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- (4) Except as specifically permitted otherwise by this Bylaw, an accessory use, building or structure shall be located on the same lot as the associated principal use.
 - (5) All accessory uses, buildings and structures shall be removed from a lot from which the associated principal building, structure or use has been removed.
 - (6) Except as specifically permitted otherwise by this Bylaw, no accessory use, building or structure shall include a habitable space.

(#2020-47, s.4, 2020)

1E.3 DISCRETIONARY USE

3.1 APPLICATION

- (1) Any land use, land use intensity, development, structure or activity is considered to be discretionary and subject to this subpart if:
 - (a) it is listed as discretionary in:
 - (i) any provision of this Bylaw; or
 - (ii) the terms or conditions of a Contract Zone;

- (b) any hazardous material or dangerous good will be used, stored, processed or produced on the lot;
 - (c) the Development Officer has determined that a House-Form Building or a Residential Business land use will significantly impact the front or side streetscape; or
 - (d) the Development Officer has determined that there may be environmental concerns or factors that can affect or be affected by development, including but not limited to:
 - (i) artesian water pressure;
 - (ii) potential impact on biodiversity; or
 - (iii) impact to environmental goals outlined in *The Official Community Plan*.
- (2) The City is authorized to specify a time limit on a discretionary use.

3.2 APPLICATION REQUIREMENTS

In addition to the requirements prescribed in subpart 1E.1, the Development Officer may require that an applicant provide any additional information deemed necessary to evaluate the suitability of the proposed development before reviewing a discretionary use application.

3.3 SPECIFIC DISCRETIONARY USE APPLICATION REQUIREMENTS FOR USES INVOLVING HAZARDOUS MATERIALS

- (1) In addition to the requirements of section 1E.3.2, every application for a development permit made in respect of a discretionary use involving use, storage, processing or production of hazardous material(s) or dangerous good(s) shall also be accompanied by a report:
 - (a) identifying all hazardous material(s) which are stored, used, processed or produced on the site;
 - (b) providing a full description of all hazardous material(s) and dangerous good(s), including:
 - (i) the materials and goods produced or processed;
 - (ii) the manufacturing processes employed; and

- (iii) the industry type(s) that will store, use, process or produce the material(s) and good(s);
- (c) identifying potential nuisances and environmental effects created by the development in terms of glare, air emissions, vibrations, noise, storm water, solid waste, liquid waste(s), hazardous materials and dangerous goods;
- (d) identifying the specific location(s), boundaries, maximum amounts and maximum concentrations of hazardous material(s) and dangerous good(s) on the lot;
- (e) identifying mitigation measures to contain, reduce or eliminate any of the nuisances and environmental effects mentioned in clause (iii);
- (f) demonstrating compliance with the Hazardous Material and Dangerous Good Standards in section 1E.3.3; and
- (g) in the case where the Development Officer is reasonably concerned that a proposed land use or proposed development could present environmental hazards and/or health risks, that includes a Community Impact Analysis (CIA) prepared by a qualified engineer licensed to practice in Saskatchewan, and based on the components and elements provided in Table 1.T1.