

TOWN OF LAMPMAN

BYLAW NO. 1974-4

A bylaw to regulate development in the Town of Lampman so as to provide for the amenity of the town, and the health, safety and general welfare of the inhabitants.

Under the authority granted by the Planning and Development Act, 1973, the Mayor and Council of the Town of Lampman in the Province of Saskatchewan, in open meeting hereby enact as follows:

SHORT TITLE

1. This bylaw may be cited as the "Zoning Bylaw".

## DEFINITIONS

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

Accessory use - shall mean a use customarily incidental and subordinate to the principal use or building and located on the same site with such principal use or building.

Alteration - shall mean any structural change or any addition made to any building.

Apartment house - shall mean a building divided into three or more dwelling units as herein defined, each of which is occupied or intended to be occupied as the permanent home or residence of one person or one family, as distinct from a hotel, rooming house or boarding house.

Building - shall mean a structure used for the shelter or accommodation of persons, animals, goods or chattels.

Building, accessory - shall mean a subordinate detached building appurtenant to a main building or main use, and located on the same site, the purpose of which is to provide better and more convenient enjoyment of the main building or main use.

Building line, established - shall mean the average distance from the street line to the main wall of existing buildings on any side of any block where more than half the frontage has been built upon.

Council - shall mean the Council of the Town of Lampman

Development - means the carrying out of any building, engineering, mining or other operations in, on or over land or the making of any material change in the use of any building or land.

Dwelling unit - shall mean 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.

Dwelling, one family - shall mean a detached building consisting of one dwelling unit as herein defined, and occupied or intended to be occupied as the permanent home or residence of one family, shall include a mobile home, but shall not include a trailer coach as herein defined.

Dwelling, two family - shall mean a building divided into two dwelling units as herein defined, each of which is occupied or intended to be occupied as the permanent home or residence of one family.

Dwelling, multiple-family - shall mean a building divided into three or more dwelling units as herein defined, each of which is occupied or intended to be occupied as the permanent home or residence of one family, and shall include amongst others, terrace or row houses and apartments as distinct from a boarding or lodging house, rooming house, hotel or motel.

Floor area - shall mean the maximum habitable area contained within the outside walls of a building, excluding in the case of a dwelling any private garage, porch, verandah, sunroom, unfinished attic or unfinished basement.

Garage, private - shall mean a building or part of a building used or intended to be used for the storage of motor vehicles and having a capacity of not more than two vehicle spaces for each dwelling unit to which the garage is accessory.

Garage, public - shall mean a building or part of a building other than a private garage used for the storage, care, repair servicing or equipping of motor vehicles or where such vehicles are kept for remuneration, hire, sale or display.

Hotel - shall mean a building or structure or part of a building or structure kept, used or advertised as a place where sleeping accommodation with or without meals is provided for transient lodgers, and where a guest register or record is kept, but does not include a motel, boarding house, lodging or rooming house, or tourist home.

Lane - shall mean a secondary public thoroughfare intended primarily to give access to the rear or side of abutting property .

Mayor - shall mean the Mayor of the Town of Lampman .

Minister - shall mean the Minister of Municipal Affairs for the Province of Saskatchewan .

Mobile home - shall mean a trailer coach that is used as a dwelling for permanent or year-round living, and that has water faucets and a shower head or bath tub that may be connected to a water distribution system, and that has a wash basin and water closet that may be connected to a sewerage system .

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

Motel - shall mean a series of dwelling units, intended for the use of automobile transients, each unit containing at least a bedroom and bathroom, and each unit having convenient access to a parking space for the use of the occupants .

Non-conforming use - shall mean any use of land, building or structure lawfully existing 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 .

Parking lot - shall mean an open area, other than a street, used for temporary parking of more than four (4) automobiles and available for public use whether free, for compensation, or as an accommodation for clients and customers .

Parking space, automobile - shall mean a space within a building or parking lot for the parking of one (1) automobile including convenient access to a public lane or street.

Row house - shall mean a building divided into three or more dwelling units located side by side under one roof and sharing party walls.

Site - shall mean an area of land considered as a unit devoted to a certain use, or occupied by a building or a permitted group of buildings, and the customary accessories and open spaces belonging to the same.

Site line, front - shall mean the boundary that divides the site from the street. In the case of a corner site, the front site line shall mean the boundary separating the narrowest street frontage of the site from the street.

Site line, rear - shall mean the boundary at the rear of the site and opposite the front site line.

Site line, side - shall mean a site boundary other than a front or rear site line.

Street - shall mean a public thoroughfare which affords the principal means of access to abutting property.

Structure - shall mean anything that is built, constructed or erected and located on the ground, or attached to something located on the ground.

Tourist campsite - shall mean a site which provides for the temporary location of tents and trailers used by travellers and tourists for overnight accommodation.

Town - shall mean the Town of Lampman

Town Clerk - shall mean the Town Clerk of the Town of Lampman

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

Yard - shall mean any part of a site unoccupied and unobstructed by any main building .

Yard, front - shall mean a yard extending across the full width of a site between the front line of the site and the nearest main wall of the main building or structure on the site .

Yard, rear - shall mean a yard extending across the full width of the site between the rear line of the site and the nearest main wall of the main building or structure on the site .

Yard, side - shall mean a yard extending from the front yard to the rear yard between the side line of a site and the nearest main wall of the main building or structure on the site .

SCOPE

3. No development shall hereafter be permitted within the limits of the municipality, except in conformity with the provisions of this bylaw.

PART I

ZONING DISTRICTS

4. Classification of Zoning Districts

In order to carry out the purposes and regulations of this bylaw the municipality is hereby divided into five (5) classes of zoning districts to wit:

- A - Agricultural District
- R - Residential District
- C1- Commercial District
- C2- Commercial District
- M - Industrial District

5. Boundaries of Zoning Districts

The boundaries of such districts referred to in Section 4, together with explanatory legend, notation and reference, are shown on the map entitled "Zoning District Map." Where shown along streets and lanes the boundaries, unless otherwise indicated on the map, shall be interpreted to be the boundaries of the allowances of the streets and lanes; where zoning district boundaries are not shown along streets and lanes and where the property has been subdivided into blocks of lots, the boundaries shall be construed to be the lot lines; in unsubdivided land the boundaries shall be determined by the scale shown on the map.

6. The Zoning District Map

The map, bearing the statement "This is the Zoning District Map referred to in the Bylaw No.     ", adopted by the Town of     Lampman and signed by the Mayor and Town Clerk under the seal of the Town, shall be known as the "Zoning District Map," and such map is hereby declared to be an integral part of this bylaw, as if embodied herein.

7. District Schedules

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



7. 1 A Agricultural District(1) Uses Permitted

Subject to all other provisions of this bylaw, on any site, in any district defined, designated or described in this bylaw as an A Agricultural District only the following uses shall be permitted:

A. Agricultural

Field crops, truck farming, market gardening, tree nurseries, and any other similar agricultural uses, but not including the care and raising of animals or birds except as allowed in Part C below.

B. Recreational

Sports fields, parks, golf courses, and other similar uses, including tourist campgrounds and curling and skating rinks

## C. Offices and clinics of veterinary surgeons.

D. Waste Disposal Sites  
Modified landfill sites and sewage lagoons.

## E. Airports

F. Accessory

Buildings, structures or uses accessory to and located on the same site with the main use including single-family dwellings accessory to the main use and occupied by the owner, caretaker or manager of the main use.

(2) Regulations

## A. Site area - minimum

Recreational -	10 acres
Offices and clinics of veterinary surgeons -	3 acres
All other uses -	40 acres.

## B. A maximum of two single-family dwellings is permitted on any one agricultural land holding.

- C. All buildings shall be set back at least 50 feet from the edge of any highway or road.
- D. Signs and billboards are prohibited except for signs showing the names of occupants, information signs bearing no advertising, and signs bearing notices of sale or lease. No sign shall have a facial area exceeding four (4) square feet.

7. 2 R Residential District

(1) Uses Permitted

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

A. Residential

- (1) One-family dwellings
- (2) Two-family dwellings.

B. Home Occupations

Offices of physicians, dentists, drugless practitioners, clergymen, artists, authors, dressmakers, milliners, seamstresses, music teachers, and tutors.

C. Institutional

- (1) Churches, religious institutions;
- (2) Lodges, fraternal organizations;
- (3) Schools, educational institutions;
- (4) Hospitals, sanatoria, clinics;
- (5) Libraries, cultural institutions.

D. Recreational

Public sports fields, parks and other similar uses.

E. Accessory

Buildings, structures or uses accessory to and located on the same site with the main use.

(2) Regulations

## A. Site area - minimum -

One-family dwellings -	5,000 sq.ft. where the site is served by a lane, otherwise 6,500 sq.ft. except as provided in Section K
Two-family dwellings -	6,000 sq.ft. where the site is served by a lane, otherwise 7,000 sq.ft.
All other uses -	5,000 sq.ft. where the site is served by a lane, otherwise 6,500 sq.ft.

## B. Site frontage - minimum

One-family dwellings	50 feet where the site is served by a lane otherwise 65 feet except as provided for in Section K
Two-family dwellings	60 feet where the site is served by a lane, otherwise 70 feet
All other uses	50 feet where the site is served by a lane, otherwise 65 feet.

## C. Floor area - minimum

Residential -	500 sq.ft. per dwelling unit
All other main buildings -	1,000 sq.ft.

D. Yard, front - minimum depth 20 feet

E. Yard, side - minimum width 5 feet

Institutional uses, however, shall provide side yards of 10 feet or one-half the building height whichever is the greater.

F. All accessory buildings with a door or doors opening onto a street or lane shall not be located less than four (4) feet from the site line abutting the street or lane.

G. Home Occupations

- Home occupations shall be located in detached one-family dwellings used as the practitioners own private residence.

- No external evidence of such home occupation is permitted except for a business or professional sign or notice not exceeding one (1) square foot in area.

- Home occupations shall be conducted entirely within the dwelling and shall not be permitted in any accessory building.

- There shall be no exterior display, no exterior storage of materials and no other exterior indication of home occupation or variation from the residential character of the dwelling.

H. Signs and billboards are prohibited except as noted for home occupations and those showing the names of occupants and signs bearing notice of sale or lease or other information relating to a temporary condition affecting the premises.

I. Off-Street Parking - shall be provided in accordance with the schedule set out in Section 15 of this Bylaw.

J. General Regulations

- No side or front yards shall be used for the storage or collection of goods, commodities or other form of materials.

- No yard or portion thereof shall be used for the storage of machinery.

K. Existing Sites

(1) In the case of an existing site of 40 to 50 feet frontage at the time that this bylaw came into force, development of a one-family dwelling will be permitted.

(2) In the case of an existing site of 30 to 40 feet frontage at the time that this bylaw came into force, development of a one-family dwelling will be permitted at Council's discretion.

L. Mobile Homes & Prefabricated Homes

(1) Mobile homes of CSA - Z240 approved construction and prefabricated homes conforming to National Building Code requirements will be permitted to locate on a site with the same site requirements as a one-family dwelling.

(2) Other prefabricated dwellings or existing dwellings may be located in a residential district only with prior approval of Council.

(3) All mobile homes shall be equipped with a skirting acceptable to council within 30 days of the mobile home being placed on the site. An accessible removable panel shall be incorporated into the skirting as a service panel.

7.3 C 1 Commercial District

(1) Uses Permitted

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

A. Commercial

- ✓ (1) Banks, offices, studios;
- ✓ (2) Bakeries with retail sales;
- ✓ (3) Barbers, hairdressers, receiving stations for dry cleaning and laundry establishments, self-service laundries, shoe repairs and similar types of personal service establishments.
- ✓ (4) Bus terminals;
- ✓ (5) Hotels
- ✓ (6) Medical and dental offices and clinics;
- ✓ (7) Printing plants, newspaper offices;
- ✓ (8) Restaurants, confectioneries and other places for the sale and consumption of food and related items.
- ✓ (9) Retail stores;
- ✓ (10) Service stations;
- ✓ (11) Telegraph offices, express offices, radio and television stations;
- ✓ (12) Theatres, assembly halls, commercial recreational establishments, but not including skating or curling rinks;
- ✓ (13) Undertaking establishments;
- ✓ (14) Licenced beverage rooms and other places for the sale and consumption of beer, wine, and spirits with or without food.

B. Institutional

- (1) Churches, church halls;
- (2) Lodges, fraternal organizations, social clubs;
- (3) Libraries, cultural institutions;
- (4) Regional health centres.
- (5) Fire Halls

C. Residential

Dwelling units above stores or commercial establishments.

D. Accessory

Buildings, structures, or uses accessory to and located on the same site with the main building or uses, including dwelling units for caretakers, owners or managers of any of the permitted uses.

(2) Regulations

- A. Site area - minimum - service stations - 10,000 sq.ft.  
all other uses - 3,000 sq.ft.
- B. Site frontage - minimum - service stations - 100 feet  
all other uses - 25 feet
- C. Yard, front - minimum - service stations - 25 feet  
all other uses - no requirement
- D. Yard, side - where the side of a site in any C<sub>1</sub> Commercial District abuts any Residential District without an intervening street or lane, a side yard of at least five (5) feet shall be provided.
- E. Yard, rear - where the rear of a site in any C<sub>1</sub> Commercial District abuts any Residential District without an intervening street or lane, a rear yard of at least twenty (20) feet shall be provided.



- F. All business shall be conducted and all goods stored wholly within an enclosed building except as required in the servicing of motor vehicles.
- G. Signs and billboards shall be prohibited except for signs advertising the principal use of the premises or the principal products offered for sale on the premises. Permitted signs shall be subject to the following requirements:
- (1) No sign shall be in excess of one hundred and fifty (150) square feet in area. Signs projecting from the front of a building shall not be in excess of thirty-six (36) square feet in area. Permitted signs may be double-faced with combined area of seventy-two (72) square feet.
  - (2) No sign shall be illuminated unless the source of light is steady and suitably shielded.
  - (3) The maximum height of any sign shall be twenty (20) feet.
- H. All permitted dwelling units shall have a minimum floor area of <sup>152 sq</sup> 500 square feet. All dwelling units shall have an entrance from the street separate from that of the store or commercial establishment. Dwelling units must be provided with a fire exit separate from the required entrance from the street.
- I. Off-street parking shall be provided in accordance with the schedule set out in Section 15 of this bylaw.

7.4 C 2 Commercial District

(1) Uses Permitted

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

A. Commercial

- (1) Motels;
- (2) Service stations;
- (3) Restaurants;
- (4) Garages and other establishments for the servicing of motor vehicles;
- (5) Drive-in restaurants;
- (6) Drive-in theatres;
- (7) Miniature golf courses and similar commercial recreation establishments;
- (8) Tourist campgrounds;
- (9) Bus terminals;
- (10) Car washing establishments;
- (11) Veterinary hospitals and offices of veterinary surgeons.

B. Accessory

Buildings, structures or uses accessory to and located on the same site with the main building or use, including dwellings for caretakers, or managers of any of the permitted uses.

(2) Regulations

- A. Site area - minimum - motels - 18,000 sq.ft.  
all other uses - 12,000 sq.ft.
- B. Site frontage - minimum 100 feet

- C. Yard, front - minimum - motels - 50 feet  
all other uses - 25 feet 53
- D. Yard, side - minimum - 10 feet on each side
- E. Yard, rear, minimum - 10% of the depth of the site.
- F. Signs and billboards shall be prohibited except for signs advertising the principal use of the premises or the principal products offered for sale on the premises. Permitted signs shall be subject to the following requirements:
- (1) No sign shall be in excess of one hundred and fifty (150) square feet in area. Signs projecting from the front of a building shall not be in excess of thirty-six (36) square feet in area.
- Permitted signs may be double-faced with a combined area of seventy-two (72) square feet.
- (2) No sign shall be illuminated unless the source of light is steady and suitably shielded.
- (3) The maximum height of any sign shall be twenty (20) feet.
- G. Off-street parking shall be provided in accordance with the schedule set out in Section 15 of this bylaw.

7.5 M Industrial District

(1) Uses Permitted

Subject to all other provisions of this bylaw, on any site, in any district defined, designated or described in this bylaw as an M Industrial District only the following uses shall be permitted:

A. Industrial

- (1) Abattoirs;
- (2) Grain elevators, feed mills, seed cleaning plants;
- (3) Junk yards;
- (4) Lumber and building supply establishments;
- (5) Manufacturing, processing and packing plants;
- (6) Machine shops, foundry works, boiler works;
- (7) Petroleum products, storage yards, coal yards, gravel yards, stock yards;
- (8) Service stations and other establishments for the servicing, storage and sale of motor vehicles, trailers, farm machinery and equipment;
- (9) Tanneries and hide storage;
- (10) Warehouses and supply depots.

B. Accessory

Buildings, structures, or uses accessory to and located on the same site with the main building or use, including dwellings for caretakers, owners or managers of any of the permitted uses.

(2) Regulations

- A. Site area - minimum - 12,000 sq.ft.
- B. Site frontage - minimum 100 feet
- C. Yard, front - minimum 20 feet
- D. Yard, side - minimum 10 feet on each side of the main building
- E. Yard, rear - minimum 10% of the depth of the site except where the rear yard abuts a railroad track or railroad yard, in which case no rear yard is required.
- F. Off-street parking shall be provided in accordance with the schedule set out in Section 15 of this bylaw.
- G. Off-street loading and unloading space shall be provided in accordance with Section 17 of this bylaw.
- H. Signs and billboards are prohibited except for signs advertising the principal use of the premises or the names of the occupants of the premises. Permitted signs shall be subject to the following requirements:
- (1) No sign shall be in excess of one-hundred fifty (150) square feet in area. Signs projecting from the front of a building shall not exceed thirty-six (36) square feet in area. Permitted signs may be double-faced with a combined area of seventy-two (72) square feet.
- (2) No sign shall be illuminated unless the source of light is steady and suitably shielded.
- (3) The maximum height of any sign shall be twenty (20) feet.

## PART II

GENERAL REGULATIONS8. Minimum Yards Required

No portion of any yard or other open space required about any main building or use shall provide any portion of a yard or open space for any other main building or use.

9. ✓ Projections in Yards

Where minimum front or rear yards are required in any district, such minimum requirement shall not apply to prevent the construction or location of a roofed or open terrace, porch or verandah having a maximum projection from the main wall of six (6) feet. Where minimum yards are required in any district, such requirement shall not apply to prevent the construction or location of a chimney or of a roof overhang of two feet or less.

10. ✓ Building lines

Where a building line in any residential district has been established by existing buildings in a block, and is less than 20 feet from the street line, new construction may conform to the established building line, provided that the established building line is not less than 15 feet from the street line, and provided that Council, by resolution, or bylaw permits conformation to the established building line.

11. ✓ Number of principal buildings permitted on a site

Not more than one principal building shall be placed on any one site, with the exception of schools, hospitals, curling and skating rinks, nursing homes and homes for the aged.

12. Uses permitted at Council's discretion

- (1) Propane gas sales establishments may be located in any M - Industrial zoning district, but only by resolution of Council and only in locations specified in such resolution of Council. Where established by resolution, such use must conform with the regulations pertaining to that district.
- (2) Cemeteries, and homes for the aged may be located in any zoning district, but only by resolution of Council and only in locations specified in such resolution of Council. Such resolution shall specify the regulations governing the site and the location of any structure.
- (3) Warehouses may be located in any C1 Commercial District but only by resolution of Council and only in locations specified in such resolution of Council.

13. Private garages attached to main buildings by a substantial roof structure shall be considered as part of the main building and shall be subject to the regulations for the main building.

14. Service Stations

- (1) Service stations shall have a minimum frontage of 100 feet.
- (2) Where service stations occupy a corner site, only one access point shall be located on the flanking street.
- (3) Fuel pumps and other accessory equipment shall be located at least twenty (20) feet from any street or lot line.
- (4) All automobile parts, dismantled vehicles and similar articles shall be stored within a building, except on those sites located in an Industrial District.

15. Off-Street Parking - shall be provided in accordance with the following schedule:

<u>Zoning District</u>	<u>Use</u>	<u>Number of Spaces Required</u>
(1) R Residential District	Residential	1 parking space for each dwelling unit



(1) (continued)	Public School )	1 parking space for each
	Private School )	staff member
	Separate School )	
	High School )	1 parking space for each
	Collegiate )	staff member, plus
		3 parking spaces for each
		classroom
	Auditoriums, Churches, and other places of Public Assembly	3 parking spaces for each 10 seats provided for patrons
	Other Institutional Buildings	1 parking space for each 200 sq.ft. of building floor area
(2) C 1 Commercial District	Stores, shops offices	1 parking space for each 200 sq.ft. of building floor area
	Restaurants and other eating places	1 parking space for each 4 seats
	Theatres, Churches, other places of Public Assembly	1 parking space for each 4 seats provided for patrons
	Hotels	1 parking space for each 2 guest sleeping rooms
	Dwellings	1 parking space for each dwelling unit
	All other buildings	1 parking space for each 300 sq.ft. of building floor area
(3) C 2 Commercial District	Motels	1 parking space for each unit
	Restaurants	1 parking space for each 4 seats
	Accessory Dwellings	1 parking space per dwelling unit
	All other buildings	1 parking space for each 300 sq.ft. of gross floor area

- |     |                       |                            |   |
|-----|-----------------------|----------------------------|---|
| (4) | M Industrial District | All main buildings or uses | 1 parking space for each 500 sq. ft. of gross floor area, or 1 space for each 3 employees, whichever is the greater |
|-----|-----------------------|----------------------------|---|

16. Parking spaces required in any commercial district may be located within 500 feet of the main building or use, provided such spaces are located in a Commercial or Industrial District.
17. In any M Industrial District, 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.

### PART III

#### ADMINISTRATION

18. Administrative Procedure

- (1) The Town Clerk of the Town of Lampman shall be responsible for the administration of this bylaw.
- (2) Every person, before commencing any development within the municipality, shall apply to the municipal officer charged with the administration of this bylaw for a permit to carry out such development.
- (3) With every application for a development permit within the municipality, two copies of a layout or site plan showing the dimensions of the site and the size and location on the site of any development, shall be submitted for approval to the municipal officer charged with the administration of this bylaw, together with such other information as he may require for the proper enforcement of this bylaw.

- (4) When the application is approved, one copy of the layout or site plan shall be returned to the applicant bearing an appropriate indication that it has been approved; if the application is not approved, the layout or site plan shall be returned to the applicant with the reasons for refusal noted thereon and the applicant shall be advised of any right to appeal that refusal to the Zoning Appeals Board, subject to the provisions of the Planning and Development Act, 1973.
- (5) No development shall commence until a permit to carry out such development has been obtained from the officer responsible for the administration of this bylaw.

19. Zoning Appeals Board

- (1) Council shall appoint a Zoning Appeals Board in accordance with the provisions of Section 60 (1) of the Planning and Development Act, 1973.
- (2) Appeals in writing may be made to the Zoning Appeals Board by any person who:
  - (a) alleges that the council or any person acting for or on behalf of the council has misapplied the bylaw in a particular case; or
  - (b) claims that there are practical difficulties or unnecessary hardships in the way of carrying out the bylaw by reason of the exceptional narrowness, shortness, shape, topographic features or other unspecified unusual condition of a specified property.
- (3) A person who appeals under clause (b) of subsection (2) shall not be entitled to have his appeal allowed if:
  - (a) the unusual condition is the result of his or the property owner's own action;
  - (b) the adjustment requested would constitute a special privilege inconsistent with the restrictions on the neighbouring properties in the same district, or
  - (c) a relaxation of the provisions of the bylaw would be contrary to its purposes and intent and would injuriously affect the neighbouring properties.
- (4) In making an appeal to the Zoning Appeals Board the provisions of Section 83 of the Planning and Development Act, 1973, shall apply.

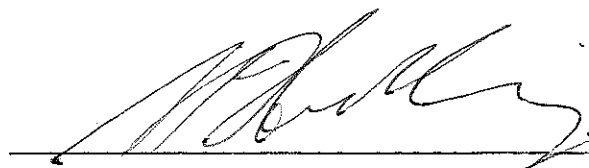
PART IV

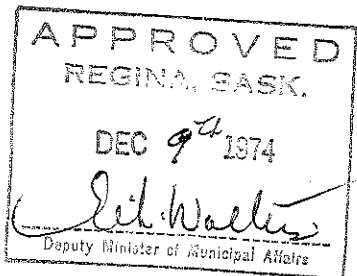
NON - APPLICATION


- 21. This bylaw is subject to the exemptions provided for non-conforming uses by Sections 75 to 80 inclusive of the Planning and Development Act, 1973.
- 22. The regulations of this bylaw shall not apply to the carrying out of any operations for the purpose of erecting structures or installing, inspecting, repairing or renewing sewers, mains, cables, pipes, wires, tracks or other similar apparatus required in connection with any lawful use of buildings or land.
- 23. Zoning Bylaw No. 9364 passed by the Council of the Town of Lampman on September 2, 1964 and all amendments thereto are hereby repealed.

EFFECTIVE DATE OF THE BYLAW

- 24. This bylaw shall come into force on the date of final approval by the Minister.

  
 \_\_\_\_\_  
 Mayor



  
 \_\_\_\_\_  
 Town Clerk

CERTIFIED A TRUE COPY  
 of the Bylaw adopted by  
 Resolution of Council  
 on the 6th day of November, 1974.

Mayor  .....  
 Town Administrator 

Note: Prosecution for breach of this bylaw comes under Section 202 of The Planning and Development Act, 1973.