TOWN OF SOURIS ZONING AND SUBDIVISION CONTROL DEVELOPMENT BYLAW

August 2010

SECTION #1- SCOPE

1.1	Title	1
1.2	Area Defined	1
1.3	Scope	1
1.4	Authority of Development Officer	1
SECTION #2 – DEFINITIONS		2-14
SECT	TION #3 – DEVELOPMENT ZONES	15
3.1	Development Zones	15
3.2	Interpretation of Zone Boundaries	15
3.3	Official Zoning Map	16
3.4	Certain Words	16
3.5	Units of Measure	16
SECT	TION #4 – GENERAL PROVISIONS FOR ALL ZONES	17
4.1	Development Approval	17
4.2	Permit Application	18
4.3	Payment of Fees	18
4.4	Development Permit	18
4.5	Site Plan	18
4.6	Conditions on Permits	19
4.7	Development Agreement	19
4.8	Existing Non-Conforming Lots	19
4.9	Lot Frontage	20
4.10	Existing Non-Conforming Buildings	20
4.11	Other Information	20
4.12	Access	21
4.13	Entranceway Permit	21
4.14	Sight Distance	21
4.15	Development Restrictions	21
4.16	Main Building	22
4.17	Accessibility/Barrier Free Design	22
4.18	Mixed Use	22
4.19	Yards	22
4.20	Construction Plans	23
4.21	Other Requirements	23

Page

4.22	Site Work	23
4.23	Authorization for Inspection	23
4.24	Accessory Structures	23
4.25	Garden Suites	24
4.26	In-Law Suites	25
4.27	Permits Posted	26
4.28	Moving of Buildings	26
4.29	Height Regulations	26
4.30	Intersection Triangle	26
4.31	Permitted Uses in All Zones	27
4.32	Construction Accordance with Application	27
4.33	Denying Permits	27
4.34	Underground Petroleum Storage Tanks	27
4.35	Outdoor Swimming Pools	28
4.36	Surveys Required	28
4.37	Certificate of Compliance	28
4.38	Subdividing of Attached Buildings	29
4.39	Grade of Site	29
4.40	Landscaping	30
4.41	Petroleum Storage	30
4.42	Non-Conforming Uses	30
4.43	Businesses in Residential Zones	31
4.44	Special Requirements for Semi-Detached, Row or	
	Town House Dwellings	32
4.45	Maximum Lot Coverage	32
4.46	Recreational Trailers or Vehicles	32
4.47	Mobile Homes	32
4.48	Bed and Breakfast	32
SECT	ION #5 – WIND ENERGY SYSTEMS	34
5 1	Definitions	24
5.1 5.2	Permitted Use	34 35
5.2 5.3	Development Permits and Agreements	35 35
5.5 5.4	Shared Wind Energy Systems	35 36
5.4 5.5	Wall or Roof-Mounted Systems	30 36
5.5 5.6	Wind Turbine Tower Height	30 36
5.0 5.7	Setback	30 36
5.7 5.8	Noise	30 37
	Shadow Flicker	
5.9 5 10	Snadow Flicker Number of Turbines	37
5.10 5.11		37
5.11	Compliance with Canadian Building Code	37
5.12	Compliance with Air Traffic Safety Regulations	38
5.13	Compliance with Existing Electric Codes	38

5.14	Utility Notification	38
5.15	Abandonment or Decommissioning	38
5.16	Application Requirements	39
5.17	Design Requirements	40
5.18	Certification and Design	40
5.19	Approvals	41
5.20	Severability	41
SECTION #6 – SIGNAGE		42
6.1	Signage	42
6.2	General	42
6.3	Maintenance	42
6.4	Number of Signs	43
6.5	Signs Permitted in all Zones	43
6.6	Signs Prohibited in all Zones	44
6.7	Fascia Signs	45
6.8	Projecting Signs	45
6.9	Free-Standing Signs	46
6.10	Canopies or Awnings	47
6.11	Sandwich Signs	47
6.12	Signs for Sports Fields and Outdoor Stadiums	47
SECTION #7 – PARKING REQUIREMENTS		48
7.1	Preamble	48
7.2	Parking Requirements	48
7.3	Additional Parking Spaces	49
7.4	Other Requirements	49
7.5	Loading Zones	50
7.6	Waiver of Commercial Parking Requirements	50
SECTION #8 – MINI-HOME COURT ZONE (RM1)		51
8.1	General	51
8.2	Permitted Uses	51
8.3	Lot Requirements	52
8.4	Other Requirements	52
SECTION #9 – SINGLE FAMILY RESIDENTIAL ZONE (R1)		54
9.1	General	54
9.2	Permitted Uses	54
9.3	Special Permit Uses	54

9.5Lot Requirements54SECTION #10 - TWO-FAMILY RESIDENTIAL ZONE (R2)5610.1General5610.2Permitted Uses5610.3Special Permit Uses5610.4Servicing5610.5Lot Requirements56SECTION #11 - MULTIPLE FAMILY RESIDENTIAL
10.1General5610.2Permitted Uses5610.3Special Permit Uses5610.4Servicing5610.5Lot Requirements56
10.1General5610.2Permitted Uses5610.3Special Permit Uses5610.4Servicing5610.5Lot Requirements56
10.2Permitted Uses5610.3Special Permit Uses5610.4Servicing5610.5Lot Requirements56
10.2Permitted Uses5610.3Special Permit Uses5610.4Servicing5610.5Lot Requirements56
10.3Special Permit Uses5610.4Servicing5610.5Lot Requirements56
10.4Servicing5610.5Lot Requirements56
10.5Lot Requirements56
-
SECTION #11 – MULTIPLE FAMILY RESIDENTIAL
ZONE (R3) 58
11.1 General 58
11.2Permitted Uses58
11.3Special Permit Uses58
11.4Servicing58
11.5 Lot Requirements
SECTION #12 – GENERAL COMMERCIAL ZONE (C1) 60
SECTION #12 – GENERAL COMMERCIAL ZONE (C1) 60
12.1 General 60
12.2 Permitted Uses 60
12.3Special Permit Uses60
12.4 Lot Requirements 60
12.5 Fire-Rated Buildings 61
12.6 Special Requirements: Commercial Zones
Adjacent to Residential Zones 61
12.7 Dwellings in Commercial Buildings 62
12.8 Transient or Temporary Commercial Permits 62
12.9 Automobile Service Station 63
12.10 Multiple Family Dwellings 63
12.11Parking in Front of Building63
SECTION #13 – HERITAGE DISTRICT ZONE (HD) 64
13.1 General 64
13.2 Special Requirements – Building Facades 64
13.3 New Buildings/Building Conversions 64
13.4 Building Demolition or Moving 64

SECTION #14 – INDUSTRIAL ZONE (M1)

General	65
Permitted Uses	65
Special Permit Uses	65
Lot Requirements	66
Exceptions to Maximum Building Height	66
Special Requirements: Industrial Zone Adjacent	
to Residential Zones	66
Servicing	66
Environmental Impact Assessment	67
ION #15 – AGRICULTURAL RESERVE ZONE (A1)	68
General	68
Permitted Uses	68
Lot Requirements	68
Intensive Livestock Operations	68
SECTION #16 - RECREATION AND OPEN SPACE ZONE (01)	
General	70
Permitted Uses	70
Lot Requirements	70
ION #17 – PUBLIC SERVICE AND INSTITUTIONAL	
ZONE (PSI)	71
General	71
Permitted Uses	71
Lot Requirements	71
Parking in Front Yard	71
ION #18 – ENVIRONMENTAL RESERVE ZONE (02)	72
General	72
Permitted Uses	72
Zone Boundaries	72
Zone Requirements	72
Variances	72
Construction Permitted on Sand Dunes	73
Setbacks – Erosion Factors	73
	Permitted Uses Special Permit Uses Lot Requirements Exceptions to Maximum Building Height Special Requirements: Industrial Zone Adjacent to Residential Zones Servicing Environmental Impact Assessment ION #15 - AGRICULTURAL RESERVE ZONE (A1) General Permitted Uses Lot Requirements Intensive Livestock Operations ION #16 - RECREATION AND OPEN SPACE ZONE (01) General Permitted Uses Lot Requirements ION #17 - PUBLIC SERVICE AND INSTITUTIONAL ZONE (PSI) General Permitted Uses Lot Requirements Parking in Front Yard ION #18 - ENVIRONMENTAL RESERVE ZONE (02) General Permitted Uses Zone Requirements Zone Zone Requirements Zone Zone Zone Requirements Zone Zone Zone Zone Zone Zone Zone Zone

SECT	ION #19 – WELLFIELD PROTECTION ZONES	75
19.1	General	75
19.2	Development	75
SECT	ION #20 – MINOR VARIANCE	80
20.1	Minor Variance	80
SECT	ION #21 – AMENDMENTS	81
21.1	Application for Amendment	81
21.2	Application for Re-Zoning	81
21.3	Amendment Fee	81
21.4	Notice to Property Owners	81
21.5	Council's Review	82
21.6	Public Meeting	82
SECT	ION #22 – GENERAL PROVISIONS FOR SUBDIVIDING LAND	83
22.1	Cub division Annuaral	07
22.1	Subdivision Approval	83 92
22.2	Conveying Interest in a Lot Permission to Subdivide	83 82
22.3		83 84
22.4	Changes to Existing Lots	
22.5	Special Requirements – Agricultural Reserve (A1) Zone Procedure	84 85
22.6 22.7	Procedure Parkland Dedication and/or Park Dedication Fee	85 86
22.7	Subdivision Agreement	86
22.8 22.9	5	80 87
22.9 22.10	Final Approval Severances/Consolidation	87 87
	Building Permits	87 87
<i>44</i> ,11	Dunung I Clinics	07
SECT	ION #23 – PENALTIES	88
SECT	ION #24 – REPEAL	89
APPE	NDIX "A" – OFFICIAL PLAN MAP	90

APPENDIX "B"

Table 1 - Minimum Lot Size Standards	
- Residential Developments	91
Table 2 - Minimum Lot Size Standards	
– Non-Residential Lots	95
	95