

SECTION 7 - H - HAMLET DISTRICT

7.1 Permitted Uses

The following uses are permitted in this district:

7.1.1 Principal Uses

- (1) *Residential*
 - (a) Single detached dwelling.
 - (b) Mobile home on a permanent foundation.
- (2) *Recreational uses*
 - (a) Public sports fields and parks.
 - (b) Rinks.
- (3) *Institutional uses*
 - (a) Community halls, public museums, and libraries.
 - (b) Non-residential schools and educational institutions.
 - (c) Places of worship.

7.1.2 Accessory Uses including uses and buildings customarily accessory and subordinate to the principal use on the site.

7.2 Discretionary Uses

The following uses are discretionary in this district:

7.2.1 Principal Uses

- (1) *Commercial uses*
 - (a) All retail store, commercial retail service, restaurant, and public accommodation establishments.
 - (b) Veterinary clinics and hospitals.
- (2) *Industrial and agricultural service uses*
 - (a) Agricultural equipment, motor vehicle, or recreational equipment dealers and service establishments.
 - (b) Agricultural seed, fuel, and chemical supply establishments.
 - (c) Agricultural product storage, transshipment, service and contracting establishments, excluding facilities for the handling of large animals.
 - (d) Construction trades.
 - (e) Manufacturing or processing establishments.
 - (f) Welding, machine shops, and metal fabricating.

7.2.2 Ancillary Uses

- (1) Bed and breakfast homes where ancillary to a residence on the same site.
- (2) Home-based businesses where ancillary to a residence on the same site, including personal care homes.

7.3 Regulations

7.3.1 Site Area Requirements

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| (1) Service stations, gas bars, industrial and agricultural service uses- | Minimum - 1,000 m ² (10,764 square feet). |
| (2) Public utilities and municipal facilities - | Minimum - none. |
| (3) All other uses - | Minimum - 450 m ² (4845 square feet). |

7.3.2 Site Frontage Requirements

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|----------------------------------------------------------------------------|---------------------------------|
| (1) Service stations, gas bars, industrial and agricultural service uses - | Minimum - 30 metres (100 feet). |
| (2) Public utilities and municipal facilities - | Minimum - none. |
| (3) All other uses - | Minimum - 15 metres (50 feet). |

7.3.3 Yard Requirements - Residential Uses

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| (1) Front Yard - | Minimum - 6 metres (20 feet) |
| (2) Side yard - | Minimum - 1.5 metres (5 feet) |
| (3) Rear Yard - principal building - | Minimum - 6 metres (20 feet) |
| - accessory building - | Minimum - 1.5 metres (5 feet) |

7.3.4 Yard Requirements - Other Uses

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| (1) A yard abutting a highway - As required by Sask. Highways and Transportation, but not less than 6 metres (20 feet) | |
| (2) A yard abutting a highway frontage road or municipal road allowance - | Minimum - 6 metres (20 feet) |
| (3) A front yard for service stations, gas bars, industrial and agricultural service uses- | Minimum - 6 metres (20 feet). |
| (4) A yard abutting a residential use without an intervening street - | Minimum - 3 metres (10 feet) |
| (5) Any yard abutting a railway - | Minimum - nil |
| (6) Any other yard | Minimum - nil |
| (7) The yard requirements shall not apply to any public utility, municipal facility, or public recreational use. | |

7.3.5 Site Coverage by Buildings

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| (1) Residential uses - | Maximum - 35% |
| (2) All other uses except public utilities - | Maximum - 50% |

7.3.6 Floor Area

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| (1) Detached buildings accessory to a residential use - | Maximum - 100 m ² (1,076 sq. ft.) |
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7.3.7 Residential Development

- (1) *Mobile Homes* shall bear C.S.A. Standard Z240 (1979), or later revisions thereto, approval and be securely attached to a permanent foundation prior to occupancy.
- (2) *Reduced Front Yard* - Where on a residential block the dwelling in an abutting lot is legally located less than the minimum front yard required by Section 7.3.3, the front yard may be reduced up to the lesser front yard of the abutting lot, but not less than 3 metres (10 feet).

7.3.8 Animals

- (1) The keeping, handling, sale or transshipment of cattle, horses, pigs, goats or sheep is prohibited within this district.

7.3.9 Sign Size

- (1) The maximum facial area of a sign on residential sites shall be 1.2 square metres (12.9 sq. ft.).
- (2) The maximum facial area of a sign on service stations, gas bar, industrial and agricultural service use sites shall be 6.5 square metres (70 sq. ft.).
- (3) The maximum facial area of a sign on all other sites shall be 3.5 square metres (37.7 sq. ft.).

7.4 Development Standards for Discretionary Uses

7.4.1 Commercial Industrial and Agricultural Service Uses

- (1) Council will apply the criteria of Section 6.3 of the Basic Planning Statement in considering locations for commercial, industrial or agricultural service uses.
- (2) Council may apply special standards in the issuing of a development permit for screening of storage areas, fencing, or required yards adjacent to residential uses.

7.4.2 Home-Based Businesses

- (1) Home-based businesses shall comply with Section 3.10.
- (2) A home-based business shall not include auto body repair or repainting operations.
- (3) No heavy construction or industrial equipment or supplies shall be stored on any site for a home-based business in this district.

7.4.3 Bed-and-Breakfast Homes

- (1) Bed-and-breakfast homes shall comply with Section 3.11.
- (2) Council may apply special standards in the issuing of a development permit limiting the number of rooms or buildings that may be permitted in conjunction with the operation.