning bylaw or rezone land; and
 - 3) A decision concerns a subdivision application.
- e) Anyone initiating an appeal must send written notice of appeal to the Secretary of the Board within:
 - 1) Thirty (30) days of a Development Officer's decision on a development permit being issued;
 - 2) Thirty (30) days of the failure of a Council to finalize a decision on a development permit;
 - 3) Thirty (30) days of receiving a development permit with terms and conditions; or
 - 4) Fifteen (15) days of an order being served to repair or correct contraventions, if appealed under *The Municipalities Act*.
 - 5) Thirty (30) days of an order being served to repair or correct contraventions, if appealed under *The Planning and Development Act, 2007*.
- f) The Board must hold a public hearing on the appeal within thirty (30) days of receiving a notice of appeal.
- g) At least ten (10) days before the hearing, the Board must notify affected parties about the hearing. The notice must be served by personal service, ordinary mail or registered mail.
- h) In making an appeal to the Board, and hearing such appeal, the provisions of *The Planning and Development Act, 2007* shall apply.

3.10 Concept Plan

- 3.10.1 Council may require the completion of a concept plan for an application for a large-scale development, multi-parcel subdivision, or amendment to the official community plan or zoning bylaw.
- 3.10.2 The purpose of this plan is to identify and address potential social, environmental, health and economic issues, and to ensure responsible development. The scope and required detail of the concept plan will be based on the scale and location of the proposed development, and address such items as:
- a) The proposed land use(s);
 - b) The potential impacts on adjacent land uses;
 - c) Integration of the natural landscape with respect to the design of the proposal;
 - d) The location of, and access to, major transportation routes and utility corridors;
 - e) The provision of services, including emergency response, in relation to the planning for future infrastructure in the municipality;
 - f) Sustainable development and environmental management practices with respect to surface and groundwater resources, storm water management, flooding, slope stability and protection of significant natural areas; and
 - g) Appropriate information specific to the particular land use (residential, commercial or industrial).
- 3.10.3 Where a concept plan is required, Council shall not finalize a decision on the application until all the required information has been received. The responsibility for undertaking all technical investigations and hosting public meetings, should they be required, shall be borne by the applicant.

3.11 Amending the Planning Bylaws

- 3.11.1 Any person who seeks to amend the official community plan or the zoning bylaw must apply to the Development Officer for an amendment. The Development Officer shall review the application for compliance with Section 13 of this bylaw and then refer the application to Council for consideration.
- 3.11.2 The application to amend the bylaw is subject to fees as set out in the fees section of this bylaw or the Municipal Fees Bylaw.
- 3.11.3 Premature rezoning of land for any type of development shall not be common practice.
- 3.11.4 Council shall consider amendments to the zoning bylaw to accommodate proposals, only when specific development proposals, subdivision applications, servicing agreements and other information, as the case may be, have been presented to and reviewed by Council.

3.12 Fees and Advertising

- 3.12.1 When an application is submitted to Council for a development permit, discretionary use, minor variance or an amendment to the planning bylaws, the applicant making the request shall bear the

actual costs associated with advertising the application, as permitted by *The Planning and Development Act, 2007*. In addition, the applicant shall pay all costs incurred in carrying out a public hearing.

- 3.12.2 Pursuant to Section 51 of *The Planning and Development Act, 2007*, the municipality may adopt a separate fee bylaw. Such bylaw would establish a schedule of fees to be charged to the applicant for planning and development.

3.13 Servicing Agreements and Development Levies

- 3.13.1 In accordance with *The Planning and Development Act, 2007*, Council may require an applicant of a subdivision to enter into a servicing agreement to ensure conformity with the official community plan and zoning bylaw, ensure adequate funding for on-site and off-site infrastructure, and outline responsibilities.
- 3.13.2 If the Village adopts a development levy bylaw, as provided for in the official community plan, Council may require an applicant of a development permit to enter into a development levy agreement to ensure conformity with the official community plan and zoning bylaw, ensure adequate funding for on-site and off-site infrastructure, and outline responsibilities.
- 3.13.3 Council will ensure municipal infrastructure and other public facilities are adequately addressed in the agreement prior to ratifying the document. Such facilities may include sewage disposal, garbage disposal, availability and adequacy of source of water, recreational facilities, etc.
- 3.13.4 The Development Officer will register a development levy agreement or servicing agreement as an interest on title. The interest shall be discharged once the terms of the agreement have been met.

3.14 Non-Conforming Uses, Non-Conforming Buildings and Non-Conforming Sites

- 3.14.1 Non-conforming uses, non-conforming buildings and non-conforming sites shall be subject to Sections 88 - 93 inclusive of *The Planning and Development Act, 2007*.
- 3.14.2 No existing building, site or use shall be deemed non-conforming by sole reason of the conversion from the Imperial System of Measurement to the Metric System. Where such non-conformity results solely from such conversion and is reasonably equivalent to the metric standard herein established, the building, site or use shall be deemed conforming.



3.15 Minor Variance

- 3.15.1 Council may vary the requirements of this zoning bylaw for the:
- minimum required distance of a building from the lot line; or
 - minimum required distance of a building to any other building on the lot.

3.15.2 The maximum amount of variance given by Council shall not exceed 10% from the requirements established in this zoning bylaw. The development must conform to the land use requirements established in this zoning bylaw and shall not injuriously affect neighbouring properties.

- 3.15.3 The Development Officer shall refer the development permit application for the minor variance to Council. Council shall approve, approve with conditions or refuse the minor variance.
- 3.15.4 If Council refuses the application, the Development Officer shall provide written notice to the applicant and provide reason for the refusal.
- 3.15.5 If Council approves the application, with or without conditions, the Development Officer shall provide written notice, delivered by registered mail, to the applicant and to the assessed owners of property who have a common boundary with the applicant's land. The notice shall contain a summary of the application and reasons for Council's approval as well as the effective date of the decision.
- 3.15.6 The owners of adjoining properties may lodge a written objection to Council or the Development Officer within twenty (20) days after the receipt of the notice.
- 3.15.7 If an objection is lodged, the approval is deemed revoked and the Development Officer shall notify the applicant, in writing, of the revocation of the approval and the applicants right to appeal the revocation to the Development Appeals Board within thirty (30) days after receiving the notice.
- 3.15.8 If an application for a minor variance is refused, the applicant may appeal the refusal to the Development Appeals Board within thirty (30) days of that decision.
- 3.15.9 The Development Officer will establish and maintain a record of all minor variance decisions.

4 General Regulations

The following regulations apply to all zoning districts in this bylaw.

4.1 Licenses, Permits and Compliance

- 4.1.1 In their interpretation, the provisions of this bylaw shall be held to be the minimum requirements adopted for the promotion of the public health, safety, and general welfare in the village. Nothing in this bylaw shall exempt any person from complying with the requirements of a municipal bylaw or federal or provincial law, or from obtaining any license, permission, permit, authority, or approval required by this or any other bylaw of the Village of Young or any federal or provincial agency.
- 4.1.2 Where the requirements of this bylaw conflict with those of any other municipal, provincial, or federal requirement, the more stringent regulation shall apply.
- 4.1.3 Nothing in this bylaw shall exempt any person from complying with the requirements of any other federal, provincial or municipal regulation or requirement. All applicable federal, provincial or municipal approvals must be obtained.
- 4.1.4 Where a development permit is required, a building permit shall not be issued unless a development permit has also been issued for the proposal. Applications for building permits and development permits may be reviewed, and decisions issued, concurrently.

4.2 Number of Principal Buildings Permitted on a Lot

- 4.2.1 Not more than one principal building or use shall be placed on any one lot, including lots that have been consolidated or parcel tied, with the exception of:
 - a) Public utilities;
 - b) Municipal uses;
 - c) Institutional uses;
 - d) Recreational facilities;
 - e) Commercial uses in one building;
 - f) Educational facilities; and
 - g) Residential care homes.

4.3 Public Works and Municipal Facilities

- 4.3.1 Nothing in this bylaw shall prevent the use of any land as a public street or public park.
- 4.3.2 Nothing in this bylaw shall prevent the erection of any properly authorized traffic sign or signal, or any sign or notice of any local or other government department or authority.
- 4.3.3 Nothing in this bylaw shall prevent the use of any land for the erection of buildings or structures, or the installation of other facilities, essential to the operation of public works, utilities, or municipal facilities. Such use, building, or structure is exempt from the site area requirements of

the zoning district provided the use would not adversely affect the character or amenity of the neighbourhood.

4.4 Accessory Buildings

- 4.4.1 Accessory buildings shall be secondary to and located on the same lot as the principal building or principal use. Accessory buildings shall be used in conjunction with that principal building or use.
- 4.4.2 Unless otherwise stated, accessory buildings and structures shall be subject to the same yard setback requirements as the principal building in the zoning district.
- 4.4.3 Accessory buildings shall not be constructed or placed on any lot prior to the construction of the principal building except where a development permit has been issued for a principal building,
- 4.4.4 Notwithstanding clause 4.4.3, Council may allow an accessory building to be developed prior to the principal building if the accessory building is required for the storage of construction material and equipment. If the principal building is not completed within twelve (12) months from the approval date, the accessory building shall be removed.
- 4.4.5 Accessory buildings shall not exceed the height of the principal building.
- 4.4.6 Private garages, carports, sunrooms, solariums, and greenhouses attached to a principal building by a roof structure shall be considered as part of the principal building and shall be subject to the regulations for the principal building.
- 4.4.7 Location of Accessory Buildings
 - a) Detached accessory buildings shall not be located in the front yard of any lot in any zoning district.
 - b) No door or entranceway of any accessory building shall be located closer than 1.5 metres (5 feet) from the property line. No door shall, when open, extend beyond the property boundary of the lot.
 - c) Subject to building code regulations, all detached accessory buildings shall be located at least 1.0 metre (3.3 ft.) from a principal building.

4.5 Signs

- 4.5.1 No sign shall be located in any manner that may obstruct or jeopardize the safety of the public.
- 4.5.2 Subject to the requirements specific to each zoning district, temporary signs providing for a sale, a lease, a sale of produce or other information relating to a temporary condition affecting the property will be permitted.

4.6 Frontage on Irregularly Shaped lots

Where the site frontage is along a cul-de-sac, curve or is irregularly shaped, the minimum site frontage shall be 11.0 metres (36 feet) and the mean site width shall not be less than the minimum frontage for regular sites in the same zoning district.

4.7 Grading and Levelling of Sites

- 4.7.1 Any site proposed for development requires a development permit and shall be graded and levelled, at the owner's expense, to provide for adequate surface drainage. Site drainage shall not adversely affect adjacent property, or the stability of the land.
- 4.7.2 As soon as it is practical after other construction activities permit, all excavations or fillings shall be re-vegetated with a suitable ground cover as may be necessary to prevent erosion.
- 4.7.3 Where excavation or filling is proposed for any development, Council may require the developer to provide an impact assessment, or geotechnical report, carried out by a qualified professional prior to finalizing a decision on the development permit application.

4.8 Restoration to a Safe Condition

Nothing in this bylaw shall prevent the strengthening, or the restoration to a safe condition, of any building or structure, provided that such strengthening or restoration will not increase the height, area or volume so as to contravene the provisions of this bylaw.

4.9 Water and Sewer

Where available, every residence, and every building that requires water supply and/or sewage disposal shall be connected to the municipal water and sewer systems, at the owner's expense.

4.10 Hazard Lands

- 4.10.1 Where a development is proposed on land identified on the zoning map, or by local knowledge, as being potentially hazardous, Council will require professional reports to assess the suitability of the site for the proposal (i.e. geotechnical report, flood hazard assessment, etc.). The study or report shall define the hazard area, identify suitable building areas, mitigation measures, and potential residual hazards. The cost of such report shall be borne by the developer.
- 4.10.2 Actions identified in an assessment, which prevent, change, mitigate or remedy potential hazards, may be incorporated as conditions to a development permit approval.
- 4.10.3 The Village will refuse a permit for a development for which the proposed actions are inadequate to address the adverse effects or would result in excessive municipal costs.
- 4.10.4 New buildings and additions to buildings shall be prohibited in the floodway of the 1:500-year flood elevation of any watercourse or water body.
- 4.10.5 New buildings and additions to buildings shall be flood proofed to an elevation of 0.5 metres (1.64 feet) above the 1:500-year flood elevation of any watercourse or water body.

4.11 Disposal of Wastes

- 4.11.1 Subject to all Acts and Regulations pertaining in any way to the storage, handling, and disposal of any waste material or used item, no liquid, solid, or gaseous wastes shall be allowed to be discharged into any stream, creek, river, lake, pond, slough, intermittent drainage channel or other body of water, onto or beneath the surface of any land, or into any air.

4.11.2 No development or use of land, which requires solid or liquid waste disposal facilities shall be permitted unless those facilities are approved by the regional health authority and/or the Water Security Agency.

4.12 Moving and Demolition of Buildings

4.12.1 No building shall be moved within, into, or out of the area covered by this bylaw without first obtaining a development permit from the Development Officer.

4.12.2 No building shall be demolished without first obtaining a demolition/development permit from the Development Officer. Such permit shall not be issued unless a proposal for the interim or long-term use or redevelopment of the site is also submitted, and the proposed use is in conformity with this bylaw. Demolition permit fees shall be borne by the developer.

4.12.3 A separate development permit is required for any redevelopment of the site.

4.13 Setbacks and Encroachments

4.13.1 Windowsills, eaves, gutters, bay windows, chimneys and similar non-structural alterations may project a distance of 0.45 metres (1.5 feet) into any required yard. However, encroachments shall not be permitted within 1 metre (3.3 feet) of the lot line.

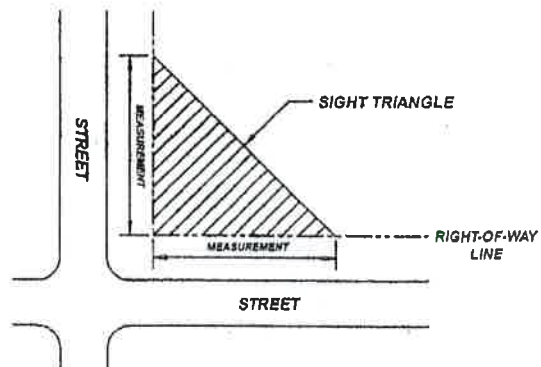
4.13.2 In the case of a residential corner lot, no wall, fence, hedge or shrub shall be placed so as to create a visual obstruction in a street intersection. A sight triangle measured 5 metres (16.4 feet) from the intersection along the lot boundaries is required to remain free from obstructions.

4.13.3 Allowable encroachments shall not obstruct or jeopardize the safety of the public.

4.14 Fences

4.14.1 Walls, fences, hedges or shrubs may be erected, placed, planted, maintained or grown in any required yard only in accordance with the following:

- a) Residential and Residential Mobile Home Districts:
 - i. Maximum height in any required yard except the front yard shall be 2.0 metres (6.5 feet).
 - ii. Maximum height in a front yard shall be 1.0 metre (3.3 feet).



- b) Commercial, Industrial, and Future Urban Development Districts: maximum height in any required yard shall be 2.5 metres (8 feet), except in the case of a corner lot.
- c) In all Zoning Districts: on a corner lot, no wall, fence, hedge or shrub shall be placed so as to create a visual obstruction in a street intersection. A sight triangle measured 5.0 metres (16.4 feet) from the intersection along the lot boundary shall be kept free of obstructions.

4.15 Parking Requirements

- 4.15.1 The design of parking facilities shall eliminate or minimize the danger between vehicular traffic and pedestrians.
- 4.15.2 Where the use of a building or site involves the receipt, distribution or dispatch by vehicles of materials, goods or merchandise, adequate space for such vehicles to stand for loading and unloading shall be provided on the site.
- 4.15.3 Off-street parking shall be provided as follows:

Table 4-1 Parking Requirements

Zoning District	Use	Spaces Required
R and RMH	Residential	1 parking space for each dwelling unit
	Elementary schools	1 parking space for each staff member
	High school	1 parking space for each staff member plus 3 parking spaces for each classroom
	Community facilities, churches and other places of public assembly	1 parking space for each 10 seats provided for patrons
	Nursing homes	1 parking space for each staff member plus 1 parking space for every 3 units
	Medical offices	1 parking space for each staff member plus 1 parking spaces for every 3 patients
	Other buildings	1 parking space for each 600 sq. ft. of building floor area
C	Stores, Shops, Offices	1 parking space for each 600 sq. ft. of building floor area
	Restaurants and other eating places	1 parking space for each 4 seats
	Theatres, churches, other community facilities	1 parking space for each 10 seats provided for patrons
	Hotels	1 parking space for each 5 quest sleeping rooms
	Motels	1 parking space for each unit
	Medical offices	1 parking space for each staff member plus 1 parking space for every 3 patients
	Accessory dwellings	1 parking space for each dwelling unit
	All other buildings	1 parking space for each 500 sq. ft. of gross floor area
M	All main buildings	1 parking space for each 500 sq. ft. of gross floor area, or 1 space for each 5 employees whichever is the greater
FUD	All other uses	No parking requirements



5 Development Standards and Criteria for Specific Uses

5.1 General Criteria Applicable to all Discretionary Uses

The following criteria must be considered in the review of all discretionary use applications:

- 5.1.1 The proposal must be in conformance with all relevant sections of the official community plan and zoning bylaw.
- 5.1.2 There must be a reasonable demand and a supply of land available and capable of supporting the proposed use.
- 5.1.3 It must be cost-effective to provide services (roads, water, sewer, community facilities, etc.) to the development.
- 5.1.4 The proposal shall not be detrimental to the health, safety, convenience or general welfare of persons residing or working in the vicinity nor shall it be injurious to property, improvements, or potential future development in the vicinity.
- 5.1.5 Vehicle access points shall be provided in suitable locations so as to minimize traffic congestion and possible hazards.
- 5.1.6 The density, size, height and location of principal or accessory structures shall not detract from the character and amenity of the neighbourhood.
- 5.1.7 Council may attach special conditions to the development permit to regulate sound, light, glare, heat, dust, electrical interference, and emissions, if in Council's opinion, it would detract from the amenity of the neighbourhood.

5.2 Home-based Businesses

- 5.2.1 Home-based businesses will be accommodated provided they are clearly secondary to the principal residential use, compatible with the surrounding residential area, and do not negatively impact the neighbourhood.
- 5.2.2 Home-based businesses shall only be permitted in single detached, semi-detached, duplex, mobile homes and associated accessory structures.
- 5.2.3 The total floor area for all home-based businesses shall not occupy more than 20% of the gross floor area of the dwelling unit and/or accessory structure.
- 5.2.4 Home-based businesses shall be conducted entirely within the dwelling or accessory building on the property.
- 5.2.5 Signage shall be in accordance with Section 4.5 of this zoning bylaw.
- 5.2.6 There shall be no exterior display or storage of material or machinery and no other variation from the residential character of the building used for the home-based business.
- 5.2.7 No noise, vibration, smoke, dust, odours, heat, glare, electrical, television or radio interference

detectable beyond the boundaries of the building containing the home-based business shall be produced.

- 5.2.8 No mechanical, electrical or construction equipment shall be used, except such as is normally used for domestic, office, or personal care purposes.
- 5.2.9 A home-based business shall not result in a significant increase in the volume of traffic or parking.
- 5.2.10 Only the resident(s) of the dwelling shall be engaged in the home-based business.

5.3 Outdoor Storage

- 5.3.1 In any residential district, only outdoor storage incidental to the principal use shall be permitted.
- 5.3.2 Outdoor storage shall not be permitted in the required front yard of any lot.
- 5.3.3 In any commercial or industrial district, Council may require all outside storage to be screened with a solid fence or a hedge at least 1.8 metres (5.9 feet) in height.

5.4 Recreational Facilities

- 5.4.1 Road access to recreational facilities shall be designed so as to not obstruct or hinder the safe flow of traffic along major roads or highways in and around the village.
- 5.4.2 Adequate off-street parking shall be provided to accommodate the expected parking volumes generated by the subject facility. The design of such off-street parking spaces shall minimize the danger between vehicular traffic and pedestrians.
- 5.4.3 New or expanded services to the recreational facility may be required and shall meet municipal and provincial standards.

5.5 Bed and Breakfast Homes

- 5.5.1 A bed and breakfast home may be located in a single-family dwelling or in a two-unit dwelling. No exterior alterations shall be undertaken which would be inconsistent with the residential character of the building or property.
- 5.5.2 The bed and breakfast operation shall be ancillary to the residential use of the property.
- 5.5.3 The bed and breakfast home shall meet provincial regulations for a public accommodation.

5.6 Day Care Centres and Pre-Schools

- 5.6.1 Day care centres and pre-schools may be allowed as either a principal or an ancillary use.
- 5.6.2 In a residential district, exterior alterations shall not be undertaken to a dwelling, or former dwelling, which would be inconsistent with the residential character of the building or property.
- 5.6.3 Private in-home daycares shall be restricted to a maximum of six (6) children, subject to provincial legislation and requirements.

- 5.6.4 Preschools and daycare centres for children, which are located in a residential district, shall provide a fenced, on-site, outdoor play area.

5.7 Residential Care Homes

- 5.7.1 Residential care facilities may be approved as an accessory use or as a principal use, subject to provincial legislation and requirements.
- 5.7.2 In any residential district, no exterior alterations shall be undertaken to a dwelling or former dwelling which would be inconsistent with the residential character of the building or property.
- 5.7.3 Required parking spaces may be located in a required front yard.
- 5.7.4 No building or structure used for the purpose of a residential care home shall be used for the purpose of keeping boarders or lodgers.

5.8 Free-Standing Satellite Dishes and Solar Collectors

- 5.8.1 The installation and operation of a free-standing satellite dish or solar collector, and the supporting structures shall be permitted in all zoning districts, subject to the following:
- a) Satellite dishes and solar collectors in excess of 1.0 metre (3.29 feet) in diameter shall not be located in any front or side yard, and shall not be erected on the roof of any principal building in the residential district that is less than three (3) storeys in height.
 - b) Satellite dishes located in a residential district and which exceed 1.0 metre (3.29 feet) in diameter may only be erected on the roof of an accessory building if said accessory building is located entirely within a rear yard.
 - c) Satellite dishes may be erected in commercial or industrial districts for the purpose of communications or broadcasting of television signals and clause 5.8.1(a) shall not apply.

5.9 Communication Towers

The erection of communication towers shall not be permitted in a residential district; nor shall they be permitted within 100 metres (328.09 feet) of the boundary of a residential district.

5.10 Service Stations and Gas Bars

- 5.10.1 Fuel pumps and other apparatus for dispensing or storage of fuel, located all or partly above grade, shall meet all provincial regulations and shall be at least 6 metres (19.7 feet) from the parcel boundary.
- 5.10.2 All fuel pumps and above ground storage tanks shall be at least 6 metres (19.7 feet) from any building on the site.
- 5.10.3 All automobile parts, dismantled vehicles and similar articles or equipment are to be stored within a building or screened from public view.
- 5.10.4 The site shall have two separate entrances, at least 15 metres apart, for vehicles. Access to the site shall be located so as to not disrupt the flow of traffic and shall not cause any safety concerns.

- 5.10.5 Access to, and parking for, any fuel dispensing apparatus shall not obstruct access to the site, or other required off-street parking for the site.

5.11 Modular, Mobile and Ready to Move (RTM) Homes

- 5.11.1 A modular or RTM home is considered a residence for the purpose of this bylaw. Mobile homes shall only be allowed in the Residential Mobile Home District – RMH.
- 5.11.2 Any modular or RTM home that is not located in the mobile home park, shall be securely attached to an engineered basement.
- 5.11.3 All modular, mobile and RTM homes shall be securely anchored to the ground and skirted prior to occupancy.
- 5.11.4 Every modular, mobile and RTM home shall bear the applicable CSA certification.

5.12 Windmills and Wind Turbines

Windmills and wind turbines are prohibited within the village limits.

5.13 Campgrounds

- 5.13.1 The operator of a campground shall provide the Development Officer with a site plan for the campground, identifying any buildings, uses of land and the location of all roadways and trailer coach or tent campsites with dimensions.
- 5.13.2 The addition or rearrangement of campsites, the construction or moving of buildings, and the material change in the use of portions of the site, or the filling or clearing of land shall require a development permit. The operator shall submit for approval an amended plan incorporating the development.
- 5.13.3 The operator of a campground shall designate a campsite for each trailer coach or tent party, which shall be less than 150 square metres (1600 square feet) in area with its corners clearly marked.
- 5.13.4 One sign located on-site, advertising the campground is permitted subject to Section 4.5 of this bylaw.
- 5.13.5 No portion of any campsite shall be located within a roadway or required buffer area.
- 5.13.6 Each campsite shall have direct and convenient access to a developed internal roadway, which is not located in any required buffer area.
- 5.13.7 Each trailer coach shall be located at least 3 metres (10 feet) from any other trailer coach. Each campsite shall have dimensions sufficient to allow this separation between trailer coaches.
- 5.13.8 The space provided for internal roadways within a campground shall be at least 7.5 metres (25 feet) in width. No portion of any campsite, other use or structure shall be located in any roadway.
- 5.13.9 A campground may include accessory uses, such as, a laundromat, shower facilities or a confectionary designed to meet the needs of the occupants of the campsites. One single detached

dwelling for the accommodation of the operator is also allowed.

5.13.10 The requirements of *The Public Health Act* shall apply respect to all operations and development of the campground.

5.14 Sea and Rail (Shipping) Containers

Sea and rail containers shall be prohibited in all zoning districts within the boundaries of the village.

6 Zoning Districts

6.1 Classification of Zoning Districts

In order to carry out the purpose and provisions of this bylaw, the village is divided into the following zoning districts:

Symbol	Zoning District
R	Residential
RMH	Residential Mobile Home
C	Commercial
M	Industrial
FUD	Future Urban Development

6.2 The Zoning District Map

The map bearing the statement “This is the Zoning District Map Referred to in Bylaw No. XX Adopted by the Village of Young”, signed by the Mayor and Administrator, and bearing the seal of the Village of Young, shall be known as the Zoning Map. Such map is declared to be an integral part of this bylaw.

6.3 Boundaries of Zoning Districts

The locations and boundaries of all zoning districts are shown on the attached map entitled Zoning Map. Unless otherwise shown on the map, the boundaries of the districts are contiguous with parcel boundaries, centre lines of streets, lanes, roads or such lines extended and the boundaries of the municipality.



7 (R) Residential District

7.1 Permitted Uses

- 7.1.1 Single detached dwellings, including modular and RTM homes but not including mobile homes
- 7.1.2 Semi-detached and duplex dwellings
- 7.1.3 Parks, playgrounds and recreational facilities and uses
- 7.1.4 Municipal uses and community facilities
- 7.1.5 Schools and educational institutions
- 7.1.6 Religious uses, places of worship and cemeteries
- 7.1.7 Libraries
- 7.1.8 Public works and utility facilities, excluding offices, warehouses, storage yards and solid or liquid waste facilities
- 7.1.9 Accessory uses: Unless otherwise stated, uses, buildings and structures typically associated with residential neighbourhoods and accessory to an approved principal use.

7.2 Discretionary Uses

- 7.2.1 Apartment blocks and town house dwellings
- 7.2.2 Dormitory dwelling
- 7.2.3 Medical offices and facilities
- 7.2.4 Nursing homes
- 7.2.5 Social clubs
- 7.2.6 Daycare centres and pre-schools (as a principal or accessory use)
- 7.2.7 Residential care homes (as a principal or accessory use)
- 7.2.8 Home-based businesses

7.3 Regulations

7.3.1 Site Regulations

Table 7-1 Single Family Dwellings

Minimum area	464 sq. m. (4,994 sq. ft.)
Minimum frontage	15 metres (49 feet)
Minimum front yard	6 metres (19.69 feet)
Minimum rear yard	6 metres (19.69 feet)
Minimum side yard	2 metres (6.5 feet), except on a corner lot, in which case, the side yard shall be 3 metres (10 feet) on the side flanking the street.
Maximum building height	9 metres (29.5 feet)
Maximum site coverage	50%

Table 7-2 Semi-detached, Duplex and Townhouse Dwellings (per unit)

Minimum area	255 sq. m. (2,744 sq. ft.)
Minimum frontage	10 metres (32.8 feet)
Minimum front yard	6 metres (19.69 feet)
Minimum rear yard	6 metres (19.69 feet)
Minimum side yard	2 metres (6.5 feet), except on a corner lot, in which case, the side yard shall be 3 metres (9.8 feet) on the side flanking the street. Where the units of multiple unit dwellings share a common wall, the side yard shall be 0 metres.
Maximum building height	9 metres (29.5 feet)
Maximum site coverage	60%

Zoning Bylaw for the Village of Young

Table 7-3 Apartment Blocks

Minimum area	930 sq. m. (10,010 sq. ft.)
Minimum frontage	25 metres (82 feet)
Minimum front yard	6 metres (19.69 feet)
Minimum rear yard	6 metres (19.69 feet)
Minimum side yard	2 metres (6.5 feet), except on a corner lot, in which case, the side yard shall be 3 metres (10 feet) on the side flanking the street. Where the units of multiple unit dwellings share a common wall, the side yard shall be 0 metres.
Maximum building height	15 metres (49.2 ft)
Maximum site coverage	60%

Table 7-4 Educational and Institutional Uses

Minimum area	600 sq. m. (6,458 sq. ft.)
Minimum frontage	20 metres (65.6 feet)
Minimum front Yard	6 metres (19.69 feet)
Minimum rear yard	6.0 metres (19.6 feet)
Minimum side yard	1.5 metres (4.9)

Table 7-5 All Other Uses

Site standards	To be determined by Council based on the needs of the intended use
-----------------------	--

7.4 Supplementary Standards for the Residential District

7.4.1 Signs:

Signs and billboards are prohibited except signs showing the names of occupants, signs bearing notices of sale or lease, or other information relating to a temporary condition affecting the premises, and signs relating to home occupations, boarding houses, rooming houses and lodging houses.

7.4.2 Accessory Buildings and Structures

- a) All buildings with a door or doors opening onto a lane shall be located not less than 1.5 metres (4.92 feet) from the lot line abutting the lane.
- b) Accessory buildings shall be located not less than 0.75 metre (2.46 feet) from the side lot line.

- c) Only one carport or detached private garage, not exceeding 63 square metres (678.13 square feet) in area is permitted.
- d) One (1) temporary, fabric covered structures consisting of wood, metal or plastic framing covered on the roof and one (1) or more sides with fabric, plastic, vinyl or other sheet material shall be permitted in a rear or side yard for a period up to six (6) months. A development permit shall be required.
- e) One (1) permanent fabric covered structure consisting of wood, metal or plastic framing covered on the roof and one (1) or more sides with fabric, plastic, vinyl or other sheet material shall be permitted in a rear or side yard provided they are by engineered design and require a valid building permit from the Village.
- f) In any required front yard only, the following buildings or structures are allowed:
 - i. Fences
 - ii. Lighting fixtures
 - iii. Sidewalks
 - iv. Driveways

7.4.3 Home based business

- a) Shall be located in a dwelling unit or a building accessory thereto;
- b) One (1) business sign or notice not exceeding 1 square metre (10.76 square feet) in area is permitted;
- c) Unless otherwise stated, there shall be not exterior display, no exterior storage of material and no other variation from the residential character of the building;
- d) Shall not involve the repair or painting of vehicles or auto body work in this district.

7.4.4 Landscaping of residential sites

- a) Areas not occupied by buildings, parking, or loading areas, shall be landscaped with trees, shrubs, grasses, pavement stones, or other similar material.
- b) All landscaping shall be maintained in a neat and tidy condition.
- c) The Development Officer shall not approve an application for a development permit unless:
 - i. A landscape plan has been submitted; and
 - ii. The landscape plan provides, in the opinion of the Development Officer, appropriate soft or hard landscape features to enhance the visual amenity of the site and provide for adequate visual screening, if necessary.



8 (RMH) Residential Mobile Home District

8.1 Permitted Uses

- 8.1.1 Modular, mobile and RTM homes
- 8.1.2 Parks and playgrounds
- 8.1.3 Municipal uses and facilities
- 8.1.4 Public works, buildings and structures excluding warehouses, storage yards and solid or liquid waste facilities
- 8.1.5 Accessory uses: Unless otherwise stated, uses, buildings and structures typically associated with residential neighbourhoods and accessory to an approved principal use.

8.2 Discretionary Uses

- 8.2.1 Home-based businesses
- 8.2.2 Daycare centres

8.3 Regulations

8.3.1 Site Regulations

Table 8-1 Modular, Mobile and RTM Homes (per unit)

Area	450 sq. m. (4,843 sq. ft.)
Frontage	12 metres (40 ft)
Front yard	6 metres (19.69 ft)
Rear yard	6 metres (19.69 ft)
Side yard	1.5 metres (4.92 ft)
Maximum site coverage	50%

Table 8-2 Parks and Playgrounds

Site standards	To be determined by Council based on the needs of the intended use
-----------------------	--

8.4 Supplementary Standards for the Mobile Home District

- 8.4.1 The mobile home park shall conform to *The Public Health Act* and its Regulations.
- 8.4.2 All roadways in the park shall have a minimum width of 15 metres (50 feet), be hard surfaced and allow for adequate drainage.
- 8.4.3 A minimum of 10% of the gross area of the mobile home park shall be devoted to communal open

space or recreational facilities.

8.4.4 In order to protect the residential character of the community, wheels, hitches, and running gear must be removed within thirty (30) days of arrival, and skirting must be installed in such a manner as to compensate for vertical movements and to prevent the entrance of rodents and other small animals.

8.4.5 All mobile homes shall be connected to water and sewer services provided by the Municipality and connected as available to other public utilities.

8.4.6 Signs:

Signs and billboards are prohibited except signs showing the names of occupants, signs bearing notices of sale or lease, or other information relating to a temporary condition affecting the premises, and signs relating to home occupations, boarding houses, rooming houses and lodging houses.

8.4.7 Accessory Buildings and Structures

a) Accessory buildings shall be located not less than 0.75 metre (2.46 feet) from the side lot line.

b) Only one carport or detached private garage, not exceeding 63 square metres (678.13 square feet) in area is permitted.

c) One (1) temporary, fabric covered structures consisting of wood, metal or plastic framing covered on the roof and one (1) or more sides with fabric, plastic, vinyl or other sheet material shall be permitted in a rear or side yard for a period up to six (6) months. A development permit shall be required.

d) One (1) permanent fabric covered structure consisting of wood, metal or plastic framing covered on the roof and one (1) or more sides with fabric, plastic, vinyl or other sheet material shall be permitted in a rear or side yard provided they are by engineered design and require a valid building permit from the Village.

e) In any required front yard only, the following buildings or structures are allowed:

- v. Fences
- vi. Lighting fixtures
- vii. Sidewalks
- viii. Driveways

8.4.8 Home based business

a) Shall be located in a dwelling unit or a building accessory thereto;

b) One (1) business sign or notice not exceeding 1 square metre (10.76 square feet) in area is permitted;

c) Unless otherwise stated, there shall be not exterior display, no exterior storage of material and no other variation from the residential character of the building;



d) Shall not involve the repair or painting of vehicles or auto body work in this district.

8.4.9 Landscaping of residential sites

- a) Areas not occupied by buildings, parking, or loading areas, shall be landscaped with trees, shrubs, grasses, pavement stones, or other similar material.
- b) All landscaping shall be maintained in a neat and tidy condition.
- c) The Development Officer shall not approve an application for a development permit unless:
 - i. A landscape plan has been submitted; and
 - ii. The landscape plan provides, in the opinion of the Development Officer, appropriate soft or hard landscape features to enhance the visual amenity of the site and provide for adequate visual screening, if necessary.

9 (C) Commercial District

9.1 Permitted Uses

- 9.1.1 Banks and offices
- 9.1.2 Bakeries, butcher shops and similar food processing with on-site retail sales
- 9.1.3 Personal service establishments
- 9.1.4 Bus terminals
- 9.1.5 Retail stores
- 9.1.6 Medical, dental, and other healthcare offices, clinics, or services
- 9.1.7 Theatres and assembly halls
- 9.1.8 Municipal and community facilities
- 9.1.9 Restaurants, cafes, coffee shops and similar food services
- 9.1.10 Confectionaries and delicatessens
- 9.1.11 Municipal uses and facilities
- 9.1.12 Public works and utility facilities, excluding warehouses, storage yards and solid or liquid waste facilities.
- 9.1.13 Hotel or motel
- 9.1.14 Churches and places of worship
- 9.1.15 Lodges and social clubs
- 9.1.16 Libraries
- 9.1.17 Cultural institutions
- 9.1.18 Accessory uses: Uses, buildings, and structures typically associated with an approved principal use.

9.2 Discretionary Uses

- 9.2.1 Commercial recreation establishments
- 9.2.2 Public garages and auto body shops
- 9.2.3 Service stations with or without convenience stores
- 9.2.4 Strip malls or retail plazas

- 9.2.5 Laundromat
- 9.2.6 Parking lots
- 9.2.7 Licensed premises for the sale and consumption of alcoholic beverages
- 9.2.8 One residence for the owner/operator of an approved commercial use

9.3 Regulations

9.3.1 Site Regulations

Table 9-1 All Uses Except Service Stations, Hotels and Motels

Area	232 sq. m. (2,497 sq. ft.)
Frontage	7.5 metres (25 feet)
Front yard	No requirement
Rear yard	No requirement
Side yard	No requirement except where the site abuts a residential district without an intervening street or lane, then 1.5 metres (5 feet)

Table 9-2 Service Stations, Hotels and Motels

Minimum area	930 sq. m. (10,010 sq. ft.)
Minimum frontage	30 metres (98 feet)
Minimum front yard	6 metres (19.69 ft)
Minimum rear yard	6 metres (19.69 ft)
Minimum side yard	3 metres (10 feet)

9.4 Supplementary Standards for the Commercial District

- 9.4.1 Businesses shall be conducted, and goods stored, wholly within an enclosed building.
- 9.4.2 Off-street parking shall be in accordance with subsection 4.15 of this bylaw.
- 9.4.3 Where a commercial site abuts a residential district without an intervening street or lane, there shall be a strip of land adjacent to the abutting site line of not less than 1.5 metres (5 feet) in width throughout. This land may be a separate municipal buffer or included in the commercial parcel but shall not be used for any purpose except landscaping.
- 9.4.4 Accessory dwelling units
 - a) One dwelling unit is permitted as an accessory use to an approved commercial use; provided the principal operation is undergoing.

- b) Dwelling units shall have a floor area smaller than, or equal to, the floor area of the commercial use.
- c) Dwelling units shall have an entrance that is separate from that of the commercial establishment.
- d) Dwelling units shall be located above or at the rear of the principal building and may be attached or separate from the principal use.
- e) Residences, which are accessory to a commercial use, shall meet all provincial requirements for health, safety, and fire regulations.

9.4.5 Strip malls

- a) Council will consider the street access to the site when finalizing a decision on a proposed shopping centre/strip mall. Access and egress points shall be designed to minimize conflict with adjacent land uses, shall not pose a safety hazard, and shall not disrupt the flow of traffic.
- b) Council may apply standards or conditions respecting the street façade and location of entrances, and may relax the requirements for on-site parking.
- c) If abutting a residential district, a landscaped buffer strip will be required.

9.4.6 Landscaping

Where a site abuts a residential district without an intervening lane, there shall be a landscaped strip of land, at least 1.5 metres in width, adjacent to the abutting site line. The strip of land may be a municipal buffer strip or included in the commercial site but shall be used solely as a landscaped buffer.

9.4.7 Provisions for marquees and canopies

- a) For all permitted commercial buildings, a marquee or canopy shall be permitted to project into the front and/or side yard, provided the outer edges of the marquee or canopy are not closer than 1.5 metres (4.93 feet) to any front or side site line.
- b) A marquee or canopy may be cantilevered from the building but may not be constructed or supported within such yards by walls or by more than the required or normal structural supports.

10 (M) Industrial District

10.1 Permitted Uses

- 10.1.1 Lumber and building supply establishments
- 10.1.2 Trade shops
- 10.1.3 Warehouses and supply depots
- 10.1.4 Service stations and other establishments for the servicing, storage and sale of motor vehicles, trailers, farm machinery and equipment
- 10.1.5 Industrial equipment storage, sales and maintenance yards
- 10.1.6 Agricultural equipment supply establishment
- 10.1.7 Motor vehicle and trailer dealers and service establishments
- 10.1.8 Auto body shops
- 10.1.9 Car washes
- 10.1.10 Municipal uses and facilities
- 10.1.11 Construction trades
- 10.1.12 Public works and utility facilities, excluding solid or liquid waste facilities
- 10.1.13 Welding shops
- 10.1.14 Heavy equipment storage and maintenance yards
- 10.1.15 Accessory uses: Unless otherwise stated, uses, buildings and structures typically accessory to an approved principal use.

10.2 Discretionary Uses

- 10.2.1 Grain elevators, fertilizer and seed cleaning plants
- 10.2.2 Bulk fuel dealerships and storage
- 10.2.3 Bulk fertilizer operations
- 10.2.4 Abattoirs, tanneries and hide storage
- 10.2.5 Manufacturing, fabrication and processing operations
- 10.2.6 Salvage yards
- 10.2.7 Auto wreckers

10.2.8 Gravel yards, stock yards, storage yards, petroleum products

10.2.9 Aggregate material storage or handling operations

10.2.10 Storage compounds

10.2.11 Mixed use industrial complex

10.2.12 Research and development laboratories

10.3 Regulations

10.3.1 Site Regulations

Table 10-1 All Sites

Minimum area	1 hectare (2.5 acres)
Minimum frontage	30 metres (98.4)
Minimum front yard	6 metres (19.69 feet)
Minimum rear yard	6 metres (19.69 ft)
Minimum side yard	3 metres (9.9 feet)

10.4 Supplementary Standards for the Industrial District

10.4.1 Uses, which may result in heavy truck traffic shall be located to ensure that such traffic takes access from major streets or designated truck routes.

10.4.2 Outside Storage

- a) Outdoor storage shall not be permitted in the required front yard of any industrial site.
- b) Required yards shall not be used for the collection or storage of hazardous material.
- c) Council may apply standards regarding the location of areas used for storage, as a condition of permit approval.
- d) Council may require special standards for the location, setback or screening of any area devoted to the outdoor storage of vehicles in operating condition, equipment, and machinery normally used for the maintenance of the property, vehicles, or vehicular parts.
- e) All outside storage shall be fenced or screened from view. Junk yards or auto wrecking yards shall be totally enclosed by a fence built to a minimum height 1.5 metres (5 feet) and constructed of material suitable to conceal the materials on site from view.
- f) Automobile parts, dismantled vehicles, storage drums and crates, stockpiled material, and similar articles and materials shall be stored within a building or shall be screened from public view.

10.4.3 Mixed Use Industrial Complex

- a) All operations shall comply with provincial and federal legislation
- b) Outside storage may require fencing where the area abuts a residential area without an intervening street or lane, the storage area shall be screened with a solid fence or hedge at least 1.5 metres (5 feet) in height.

10.4.4 Performance Standards

The following performance standards shall apply to all industrial operations:

- a) Noise – no noise from industrial production shall be audible beyond the boundary of the lot on which the operation takes place.
- b) Smoke – no process involving the use of solid fuel is permitted.
- c) Dust and ash – processes that involve the emission of dust, fly ash, or other particulate matter is not permitted.
- d) Odour – the emission of odorous gas or other matter is prohibited.
- e) Toxic gases – the emission of toxic substances will not be permitted.
- f) Glare or heat – operations that produce glare, heat or light beyond the property boundaries will not be permitted.
- g) Outdoor storage – outdoor storage is allowed provided it is tidy and orderly or adequately screened from view. Storage is not permitted in any front yard and should not cause any concerns with respect to health and safety.

10.4.5 Landscaping

- a) A landscaped strip of at least 3 metres (10 feet) in width parallel and adjacent to the front site line, shall be provided on every site.
- b) On corner lots, in addition to the landscaping required in the front yard, the side yard abutting the flanking street shall be landscaped.
- c) Where a site abuts a residential district without an intervening lane, there shall be a strip of land at least 3 metres (10 feet) in width, parallel and adjacent to the site line, which shall only be used for landscaping.

10.4.6 Salvage Yards and Auto Wreckers

These standards apply to salvage yards, auto wreckers, auto repair shops, auto body shops and similar uses as well as all salvaged vehicles and materials, vehicles waiting repair, salvage or removal and similar uses:

- a) No vehicles or parts thereof shall be located in the front yard.
- b) All salvage yards shall be enclosed from the view of the travelling public, provincial highways, public roads and residential development:

Zoning Bylaw for the Village of Young

- i. Separation and location
- ii. Vegetation
- iii. Berms
- iv. Fences or screens
- v. A building or structure
- vi. Other measures deemed appropriate and necessary by Council

11 (FUD) Future Urban Development District

11.1 Permitted Uses

- 11.1.1 Agricultural crop farming, cultivation of land, horticulture and related uses
- 11.1.2 Grazing and pasturing livestock, excluding intensive livestock operations, poultry farms, hatcheries or kennels
- 11.1.3 Public works and utility facilities, excluding warehouses, storage yards and solid or liquid waste facilities
- 11.1.4 Municipal and community facilities
- 11.1.5 Accessory uses: Uses, buildings, structures or uses typically associated with an approved principal use

11.2 Discretionary Uses

- 11.2.1 Passive recreational uses, sports fields, parks, golf courses and other similar uses
- 11.2.2 Cemeteries
- 11.2.3 Places of worship
- 11.2.4 Market gardens, nurseries, and greenhouses
- 11.2.5 Campgrounds or picnic grounds
- 11.2.6 One single family dwelling unit for the owner or operator of the principal use

11.3 Regulations

11.3.1 Site Regulations

Table 11-1 Agricultural Uses

Minimum area	16 hectares (40 acres)
Minimum frontage	15 metres (49.2)
Minimum front yard	6 metres (19.69 feet)
Minimum rear yard	6 metres (19.69 feet)

Table 11-2 All Other Uses

Minimum area	1 hectare (2.4 acres)
Minimum frontage	15 metres
Minimum front yard	6 metres (19.69 feet)
Minimum rear yard	6 metres (19.69 feet)

11.3.2 A maximum of one single detached dwelling will be permitted on any site

11.4 Supplementary Standards for the Future Urban Development District

11.4.1 Development applications will be considered with respect to the following:

- a) The availability and capacity of infrastructure without excessive impact on the other uses being served by the municipal systems.
- b) The proposed development will be consistent with any adopted concept plans and will not be inconsistent with the Municipality's plans for future growth and development.

11.4.2 Vehicle access and egress points shall be provided in suitable locations so as to minimize traffic congestion and possible hazards.

11.4.3 On-site parking, storage and other non-landscaped areas associated with the discretionary use shall be suitably screened from adjacent properties and streets.

11.4.4 Council may also apply standards and conditions related to: adequate drainage of storm water; the location of buildings and structures with respect to buildings on adjacent properties; and the size, shape and arrangement of buildings/structures and the placement and arrangement of lighting and signs.

11.4.5 Any building or structure used for the habitation or shelter of animals permitted in this zoning district, shall be located a minimum distance of 75 metres (246 feet) from an occupied dwelling situated on an adjoining site.

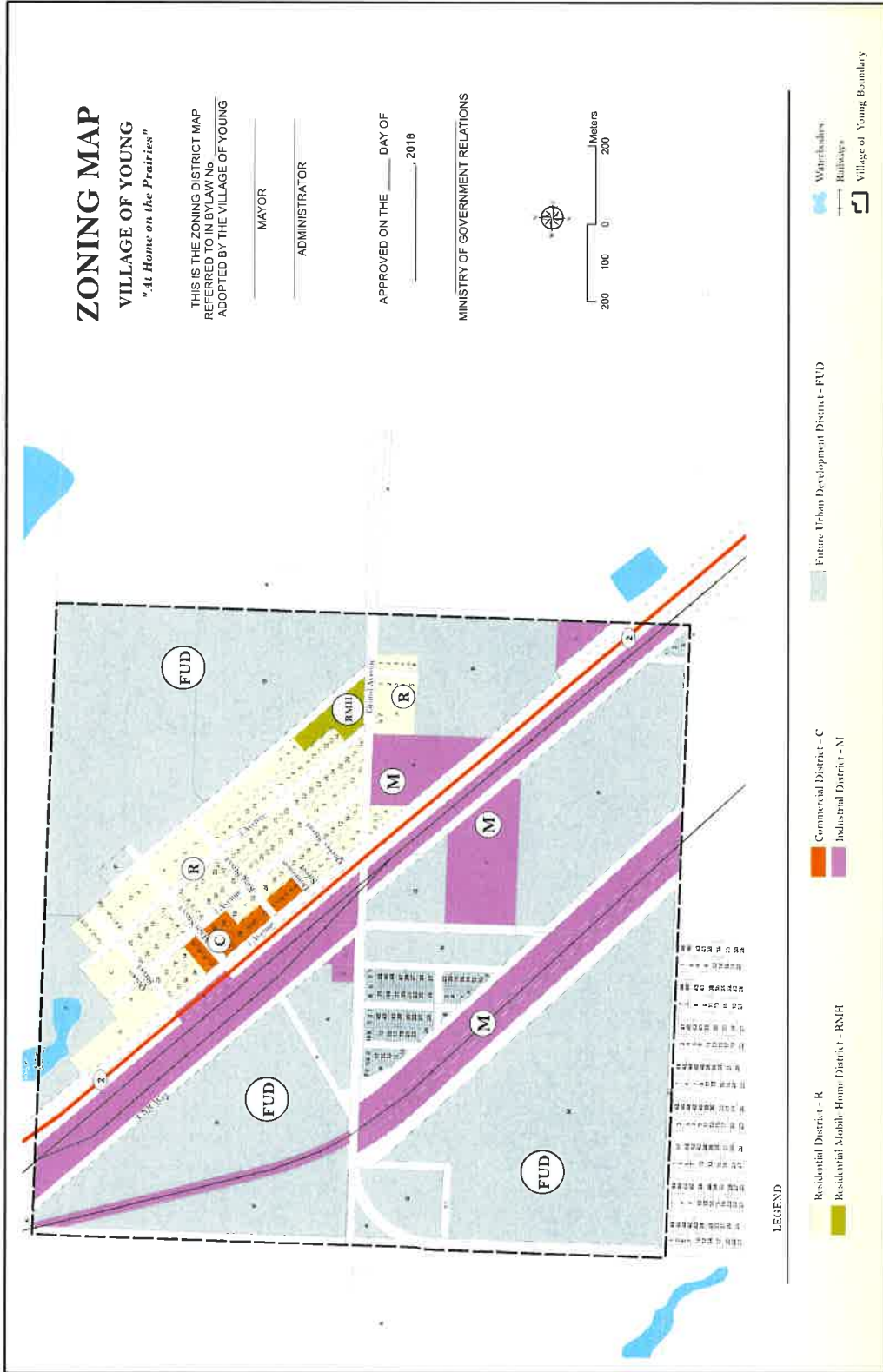
11.4.6 Council will consider applications for a proposed discretionary use with respect to the following criteria:

- a) There is adequate sewer, water, and utility services available to service the development without excessive impact on other uses being served by the system.
- b) The proposed development is consistent with any concept plans, future development plans and the Future Land Use Map.
- c) The development will not require the premature development of new streets or utility lines except as may be provided for in the official community plan.

12 Appendix A - Development Review Criteria

- 12.1.1 When considering applications to subdivide, or develop land, or amend the official community plan, or zoning bylaw, Council shall consider the following:
- a. The proposal must conform with the plan goals, objectives and policies in the OCP and the development standards in the zoning bylaw.
 - b. There must be a demand or a reasonable need for the proposed use.
 - c. The proposal must be capable of being economically serviced including roadways, water and sewer services, and other utilities and community facilities necessary to support the proposed use.
 - d. The availability of alternative sites or buildings that would accommodate the proposed development in order to better achieve the intent of this OCP and zoning bylaw.
 - e. The ability of the RM to provide the required public utilities. Servicing agreements and development agreements, will be required to ensure the costs do not fall on the municipality or general tax base.
 - f. The compatibility of the proposed use with nearby land uses, existing and planned public utilities, the character of the area, and municipal policies for environmental protection.
 - g. The potential impact of the proposed development on current and future municipal projects.
 - h. The need for additional information necessary to assess the suitability of the proposal. Information may be in the form of reports, studies, development issues, resident concerns, provincial comments and public hearing submissions.
- 12.1.2 Subdivision and development proposals shall not be approved where the proposal:
- a. Would be detrimental to the health, safety, convenience, or general welfare of persons residing or working in the area.
 - b. Would be injurious to, or incompatible with, existing or proposed developments or public utilities.
 - c. Would, in Council's opinion, involve prohibitively expensive public utility construction or maintenance costs.
 - d. Involves the refusal of a developer to enter into a servicing or development levy agreement.
 - e. The location, design or servicing is not appropriate for the proposed use, or the proposal is not environmentally responsible.
- 12.1.3 Where a subdivision or development proposal affects the municipal road system, the municipality may, at its discretion, and pursuant Section 22 of *The Municipalities Act*, require the landowner or developer to enter into a road maintenance agreement.

13 Appendix B - Zoning Maps



14 Appendix C – Aerial Photo



