

ZONING BYLAW 2023

Rural Municipality of Round Hill No. 467

Rural Municipality of Round Hill No. 467

Bylaw No. __-2023

A Bylaw of the Rural Municipality of Round Hill No. 467 to adopt a Zoning Bylaw.

Whereas Section 46 of *The Planning and Development Act, 2007* authorizes council to prepare and adopt a zoning bylaw for all or part of the municipality in conjunction with the adoption of an official community plan;

Whereas, in accordance with Section 207 of *The Planning and Development Act, 2007*, the Council of the Rural Municipality of Round Hill No. 467 held a public hearing on (Day), (Month), (Year) in regards to the proposed bylaw, which was advertised in a weekly paper on (Day), (Month), (Year) and (Day), (Month), (Year), in accordance with the public participation requirements of *The Planning and Development Act, 2007*;

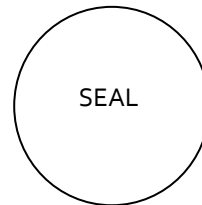
Therefore, the Council for the Rural Municipality of Round Hill No. 467 in the Province of Saskatchewan, in open meeting hereby enacts as follows:

1. This Bylaw may be cited as "The R. M. of Round Hill No. 467 Zoning Bylaw".
2. The Zoning Bylaw be adopted, as shown on Schedule 'A', attached to and forming part of this Bylaw.
3. Bylaw No. _____ and all amendments are hereby repealed.
4. This Bylaw shall come into force on the date of final approval by the Minister of Government Relations.

Read a First Time the _____ day of _____,
Read a Second Time the _____ day of _____,
Read a Third Time and Adopted the _____ day of _____,

REEVE

ADMINISTRATOR



Schedule 'A'

The RM of Round Hill No. 467

Zoning Bylaw

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1. Introduction

1.1 Title

This Bylaw shall be known as the “Zoning Bylaw of the Rural Municipality of Round Hill No. 467”.

1.2 Purpose

The purpose of this Bylaw is to regulate development in the Rural Municipality of Round Hill No. 467 (RM) in accordance with the Official Community Plan (OCP) and to provide for the amenity of the area and for the health, safety, and general welfare of the inhabitants of the RM.

1.3 Scope

This Bylaw applies to all land included within the boundaries of the RM. All development within the limits of the RM shall be in conformity with the provisions of this Bylaw.

1.4 Severability

If any part of this Bylaw, including anything shown on the Zoning District Maps, is declared to be invalid for any reason, by an authority of competent jurisdiction, the validity of the Bylaw as a whole, or any other part, section, or provision of this Bylaw, will not be affected.

2. Administration

2.1 Development Officer

- 2.2.1 The RM Administrator shall be the Development Officer responsible for the administration of this Bylaw and in their absence by such other employee of the Municipality as the Council designates.
- 2.2.2 The Development Officer shall:
- a) Make available and maintain for inspection by the public during office hours:
 - i. a copy of the OCP, this Bylaw, zoning maps and amendments, and ensure that copies are available to the public at a reasonable cost; and
 - ii. a register of all development permits, minor variance applications, and subdivision applications and decisions.
 - b) Collect development fees, according to the fee schedule established by a separate Bylaw; and
 - c) Perform other duties as determined by Council.
- 2.2.3 The Development Officer shall be empowered to make a decision regarding a development permit application for a “Permitted Use” based on the provisions of this Bylaw.
- 2.2.4 The Development Officer shall receive, record, review and forward to Council:
- a) Development permit applications for discretionary uses;
 - b) Rezoning amendment applications and other amendment applications;
 - c) Subdivision applications circulated to the RM by the Ministry of Government Relations;
 - d) Development and servicing agreements; and
 - e) Applications for minor variances.

2.2 Council

- 2.2.1 Council shall make all decisions regarding discretionary uses, amendments, development and servicing agreements, and minor variances, and OCP and Zoning Bylaw amendments.
- 2.2.2 Council shall make a recommendation regarding all subdivision applications circulated to it by Saskatchewan Ministry of Government Relations prior to a decision being made by the Minister.
- 2.2.3 Council shall act on discretionary use, rezoning, other amendments, and subdivision applications in accordance with the procedures established by *The Planning and Development Act, 2007* and in accordance with the OCP and this Bylaw.

2.3 Application for a Development Permit

2.3.1 Every person shall obtain a development permit before commencing any development within the Municipality, except those developments that are listed in Section 2.4, as exempt.

2.3.2 The completed development permit application shall include, where applicable:

- a) A description of the intended use or proposed development including any change in building use or land use change;
- b) Legal land description;
- 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;
- f) Floor plans and elevations of the proposed development (which will be kept at the Municipal Office for future reference);
- g) Any other information needed to assess the application;
- h) An attached site plan which shall include:
 - iii. All adjacent roads, highways, service roads and access to the site (label on site plan)
 - iv. Rights-of-ways and easements (gas, oil, power, drainage easements, etc.)
 - v. All drainage courses
 - vi. Location of proposed development
 - vii. Existing development on the site
 - viii. Landscaping details (existing trees, removal of trees, proposed plantings, berming, water features, etc.)
 - ix. Setbacks to property line, road, services and other development or features that may impact the development
 - x. Top of bank and water
 - xi. Existing and proposed services
 - xii. Location of well or cistern
 - xiii. Method and location of sewage disposal
 - xiv. Sign location and details

- xv. Parking and loading facilities
- xvi. Sidewalks, patios, and playgrounds
- xvii. North arrow
- xviii. Any additional information deemed necessary by Council or the Development Officer.

2.3.3 The Development Officer may require written evidence that the disposal method has been approved by the Health District before a development permit can be issued.

2.3.4 Applicants may be required to prepare and provide additional information, as requested by the Development Officer or Council, including:

- a) Technical reports including, but not limited to:
 - i. Sewer and water services;
 - ii. Expected traffic impacts; and
 - iii. Where appropriate, hydrological impacts and flood risk studies.
- b) Wildlife habitat studies;
- c) Heritage resource assessments; and
- d) Additional information to evaluate the proposal in conformity with this Bylaw and the OCP.

2.4 Development Not Requiring a Permit

Unless specified otherwise in this Bylaw, the following developments are exempt from obtaining a Development Permit provided they meet the requirements of this Zoning Bylaw:

2.4.1 Agricultural District:

- a) Principle agricultural operations including field crops, bee keeping, animal and poultry raising, ranching, grazing and other similar uses customarily carried out in the field of general agriculture, exclusive of any intensive livestock or agricultural related commercial operations;
- b) Agricultural buildings and structures where accessory to an agricultural operation; excluding any structures that expand an intensive livestock or commercial agricultural use, or a dwelling unit;
- c) Manure application in accordance with Section 4.9;
- d) Temporary confinement of cattle during the winter months.

2.4.2 All Zoning Districts:

- a) Public Utilities: Any operation for the purposes of inspecting, repairing, or renewing sewers, mains, cables, pipes, wires, tracks or similar public works as required by a public utility, and the installation of service connections to property in the municipality;
- b) Municipal Facilities: Any facility or building installed and operated by the Municipality;
- c) Signs: Subject to the provisions of Section 3.11;
- d) Fences, gates, walls or other structural means of enclosure;
- e) Accessory buildings less than 9.3 square metres (100 square feet) in size;
- f) Landscaping on private lands provided the natural or designed drainage pattern of the site and adjacent sites are not adversely impacted;
- g) Sidewalks and steps;
- h) Internal alterations and maintenance to buildings including mechanical or electrical work, provided that the use or intensity of use does not change;
- i) Keeping of animals.

2.5 Concept Plans

2.5.1 A concept plan may be required prior to the consideration of an application by Council by any person proposing to rezone, subdivide, or re-subdivide land for multi-parcel country residential, or commercial purposes. The purpose of this review is to identify and address social, environmental, health and economic issues and to encourage the development of high quality residential and commercial developments. The scope and required detail of the concept plan will be based on the scale and location of the proposed development, and address the following:

- a) Proposed land use(s) for various parts of the area;
- b) Effect on adjacent land uses and integration of the natural landscape regarding the planning and design of the area;
- c) Location of, and access to, major transportation routes and utility corridors;
- d) Provision of services respecting the planning for future infrastructure within the Municipality;
- e) Sustainable development and environmental management practices regarding surface and groundwater resources, storm water management, flooding and protection of significant natural areas;
- f) Appropriate information specific to the particular land use (residential, commercial or industrial).

- 2.5.2 The Concept Plan must be prepared in accordance with the overall goals and objectives of the OCP. Council shall not consider any development application until all required information has been received.

2.6 Referral of Application

- 2.6.1 The Development Officer may refer any application to Council for a decision on the interpretation of the Bylaw or regarding special conditions provided for in the Bylaw and shall inform the applicant of the date and time when Council will consider the matter. Council or the Development Officer may require the applicant to provide further information necessary to render a decision.
- 2.6.2 The Development Officer or Council may refer the application to any internal or external departments or organizations for review or comment prior to making a decision on the application.
- 2.6.3 The RM may require an application be reviewed by planning, engineering, legal, or other qualified professionals.

2.7 Issuing Permits

- 2.7.1 Applicants must file with the Development Officer the prescribed application form, a site plan, any other information as required by the Development Officer or Council and pay the required fees.
- 2.7.2 Upon receiving a complete application form and all required information, the Development Officer shall examine the application for conformance with the OCP, this Bylaw and any other applicable policies and regulations and undertake any referrals as necessary.
- 2.7.3 Upon completion of the review of an application for development, the Development Officer shall determine if the proposed development is either permitted, discretionary or prohibited.
- 2.7.4 If the proposed development is not listed as a permitted or discretionary use, it is considered a prohibited use.
- 2.7.5 Permitted Use:
- a) The Development Officer will issue a Development Permit in writing when the application conforms to the Zoning Bylaw under such terms and development standards authorized by this Bylaw.
 - b) The Development Officer will issue a refusal in writing, when the application does not comply with a provision or regulation of this Bylaw stating the reason for refusal.
 - c) The applicant shall be provided the effective date of the decision and information on their right of appeal.
- 2.7.6 Discretionary Use:
- a) The Development Officer will prepare a report for Council on the proposal discussing or examining the criteria for consideration of that discretionary use and submit the application to Council for a decision.

- b) At least 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:
 - i. The assessed owners of property within 75 metres (246 feet) of the boundary with the applicant's land; and
 - ii. Any other owners the Development Officer feels should be notified or who may have an interest in the lands.
- c) Council shall make a decision on a discretionary use by resolution and instruct the Development Officer to:
 - i. Issue a development permit in writing incorporating any specific development standards set by Council, where the development complies with the standards of this Bylaw;
 - ii. Issue a notice of refusal in writing to the applicant stating the reasons for the refusal, referencing the specific discretionary use criteria the application did not meet;
 - iii. All applicants shall be provided the effective date of the decision and information on their right of appeal.
- d) A new development permit approval is required when:
 - i. The approved use ceases and is replaced by another use;
 - ii. The approved use ceases for a 12-month period;
 - iii. The development or use has not commenced within 12 months of the issuance of the development permit; and/or
 - iv. The intensity of use increases.
- e) Uses are deemed to have granted discretionary approval to a use, or specific intensity of use, that becomes discretionary on a site as a result of the adoption of this Bylaw, as of the date that this Bylaw comes into effect.
- f) The following criteria must be considered in the review of discretionary use applications:
 - i. The proposal must be in conformance with all relevant sections of the OCP and Zoning Bylaw including the OCP's Appendix A, Development Review Criteria;
 - ii. There must be a supply of land currently available in the area capable of accommodating the proposed use;
 - iii. The proposal must be capable of being economically serviced including roadways and other supportive utilities and community facilities;

- iv. The proposal must not be detrimental to the health, safety, convenience or general welfare of persons residing or working in the vicinity or injurious to property, improvements or potential development in the vicinity;
- v. The proposal, including the nature of the proposed site, the size, shape and arrangement of buildings and the placement and arrangement of lighting and signs, must be generally compatible with the height, scale, setbacks and design of buildings in the surrounding area, and with land uses in the general area, including safeguards to prevent noise, glare, dust, or odour from affecting nearby properties;
- vi. The proposal must provide adequate access and circulation for the vehicle traffic generated, as well as providing an adequate supply of on-site parking and loading spaces;
- vii. The proposal must provide sufficient landscaping and screening, and, wherever possible, shall preserve existing vegetation;
- viii. The sewer, water, and utility servicing capacity is available to service the development without excessive impact on other uses being served by the system;
- ix. Access to truck routes and major roadways is appropriate to the type of development.

2.8 Building Permits, Licenses and Compliance with Other Bylaws

- 2.8.1 Nothing in this Bylaw shall exempt any person from complying with a Building Bylaw or any other Bylaw in force within the Municipality. Where provisions in this Bylaw conflict with those of any other municipal or provincial requirements, the higher or more stringent shall prevail.
- 2.8.2 In addition to the requirements of this Bylaw, an applicant must comply with any federal or provincial legislation and regulations.
- 2.8.3 A building permit, where required, shall not be issued for a development unless a required development permit has been issued. A building permit issued before a development permit is not valid until the required development permit has been issued.

2.9 Appeals

- 2.9.1 Council shall appoint a Development Appeals Board (Board) in accordance with Section 49 and 214 to 218 of *The Planning and Development Act, 2007*.
- 2.9.2 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.
- 2.9.3 The Development Appeals Board does not have the authority to hear an appeal based on:
 - a) A discretionary use application is refused;
 - b) Council refuses to amend a zoning bylaw or rezone land; or
 - c) A decision concerning a subdivision application.

- 2.9.4 Anyone starting an appeal must send written notice of appeal to the Secretary of the Development Appeals Board within:
- a) 30 days of a Development Officer's decision being issued;
 - b) 30 days of the failure of a Council to make a decision;
 - c) 30 days of receiving a permit with terms and conditions; or
 - d) 15 days if appealed under The Municipalities Act, or 30 days under *The Planning and Development Act, 2007*, of an order being served to repair or correct contraventions.
- 2.9.5 The Board must hold a public hearing on the appeal within thirty (30) days of receiving a notice of appeal.
- 2.9.6 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.
- 2.9.7 In making an appeal to the Development Appeals Board, and hearing such appeal, the provisions of *The Planning and Development Act, 2007* shall apply.

2.10 Cancellation

Council or the Development Officer may cancel a development permit and, when cancelled, development shall cease:

- 2.10.1 Where the Development Officer or Council is satisfied that a development permit was issued based on false or mistaken information;
- 2.10.2 Where new information is identified pertaining to environmental protection, flood potential, or slope instability; and/or
- 2.10.3 When a developer requests a development permit modification.

2.11 Interpretation

- 2.11.1 Where any provision of this Bylaw or the OCP appears unclear, Council shall make the final interpretation.
- 2.11.2 All Bylaw requirements shall be based on the stated metric units. The imperial units shown in the OCP and this Bylaw shall be approximate guidelines only.
- 2.11.3 No existing development or site shall be deemed non-conforming due to non-compliance with the metric units used in the OCP or this Zoning Bylaw.

2.12 Amending the Zoning Bylaw

- 2.12.1 Any person who seeks to amend this Zoning Bylaw and/or OCP must submit an application for amendment to the Development Officer who shall review and then refer the application to Council for consideration.
- 2.12.2 The amendment application is subject to fees as set out in the Municipal Fees Bylaw.

- 2.12.3 Prior to Council's review, the Development Officer may refer the amendment application to any internal or external departments or organizations for review or comment (ie. provincial departments, interested stakeholders, etc).
- 2.12.4 The process for public notification and public participation during the Bylaw adoption process shall be as per the regulations of *The Planning and Development Act, 2007*.
- 2.12.5 Council shall consider Zoning Bylaw amendments to accommodate proposals, only when specific development proposals, subdivision applications, servicing agreement and other information, as the case may be, have been presented to and reviewed by Council.

2.13 Servicing Agreements and Development Levy Agreement

- 2.13.1 Council may require a subdivision applicant to enter into a servicing agreement or development permit applicant to enter into a development levy agreement to ensure adequate funding for onsite and offsite infrastructure development as allowed for in *The Planning and Development Act, 2007*.
- 2.13.2 Council will adopt a development levy bylaw in accordance with *The Planning and Development Act, 2007* prior to entering into a development levy agreement.
- 2.13.3 Council will ensure there is adequate municipal infrastructure and other public facilities prior to entering into the agreement with the applicant, which may include sewage disposal, garbage disposal, availability and adequacy of source of water, recreational facilities, etc.

2.14 Fees and Advertising

- 2.14.1 The fees related to the Zoning Bylaw and OCP shall be set out in the Municipal Fees Bylaw.
- 2.14.2 All advertising shall be as per the requirements of *The Planning and Development Act, 2007* unless otherwise identified in this Bylaw.

2.15 Offences and Penalties

- 2.15.1 Pursuant to Section 242 of *The Planning and Development Act, 2007*, the Development Officer may issue a written order to the owner, operator or occupant of the land, building or premises for any contravention to this Zoning Bylaw or the OCP.
- 2.15.2 Any person who violates this Zoning Bylaw is guilty of an offence and is liable, on summary conviction, to the penalties outlined in Section 243 of *The Planning and Development Act, 2007*.

2.16 Minor Variance

- 2.16.1 Council may vary the requirements of this Zoning Bylaw for the:
- a) Minimum required distance of a building from the lot line; and/or
 - b) Minimum required distance of a building to any other building on the lot.
- 2.16.2 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.

- 2.16.3 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.
- 2.16.4 If the application is refused by Council, the Development Officer shall provide written notice to the applicant and provide reason for the refusal.
- 2.16.5 No minor variance shall be granted in connection with an agreement to rezone or where it would be inconsistent with any provincial land use policies or statements of provincial interest pursuant to section 60 of *The Planning and Development Act, 2007*.
- 2.16.6 If the application is approved by Council, 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 written notice shall contain:
- a) A summary of the application;
 - b) Reasons for and the effective date of the decision;
 - c) Notice that an adjoining assessed owner has 20 days to lodge a written objection with the Development Officer, which if received will result in the approval of the minor variance being revoked; and
 - d) Where there is an objection and the approval is revoked, notice of the applicants right to appeal to the Development Appeals Board.
- 2.16.7 A decision to approve a minor variance, with or without terms and conditions, does not take effect until 23 days from the date the notice was provided.
- 2.16.8 If an assessed owner of a property having an adjoining property with the applicant's land objects to the minor variance in writing to the Development Officer within the prescribed 20 day time period notice was served or 23 days from the date the notice was mailed, the approval is deemed to be revoked and the Development Officer shall notify the applicant in writing:
- a) Of the revocation of the approval; and
 - b) Of the applicant's right to appeal the revocation to the Development Appeals Board within 30 days of receiving the notice.
- 2.16.9 If an application for a minor variance is refused, or approved with terms and conditions, the applicant may appeal to the Development Appeals Board within 30 days of that decision.
- 2.16.10 A record shall be maintained by the Development Officer of all minor variance applications in accordance with *The Planning and Development Act, 2007*.

2.17 Non-Conforming Uses, Sites and Buildings

- 2.17.1 The adoption or amendment of this Bylaw does not affect non-conforming buildings, non-conforming uses or non-conforming sites. An existing non-conforming use or intensity of use may continue if the use existed when this Bylaw was adopted and has not been discontinued for 12 consecutive months.

2.17.2 Non-conforming buildings or sites may continue to be used, maintained and repaired in their present form.

2.17.3 All non-conforming uses, sites and buildings shall follow the provisions of *The Planning and Development Act, 2007*.

2.18 Moving of Buildings

2.18.1 No building shall be moved within or into or out of the area covered by this Bylaw without obtaining a development permit from the Development Officer, unless such building is exempt under this Bylaw.

2.19 Demolition of Buildings

2.19.1 No building shall be demolished without first obtaining a 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. A separate development permit is required for any redevelopment of the site.

2.19.2 An application for a development permit for the demolition of a building, structure or well may be required to fill, grade, fence or follow other special permit conditions for public and environmental safety reasons.

2.20 Performance Bonds

2.20.1 Council may require a developer as a condition of a development permit to post and maintain a performance bond, irrevocable letter of credit, or similar mechanism to ensure developer performance and to protect the public interest.

2.21 Liability Insurance

2.21.1 Council may require a developer as a condition of a development permit to provide and maintain liability insurance to protect the Municipality, developer and public.

2.22 Caveats

2.22.1 Council may require that development and servicing agreements and other documents may be caveated on affected lands, at the developer's expense to protect municipal and public interests.

3. General Regulations

The following regulations shall apply to all zoning districts in this bylaw unless otherwise stated.

3.1 Hazard Lands

- 3.1.1 Any development proposed on lands that are and/or may be considered hazardous, the Development Officer may refer the application to federal or provincial departments and other relevant environmental agencies or professionals for comments prior to reaching a decision.
- 3.1.2 On hazard lands and on lands where the development of a building is proposed within 150 metres (492.13 feet) of an area of potential hazard lands, the Development Officer or Council will require the applicant to obtain and determine the Safe Building Elevation.
- 3.1.3 Development of new buildings and additions to buildings in the flood way of the 1:500 year flood elevation of any watercourse or water body will be prohibited.
- 3.1.4 Floodproofing of new buildings and additions to buildings to an elevation of 0.5 metres (1.64 feet) above the 1:500 year flood elevation of any watercourses or water bodies will be required in the flood fringe.
- 3.1.5 Sanitary landfills and lagoons shall not be located on hazard lands.
- 3.1.6 Actions to avoid, prevent, mitigate, or remedy hazards may be incorporated as conditions of a development permit.
- 3.1.7 A development permit will be refused if the proposed actions by the developer are inadequate to address the adverse conditions or will result in excessive municipal costs.
- 3.1.8 For the purpose of this Bylaw, appropriate flood proofing measures shall mean:
 - a) That all buildings shall be designed to prevent structural damage by flood waters;
 - b) The bottom of floor joists shall be constructed above the minimum Safe Building Elevation; and
 - c) All electrical and mechanical equipment, including furnace and water heater within a building shall be located above the minimum Safe Building elevation.

3.2 Groundwater Protection

- 3.2.1 No development or use of land shall be permitted where the proposal will adversely affect domestic and municipal water supplies, or where a suitable, potable water supply cannot be furnished to the requirements of the Health Authority and/or the Water Security Agency.
- 3.2.2 If, in the opinion of Council, the groundwater would be adversely affected a professional report shall be prepared at the cost of the developer. The report/study shall determine whether the proposed development would adversely affect the groundwater resource, the stability of the land, and include conditions under which appropriate development may be approved. Council shall make a recommendation for subdivisions or development based on the recommendations including the municipal servicing and costs.

3.3 Slope Instability

- 3.3.1 No new development shall be permitted in any readily eroded or unstable slope area if the proposed development will be affected by or increase the potential hazard presented by erosion or slope instability.
- 3.3.2 For the purpose of this Bylaw, the area considered to present potential erosion and/or slope instability hazard includes but is not limited to the slopes of watercourses, creeks, or any other tributary creeks and gullies extending from the edge of the flood plain in the valley to the ridge of the slope at the top, plus a setback of 100 metres (328.09 feet).
- 3.3.3 Development or subdivision proposed on or within 50 metres (164 feet) of the crest of a slope greater than 15% shall require supporting evidence of slope stability by a professional engineer.
- 3.3.4 Should a professional engineer be required to provide a report providing evidence of slope stability, the report shall answer the following questions:
- a) Will the proposed development be detrimentally affected by natural erosion or slope instability?
 - b) Will the proposed development increase the potential for erosion or slope instability that may affect the proposed development, or any other property?
- 3.3.5 Unless the professional engineer can answer “no” in response to questions in Section 3.3.4, further analysis will be required. The required analysis must define the hazard as it may affect the proposed development and any other potentially affected property. The engineering report will identify hazard mitigation measures including engineered works and other measures deemed to be effective in eliminating or managing anticipated erosion and slope stability impacts and will identify and explain known and suspected residual hazards. The responsibility for monitoring and responding to monitored findings shall be resolved before approval is granted.
- 3.3.6 A development permit shall not be issued unless the report on the site, presented by the professional consultant, indicates that the site is suitable for development or outlines suitable mitigating measures and documents residual hazard.
- 3.3.7 If such an evaluation is not done, or having been done, Council determines that excessive remedial or servicing measures are necessary to safely and efficiently accommodate the proposed development, the Development Officer or Council shall not be required to approve the application for development.

3.4 Drainage

- 3.4.1 Every development shall be graded and leveled at the owner's expense to provide for adequate surface drainage that does not adversely affect adjacent property, or the stability of the land.
- 3.4.2 Adequate surface water drainage will be required throughout the municipality and on new development sites to avoid flooding, erosion and pollutions. Consideration shall be given to the ecological, wildlife habitat and drainage effects of development, including the upstream and downstream implications.

- 3.4.3 Where an area has been previously or exhibits potential for poor drainage (sloughs) due to snowmelt or prolonged rainfall events, all proposed building sites shall be located outside of those areas. Alternatively, the proponent shall provide a suitable amount of fill at the building site to provide a satisfactory level of protection for the proposed building that will not adversely affect adjacent property.
- 3.4.4 Unauthorized drainage of surface water runoff from any land throughout the Municipality shall be prohibited. Watercourses shall not be filled or altered without the prior approval of the Water Security Agency, Municipality, and any other required provincial department.
- 3.4.5 New developments and subdivisions which are adjacent to watercourses shall be developed to minimize erosion and to maximize water quality.

3.5 Heritage Lands

- 3.5.1 The RM may consult with the Heritage Conservation Branch, Ministry of Parks, Culture and Sport, prior to issuing a development permit.
- 3.5.2 Where a proposed development is located in an area identified as heritage sensitive, as identified on the Development Constraints Map in the Official Community Plan, the Development Officer may require the applicant to provide additional information.
- 3.5.3 The RM will refer a developer to the provincial Heritage Conservation Branch's "Exempt Activities Checklist for Private Landowners" and the "Developers' Online Screening Tool" to determine if a proposed development is exempt from archaeological heritage screening.
- 3.5.4 Where a development is found not to be exempt from archaeological screening, the developer shall demonstrate clearance from the Heritage Conservation Branch prior to the RM issuing Development Permit.

3.6 Critical Wildlife Habitat Management

- 3.6.1 Where development is proposed in an area identified as containing critical wildlife habitat the Development Officer may require the applicant provide additional information as required by *The Wildlife Habitat Protection Act* and any other relevant provincial regulations.
- 3.6.2 Critical wildlife conservation uses shall be permitted uses in all zoning districts. Council may prohibit development and recommend subdivision refusal where proposals may adversely affect long-term wildlife conservation.
- 3.6.3 Council may specify development and subdivision requirements for critical wildlife habitat based on reports from qualified professionals or officials from the provincial government.
- 3.6.4 All development and subdivision proposals which are within a wildlife habitat protection area as shown on the Development Constraints Map attached to the OCP, or other areas as identified by the provincial government, shall conform to:
 - a) *The Wildlife Habitat Protection Act* requirements;
 - b) Any regulations, provisions or requirements of the Ministry of Environment or responsible federal or provincial agency; and

- c) Council specified wildlife development, management, conservation, mitigative and rehabilitation development standards to maximize long-term wildlife protection.

3.7 Principal Use Established

- 3.7.1 In any zoning district in this Bylaw, unless specified otherwise, the principal use of the land must be established prior to any accessory buildings, structures, or uses being permitted.
- 3.7.2 Only one principal building or use shall be permitted on any one site except for the following:
 - a) Public utility uses;
 - b) Institutional uses;
 - c) Agricultural uses, including agricultural residences as allowed in the Agricultural District;
 - d) Natural and mineral resource development;
 - e) Recreational uses; and
 - f) Multi-unit and communal dwellings.
- 3.7.3 Temporary uses may be permitted on a site subject to Section 4.13.
- 3.7.4 Council may, at its discretion, issue a development permit for additional principal buildings and uses on a site for commercial, industrial, and community uses with consideration for the general discretionary use criteria.
- 3.7.5 Notwithstanding anything contained in this Bylaw, where any land, building, or structure is used for more than one purpose, all provisions of this Bylaw relating to each use shall be complied with, but no dwelling shall be located within 3.0 meters (9.8 feet) of any other building on the site except to a building accessory to such dwelling.

3.8 Number of Residences on A Parcel

- 3.8.1 Only one residence shall be allowed on a titled site unless:
 - a) Additional residence(s) are required on an agricultural parcel of at least 64.7 hectares (160.0 acres) in size, agriculture is the principal use of the parcel, and the residence is to be occupied by a person who is engaged in the agricultural operation or a family member; or
 - b) Multiple dwelling units or communal dwellings are allowed in accordance with this Bylaw.
- 3.8.2 Additional residences shall be subject to the development regulations for the applicable district.

3.9 Mobile and Modular Homes

- 3.9.1 A mobile or modular home is considered a residence for the purpose of this Bylaw.

3.9.2 All residences, including mobile and modular homes, shall be attached to a permanent foundation or securely anchored to the ground and skirted prior to occupancy.

3.9.3 Every mobile home shall bear CSA Z240 certification (or replacement thereof) and every modular home shall bear CSA A277 certification (or replacement thereof).

3.10 Railways

3.10.1 Notwithstanding anything contained in this Bylaw, where any public street crosses a railway at the same grade, no building or structure shall be erected within 46 metres (150 feet) of the point of intersection of the centreline of both the railway and the street.

3.10.2 Future residential developments in proximity to a railway shall take into consideration the Guidelines for New Development in Proximity to Railway Operations document.

3.10.3 Consultations with the railway company may be required prior to issuing a permit for the proposed development. Consultation is needed in order to determine:

- a) The location of the site in relation to the rail corridor;
- b) The nature of the proposed development;
- c) The frequency, types, and speeds of trains travelling within the corridor;
- d) The potential for expansion of train traffic within the corridor;
- e) Any issues the railway may have with the new development or with specific uses proposed for the new development;
- f) The capacity for the site to accommodate standard mitigation measures;
- g) Any suggestions for alternate mitigation measures that may be appropriate for the site;
- h) Proposed stormwater management and drainage; and
- i) The specification to be applied to the project.

3.11 Signs and Billboards

3.11.1 Signs located in a Highway Sign Corridor shall be regulated entirely by the requirements of *The Provincial Highway Sign Control Regulations, 2012* or amendments thereto, and do not require a Development Permit from the RM.

3.11.2 Signs other than those located in a Highway Sign Corridor shall comply with the following:

- a) The following signs are permitted:
 - i. A sign that advertises agricultural commercial uses, home based businesses, the principal use of a site, or the principal products offered for sale on the site;

- ii. Signs with no advertising, including government signs, memorial signs, directional signs, traffic control, no trespassing, hunting restrictions, farmyard identification signs and similar signs; and
 - iii. Temporary signs and real estate signs, which shall be promptly removed after the temporary condition no longer exists.
- b) A maximum of two advertising signs is permitted on a titled site.
 - c) Billboard and other off-site advertising signs are prohibited except in a Highway Sign Corridor.
 - d) All private signs shall be located so that no part of the sign is over a public right of way.
 - e) The maximum facial area of a sign shall be 1.22 metres x 2.44 metres (4 feet x 8 feet) and a sample of the sign artwork shall be submitted for review prior to installation.

3.12 Public Utilities, Pipelines, and Facilities of the Municipality

- 3.12.1 Public utilities and facilities, except solid and liquid waste disposal sites, shall be allowed in all districts unless otherwise specified by this Bylaw.
- 3.12.2 Public utilities, unless otherwise specified by this Bylaw, shall be exempt from the site size, frontage and setback provisions of every zoning district.
- 3.12.3 Where a pipeline, other utility or transportation facility, crosses a municipal road Council may apply special design standards as considered necessary to protect the municipal interest in the road, including but not limited to requiring the pipeline to be borrowed under the road.
- 3.12.4 All provincial, OCP, zoning and other municipal bylaw requirements shall be met.
- 3.12.5 Protective, emergency, and municipal services may be established in all zoning districts.

3.13 Mineral Resource Exploration and Development

- 3.13.1 Any proposed oil and gas development must have suitable access to a municipal road, unless the development is tied to the particular location by a natural resource.
- 3.13.2 Exploration and development of mineral resources shall be subject to all federal and provincial requirements and setbacks and such activity must comply with the objective and policies outlined in the Official Community Plan.
- 3.13.3 The use shall not negatively change the character of the immediate area or use and enjoyment of adjacent lands for their existing use. Development standards may be incorporated as a condition of approval to mitigate land use conflict.
- 3.13.4 There shall be adequate separation from any existing residential use. Separation distances shall comply with provincial requirements, guidelines, or technical studies at the cost of the developer.
- 3.13.5 Land use incompatibility, nuisance pollution including odour and dust shall be minimized by considering appropriate routes, buffers, screening, etc.

- 3.13.6 Signage, fencing, lighting restrictions or other safety measures may be required at the developer's expense.
- 3.13.7 The developer is required to submit to the RM a copy of the proposed reclamation or rehabilitation plan.

3.14 Vehicle Storage

- 3.14.1 Notwithstanding anything contained in this Bylaw, no person shall use any site in any district, excluding the Agricultural District for the parking or storage of any vehicle that is not in running order, except that not more than four such vehicles may be stored on any site in a Country Residential District and not more than twelve such vehicles in the Commercial or Industrial District.
- 3.14.2 This section shall not apply to permitted vehicle storage establishments or auto wreckers.
- 3.14.3 Where any outside storage of vehicles is proposed, the site shall be kept in a tidy and neat manner. The Municipality may require the outside storage of vehicles be screened from roadways or neighbouring properties by landscape features or fences or a combination thereof. The screening, where required, shall also include any individual parts of a vehicle and any equipment or machinery involved with the storage of such vehicles.

3.15 Keeping of Animals

- 3.15.1 The keeping of domestic animals is permitted in all districts, subject to relevant bylaws and legislation governing noise and public health. Breeding kennels and boarding kennels may be discretionary uses within select zoning districts.
 - a. Two (2) Animal Units will be permitted on a site of at least 0.8 hectares (2 acres) in size, and two (2) additional Animal Units will be permitted for each incremental increase of 2 hectares (5 acres) in the site size. All other animals shall be limited to domestic pets of the resident of the site.
- 3.15.2 Livestock shall not be pastured within 15 metres (50 feet) of any dwelling not owned by the operator of the pasture or owner of the animals, and no buildings or structures intended to contain livestock shall be located within 30 metres (100 feet) of a property line.
- 3.15.3 All animal wastes shall be disposed of according to provincial standards.
- 3.15.4 No obnoxious odours, excessive noise, or nuisance shall be generated.

3.16 Access and Roads

- 3.16.1 Council may require applicants to pay for any or all costs associated with road construction where the cost is directly associated with the development or subdivision. Council may enter into road maintenance agreements pursuant to *The Municipalities Act* to ensure that costs for road maintenance is appropriately recovered.
- 3.16.2 All development of buildings and structures will require access to a developed road.
- 3.16.3 For the purposes of this Bylaw "developed road" shall mean an existing paved or graded all-weather road on a registered right of way, or a road for which arrangements have been made

with Council to provide for the construction of the road on a registered right of way to a standard approved by Council.

- 3.16.4 A site to be created by subdivision shall not be permitted unless the proposed parcels and the remainder of the parcel being subdivided abuts or has frontage on a registered developed road, including any road to be developed under a signed servicing agreement.
- 3.16.5 Where an all-weather access road would be, in the opinion of Council, prohibitively expensive to construct or maintain, the RM shall not be required to issue a development permit.
- 3.16.6 As a condition of development, Council may make satisfactory arrangements with the applicant for improvements or building of a road, where required.
- 3.16.7 The requirement of a service road or internal subdivision roadway to provide access may be imposed as a condition of approval for development.
- 3.16.8 All site access from roads shall be to the satisfaction of Council with respect to location, design, and construction standards. Council shall take into account the physical capability and safety of the roads that are proposed to serve the development.
- 3.16.9 All approaches to public roads require the approval of the Municipality. All approaches shall be constructed in accordance with the engineering standards of the Municipality.
- 3.16.10 The Development Officer shall decide upon all approach applications and, based on location, drainage, traffic flow, sightlines, road standards, and safety considerations, may approve or refuse an application for an approach.
- 3.16.11 Development adjacent to a provincial highway shall meet all requirements of the Ministry of Highways and Infrastructure. All development applications within the areas of a provincial highway will be subject to review by the Ministry of Highways and Infrastructure prior to the issuance of a development permit.

3.17 Parking

- 3.17.1 Off-street parking shall be provided in accordance with the following Parking Schedule and associated regulations.
- 3.17.2 In Residential Districts, off-street parking spaces shall be provided on the site on which the principle use to which the parking pertains is located.
- 3.17.3 Where the necessary off-street parking space is provided on a parcel that is separate from the principle use, an agreement between the Municipality and the owner of the site on which the parking is to be located shall be recorded in the RM office. The agreement shall bind the owner and his heirs and successors restricting the use of the site for the purposes of off-street parking so long as the main use or building for which the parking is provided exists. An interest based on the agreement shall be registered against the titles on behalf of the Municipality.

3.17.4 Parking Schedule

Parking Schedule	
Use	Parking Spaces Required (Minimum)
Residential	1 per dwelling unit
Commercial	1 per 30 m ²
Institutional	
• Personal Care Home	1 plus 1 per 4 client residents
• Hospital	1 per 4 beds
• School	2 per classroom
• Community Center, Places of Worship, Cultural Institution, etc.	1 per 25m ² of space for moveable seating or 1 per 10 fixed seats
• Other	1 per 30 m ²

3.18 Development Along Pipelines and Gas Transmission Lines

- 3.18.1 Any development involving pipeline and/or power line transmission right-of-ways shall be sited to comply with all relevant Federal and Provincial legislation. Setbacks from pipelines and other utility corridors shall be in accordance with appropriate provincial regulations or acts and any regulations or directives established by crown corporations. Consultation with appropriate provincial authorities or applicable companies may be required prior to issuing a development permit.
- 3.18.2 Setbacks from the edge of the pipeline easement shall be a minimum of 12.0 metres (40 feet) or in consultation with the operator of the pipeline, a lesser separation may be allowed or greater separation required.
- 3.18.3 The National Energy Board has designated a setback area of 30 metres (98 feet) on either side of a pipeline in which, subject to exceptions for such things as normal agricultural activities, anyone proposing to conduct a ground disturbance/excavation, must:
- a) Ascertain whether a pipeline exists;
 - b) Notify the pipeline company of the nature and schedule of the excavation; and
 - c) Conduct the excavation in accordance with such regulations.

3.19 Prohibited and Noxious Uses

- 3.19.1 Any use is prohibited which, by its nature or the materials used therein, is declared by The Public Health Act or provincial regulations to be a noxious trade, business, or manufacture.
- 3.19.2 Notwithstanding any use contained within a building, no land shall be used and no building or structure shall be erected, altered, or used for any purpose that is noxious and, without limiting the generality of this subsection, for any purpose that creates or is likely to become a nuisance or offence, or both:
- a) By the creation of noise or vibration;

- b) By the emission of light and glare;
- c) By reason of the emission of gas, fumes, smoke, dust, or objectionable odour;
- d) By reason of the unsightly storage of goods, wares, merchandise, salvage, refuse matter, motor vehicles, trailers, or parts of vehicles or trailers, machinery, or other such material; or
- e) By any combination of things in this subsection.

3.19.3 The storage of chemicals, fertilizers, and combustible materials are subject to the requirements of both the federal and provincial governments. All necessary approvals from other regulatory agencies must be obtained prior to issuance of a development permit.

3.20 Landscape Buffers

3.20.1 Landscape buffers may be used to improve land use compatibility and environmental quality by providing screening and reducing noise, lighting glare and other nuisances or to facilitate natural drainage.

3.20.2 The Development Officer or Council may require that site landscaping, screening or buffering be provided in conjunction with and addressed as part of any development permit approval in any zoning district.

3.20.3 All planting of trees, shrubs and other vegetation required pursuant to this section shall be drought resistant and hardy to the region.

3.21 Fence, Hedge and Screening Devices

3.21.1 Fences, hedges, and screening devices shall be exempt from required yard setbacks.

3.21.2 Fences, hedges, and screening devices shall be located so that no part encroaches on a public right of way or interferes with the sightline of any intersection.

3.21.3 Fences, hedges, and screening devices shall not be erected past any property line.

3.22 Water Supply and Waste Disposal

3.22.1 All development or use of land shall have a water supply and waste disposal that meets the requirements of the Health Authority for the type for the type of development or land use.

3.22.2 The Development Officer or Council may require an application to provide written proof from a qualified professional or a well driller, that a proven potable water supply of sufficient quality and quantity is available to service the proposed development or subdivision.

3.22.3 If subsection 3.22.2 is not complied with, or if the proposed development or subdivision may jeopardize ground or surface water supplies, the Development Officer or Council may refuse a development or recommend refusal of a proposed subdivision.

3.22.4 No liquid, solid or gaseous waste shall be disposed of by any development except in accordance with legislation administered by the province, the Water Security Agency and the RM.

3.23 General Development Standards

- 3.23.1 Upon approval of a development application, the Development Officer shall issue a development permit subject to any development standards prescribed which shall be based on the following, the Act, and any other applicable development standard in this Bylaw:
- a) Sites shall be landscaped and fenced where necessary to maintain the character and amenity of the area;
 - b) Adequate onsite parking and loading facilities shall be provided and maintained;
 - c) Adequate receptacles for refuse and litter shall be supplied;
 - d) Vehicle access points shall be provided in suitable locations to minimize traffic congestion and possible hazards and to meet municipal standards; and
 - e) Special conditions may be attached to the development permit to regulate sound, light, glare, heat, dust, electrical interference, or other emission.

4. Discretionary Use Standards & Criteria for Development

This section addresses specific development standards and criteria that apply to the discretionary uses. These specific standards and criteria apply in addition to any applicable standards and criteria identified elsewhere within the OCP and Zoning Bylaw.

4.1 Sand and Gravel

- 4.1.1 All sand and gravel operations shall meet provincial requirements and guidelines as well as municipal requirements. The RM may reference the Ministry of Environments Reclamation Guidelines for Sand and Gravel Operations in reviewing an application and their reclamation plan.
- 4.1.2 Land use incompatibility, nuisance and pollution shall be minimized by considering appropriate routes, buffers, screening, etc.
- 4.1.3 All operations shall have efficient servicing, haul routes and have a high consideration for public safety.
- 4.1.4 Council may specify development conditions in conjunction with recommendations from provincial agencies and reports from qualified persons regarding site development, services, modifications to application and location of operation.
- 4.1.5 Where sand and gravel development is proposed within the vicinity of a water source, the development permit application may be required to be accompanied by an appropriate hydrological study which outlines necessary mitigation measures.
- 4.1.6 Council may specify conditions regarding cost recovery and cost-sharing of municipal road construction and maintenance expenses due to increased haulage by trucks carrying mineral resources.
- 4.1.7 Minimum excavation setbacks are as follows:
 - a) 400 metres (0.25 miles) from any dwelling;
 - b) 15 metres (50 feet) from the limit of a developed road allowance;
 - c) 30 metres (100 feet) from any hazard lands;
 - d) Setbacks may be relaxed by Council where a lesser separation distance will not negatively impact the specific use or surrounding development. Where Council approves a lesser separation distance, a written agreement may be required between impacted parties. If an agreement is entered into, Council may require the agreement be registered against the applicable parcel titles at the cost of the developer.
- 4.1.8 All gravel operations shall have direct access to a developed road.
- 4.1.9 Applicants will be required to provide:
 - a) Plan showing the location of the proposed area of operation, site boundaries, storage of extracted materials, the depth of excavation and the quantity of topsoil to be removed;

- b) Description of the excavation, disposal, stripping or grading operation;
- c) Detailed timing and phasing of the project including the length of the proposed operation and hours of operation;
- d) Plan detailing the final site conditions and post-development land use plan following the completion of the operation including the phasing of remediation. Progressive restoration is expected while extraction is ongoing in other sections of the site;
- e) Description of the measures to be taken for the prevention or mitigation of dust, noise, public safety, erosion and other effects to surrounding land uses and the public, during and after the operation;
- f) information that identifies the projected volumes of truck traffic on roads, the proposed road impacts (e.g. road deterioration), and the proposed measures to minimize negative impacts (e.g. noise, dust, excessive speed) on other road users and the public; and
- g) Method for stormwater management/drainage control, and erosion and sediment control.

4.2 Home Based Businesses

- 4.2.1 Home based businesses shall be a secondary and subordinate use on the property.
- 4.2.2 The residential use shall be established on the property prior to the establishment of the home based business.
- 4.2.3 Home based businesses shall cause no variation in the residential or agricultural character or the appearance of the residence, accessory residential building, or land, except for permitted signs.
- 4.2.4 Council may apply development standards limiting the size of the business, number of employees, hours of operation, and buildings used for the operation.
- 4.2.5 Any increase in the operation as applied for or approved shall require a new development permit.
- 4.2.6 All permits issued for home based businesses shall be subject to the condition that the permit may be revoked at any time if, in the opinion of the Council, the conditions under which the permit was originally issued are no longer met. Where a permit is revoked the use shall cease immediately.

4.3 Kennel

- 4.3.1 A kennel shall not be located within or adjacent to a multi-parcel residential subdivision or closer than 304.8 metres (1,000 feet) from the boundary of a multi-parcel residential subdivision. Exceptions may be made by Council when a developed highway or road bisects the 304.8 metres (1,000 feet) separation distance.
- 4.3.2 All pens, rooms, exercise runs and holding stalls shall be soundproofed.
- 4.3.3 All facilities shall meet provincial regulations.

- 4.3.4 No facility or exterior exercise area used to accommodate the animals shall be located within 25 metres (82 feet) of any property line of the parcel on which the facility is to be sited.
- 4.3.5 All exterior exercise areas (runs) shall be enclosed with a fence with a minimum height of 1.8 metres (6.0 feet);
- 4.3.6 All facilities, including buildings and exterior exercise areas, shall be required to be sited behind the residence.
- 4.3.7 All facilities shall be visually screened from existing dwellings on adjoining parcels.

4.4 Bed-and-Breakfast and Vacation Farm Operations

- 4.4.1 A bed and breakfast or vacation farm operation shall be a secondary and subordinate use on the property.
- 4.4.2 The agricultural use or residential use shall be established on the property prior to the establishment of the operation.
- 4.4.3 The operation may include rooms, cabins, and overnight camping areas.
- 4.4.4 The maximum number of rooms, cabins or overnight camping areas permitted will be specified as a condition of the development permit.
- 4.4.5 Onsite signs will be permitted in accordance with Section 3.11.
- 4.4.6 All operations shall be licensed pursuant to The Public Health Act, and receive all required provincial approvals and licensing.
- 4.4.7 There shall be suitable services, including water and wastewater services, to accommodate the proposed development.
- 4.4.8 The location and design of the access and egress to the site shall be appropriate for the proposed development and there shall be sufficient onsite parking.
- 4.4.9 Bed-and-breakfast operations shall be located in a residence used as the operator's principal residence or located in a dwelling accessory to and established on the same site as the operator's principal residence.

4.5 Garden Suites

A single garden suite may be placed in the backyard of a site in the A - Agricultural District and CR - Country-Residential District under the following conditions:

- 4.5.1 There is no secondary suite in the primary residence; both cannot exist simultaneously on one lot.
- 4.5.2 The floor area of the garden suite dwelling shall not be less than 35 square metres (377 square feet) and not greater than 93 square metres (1000 square feet).
- 4.5.3 The maximum height of the garden suite shall not exceed 5 metres (16.4 feet) from grade level and shall have only one story.

- 4.5.4 Garden suite dwellings shall only be located on sites where the dwelling can be serviced by existing utilities and can be hooked up to the services of the host residence.
- 4.5.5 A minimum of one (1) parking space shall be provided onsite for garden suite dwelling.
- 4.5.6 There shall be direct and separate access to the garden suite dwelling by an on-site driveway, or by public roadway or alley.
- 4.5.7 Garden suites must comply with all relevant requirements of *Construction Codes Act*, and any other applicable RM bylaw.
- 4.5.8 The garden suite shall not interfere with the amenity or change the character of the neighbourhood, interfere with or affect the use and enjoyment of adjacent properties, adversely impact the environment or result in excessive demand on municipal services, utilities or roadway access.

4.6 Secondary Suites

A single secondary suite may be allowed on a site under the following conditions:

- 4.6.1 Secondary suites may be constructed within a principal, single detached dwelling, or over a residential garage on a residential site.
- 4.6.2 There is no garden suite on the site; both cannot exist simultaneously on one site.
- 4.6.3 Secondary suites must have a separate entrance from the principal dwelling either from a common indoor landing or directly from the exterior of the building.
- 4.6.4 Secondary suites may not exceed 60 square metres (646 square feet) or 35% of the total floor area, including basements, and may not have more than two bedrooms.
- 4.6.5 Secondary suites must comply with all relevant requirements of *Construction Codes Act* and any other applicable RM bylaw.
- 4.6.6 The secondary suite shall not interfere with the amenity or change the character of the neighbourhood, interfere with or affect the use and enjoyment of adjacent properties, adversely impact the environment or result in excessive demand on municipal services, utilities or roadway access.

4.7 Campgrounds

- 4.7.1 The operator of a camping facility shall provide the Development Officer with a plan of the development, identifying:
 - a) Any buildings;
 - b) Uses of land;
 - c) Changes to the land, grading/drainage, stormwater management;
 - d) Location of garbage collection;

- e) Location of washroom facilities and utilities;
- f) Emergency evacuation plan;
- g) Location and dimensions of all roadways;
- h) Campsites with dimensions.

4.7.2 The addition or rearrangement of campsites, the construction or moving of buildings, the material change in use of portions of land, or the filling or clearing of land shall require a new development permit, and the operator shall submit for approval an amended plan incorporating the changes.

4.7.3 There shall be a buffer area abutting the boundary of not less than 4.5 metres (15 feet), which shall contain no buildings or development other than landscaping.

4.7.4 No portion of any campsite shall be located within a roadway or required buffer area.

4.7.5 Each campsite shall have direct and convenient access to the internal developed roadway, which is not located in any required buffer area.

4.7.6 The space provided for roadways within a camping facility shall be at least 7.5 metres (25 feet) in width. No portion of any campsite, or other use or structure shall be located in any roadway.

4.7.7 The development may include accessory uses, such as laundry facilities or a confectionery, designed to meet the needs of the occupants of the campsites, and one residence for the accommodation of the operator.

4.7.8 All provincial regulations, including *The Public Health Act*, shall be complied with in respect to all operations and development of the campground.

4.8 Intensive Livestock Operations (ILO's)

In order to manage the development of intensive livestock operations and surrounding land use interests, council will consider applications for development of an intensive livestock operation (ILO) under the following criteria and development standards:

4.9.1 All new or expanding intensive livestock operation shall comply with the policies set out in the Official Community Plan.

4.9.2 Location Separation Criteria

In order to ensure ILO development occurs in acceptable locations, new ILO development proposed subsequent to the date of the adoption of this Bylaw or a proposed expansion of an existing ILO (existing at the date of adoption of this Bylaw) shall comply with location separation criteria in Table 4.9.

Table 4.9 - Location Separation Criteria for ILO to Specific Uses (in metres)

Specific Use	Animal Units				
	100-299	300-499	500-2000	2000-5000	>5000
Residence, tourist accommodation, or campground	300 (450)	400 (600)	800 (1200)	1200 (1600)	1600 (2000)
Area authorized for a multi-parcel residential subdivision, hamlet, urban municipality <100 population	400 (600)	800 (1200)	1200 (1600)	1600 (2400)	2000 (2400)
Urban municipality 100-500 population	800 (1200)	1200 (1600)	1600 (2000)	2400 (2400)	2400 (2400)

- Distances are measured between livestock facilities and building development
- Numbers in brackets apply where open liquid manure storage facilities are used or proposed
- Distances do not apply to residences associated with the operation

4.9.3 Location Separation Criteria Reduction

After having consideration to the following, Council, at its discretion, may consider lesser separation distances than given in Table 4.9:

- a) Development Considerations
 - i. Council has determined the proposed ILO will not significantly impact surrounding development.
 - ii. Prior to granting a reduction, Council may consult with appropriate agencies and adjacent landowners.
 - iii. Council may consider any written agreement to a lesser separation distance arranged by the ILO developer and adjacent landowners located within the applicable separation distance given in Table 4.9.
- b) Consultation within prescribed distances
 - i. The developer shall provide written notice that has been approved for notification by Council to the owner of a residence within the distance provided in Table 4.9 and to the board of a hamlet or council of an urban municipality within the specified distance.
- c) Agreement and Caveats
 - i. Where Council approves a lesser separation distance than given in Table 4.9, a written agreement between the ILO developer and any landowner or municipality agreeing to the lesser separation distance may be registered against the applicable parcel titles of both parties at the cost of the developer.
- d) Public Consultation
 - i. Council will advertise any proposal for an intensive livestock operation, as defined by this Bylaw, and will provide an opportunity for public comment for a minimum of 21 days.

- ii. Council may hold a public meeting to provide information and to ensure community interests are considered before a decision is issued by the Council.
- iii. Council will make a decision on a proposed livestock operation within 45 days. If an extension is required, Council will notify the developer in writing, including reasons for the extension, and the length of the extension.

4.9.4 Additional Information Requirements:

- a) Council may require the proponent to obtain recommendations from appropriate agencies regarding water supply quality and quantity considerations, manure management plans, and other issues that Council may require the proponent to address, for the purpose of ensuring public health and safety.

4.9.5 Operational/Environmental Considerations:

- a) *The Agricultural Operations Act* and other provincial legislation may apply to the development of an ILO. When considering the operational/environmental aspects of a proposed project, Council may refer a development permit application to the appropriate agencies for advice and recommendations.

- i. Water Supply and Protection

As a condition of approval, council may:

- a. Require the project to undertake appropriate measures to minimize the risk of pollution of water sources.
 - b. Require the applicant to demonstrate an adequate water supply is available for the development and that the supply for neighbouring developments will not be adversely affected by the proposed operation.

- ii. Manure Spreading and Incorporation

As a condition of approval, council may:

- a. Specify land which may, or may not, be used for the disposal of manure from an intensive livestock operation by spreading of manure, in order to minimize potential land use conflicts such as residences, planned residential development, recreational areas, tourist sites etc; and
 - b. Require manure to be incorporated into the soil within 24 hours of spreading, unless such incorporation is prevented by adverse weather conditions, in which case incorporation shall take place as soon as practical thereafter or by any other normal acceptable agricultural practice that Council may approve.

4.9.6 Permit Conditions

- a) As a condition of approval, Council shall specify the maximum number of animal units for which the approval is made, and may impose development standards to reduce the potential for conflict with neighbouring uses which specify the location of holding areas, buildings or manure storage facilities on the site.
- b) As a condition of approval, Council may require the applicant demonstrate compliance with provincial legislation.

4.9.7 Development Permits Required

Development Permits are required for any proposed:

- a) New ILO;
- b) Expansion of an existing ILO;
- c) Any temporary facility or part of a site; or,
- d) Alteration of animal species in the operation.

4.9 Salvage Yards

In addition to the general requirements regarding discretionary use applications provided in this Bylaw, the following additional considerations shall be made for all applications for a salvage yard, auto wrecker, auto repair shop, body shop or similar operation.

- 4.10.1 No vehicles or parts thereof shall be located in the front yard.
- 4.10.2 All salvage yards shall be totally hidden from the view of the travelling public, provincial highways, any public road and adjacent residential development by utilizing any of the following measures:
 - a) Distance and location siting;
 - b) Natural or planted vegetation;
 - c) An earth berm;
 - d) An opaque fence;
 - e) A building;
 - f) Other appropriate methods approved by Council.
- 4.10.3 Council may apply development standards regarding screening, location of storage, location of vehicles on display, machinery and parts to avoid unsightly premise.
- 4.10.4 The proximity and location of residential and tourist facilities shall be considered in making this discretionary use decision.

4.10 Waste Disposal Facilities

- 4.11.1 Development of a new solid or liquid waste disposal facility or expansion of an existing facility will be subject to the following, as specified by Council upon issuing a permit:
 - a) A buffer strip containing trees, shrubs or a berm shall be located surrounding a lagoon or sanitary landfill disposal area;
 - b) A lagoon or sanitary landfill disposal area shall be located outside the 1:500 flood hazard elevation of the flood plain for any watercourse or waterbody;
 - c) Any solid or liquid waste disposal facility shall meet provincial regulation, standards and approval requirements, including fencing standards.

- 4.11.2 Criteria for approving a lagoon or sanitary landfill disposal facility:
- a) A proposed municipal or regional solid or liquid waste disposal facility must undergo a provincial environmental impact assessment and a public hearing process to determine if the proposal is considered suitable for the area;
 - b) Any necessary mitigation measures to address environmental considerations and land use conflict will be specified as conditions of the permit approval;
 - c) Private lagoons will be considered, provided they meet provincial requirements, and are located so they will not interfere with existing or future residential, recreational, or tourism development;
 - d) Solid or liquid waste disposal facilities shall not be located on hazard lands as defined by this Bylaw.

4.11 Personal Care Homes

- 4.12.1 The proposed personal care home may be approved as a principal use or as an accessory use to an existing dwelling.
- 4.12.2 The personal care home shall be a facility licensed under *The Personal Care Homes Act*.
- 4.12.3 No building used for the purpose of a personal care home shall be used for the purpose of keeping boarders or lodgers.
- 4.12.4 The operator of the personal care home shall be a permanent resident in a dwelling that is part of the building approved as a personal care home. Additional staffing requirements shall be identified in the application.
- 4.12.5 Council may, as condition of discretionary approval of a personal care home, apply special standards which limit the maximum number of residents to be cared for in the particular development, and limit the extent if any of alterations or additions to the structure to be undertaken in order to accommodate the personal care home use.
- 4.12.6 Any changes that will result in an increase in the number of residents in an existing personal care home or in an increase in the area devoted to the personal care home use, shall require a new development permit application for a discretionary use.

4.12 Temporary Development Permits

- 4.13.1 The Development Officer may issue a temporary development permit, with specified conditions for a specified period of time, to accommodate developments incidental to approved construction, temporary accommodation, or asphalt plants.
- 4.13.2 Nothing in this Bylaw shall prevent the use of land, or the erection or use of any building or structure for a construction camp, tool shed, scaffold, or other building or structure incidental to and necessary for construction work on the 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.
- 4.13.3 Every temporary development permit or use shall be approved for a specified period, but in no case shall it exceed twelve 12 months.

- 4.13.4 Where a development permit for a temporary use is granted for less than twelve 12 months, the permit may be renewed at Council’s discretion for another period of not more than twelve 12 months.
- 4.13.5 Upon the expiration of the period for which the temporary use was approved, the use shall be discontinued and all temporary structures removed.
- 4.13.6 A temporary use may be approved for development in any zone, unless specified elsewhere in this Zoning Bylaw.
- 4.13.7 Council may, at its discretion, revoke a temporary development permit should the use violate any of the permit conditions, conflict with adjacent land uses or cause a nuisance. Permanent structures shall not be permitted in association with a temporary development permit.
- 4.13.8 Temporary uses include, but are not limited to the following:
- a) Developments established or erected for special holidays;
 - b) Temporary asphalt and asphalt mixing plants;
 - c) Agriculturally supportive commercial and industrial development, including fertilizer operations and similar uses;
 - d) Small temporary, seasonally or periodically used gravel crushing and commercial topsoil stripping operations, including accessory equipment;
 - e) Temporary accommodation: licensed contractors or developers may be authorized to erect a temporary accommodation, on or off site (e.g. campers, travel trailers, construction bunk houses), excluding a mobile home for a period of no longer than 12 months;
 - f) Temporary residence for a period of no longer than 12 months: Council may issue a development permit for a temporary residence where an existing residence is damaged or destroyed as a result of a disastrous situation (e.g. fire) or where a principal building is in the process of being constructed.

4.13 Cannabis Regulations

- 4.14.1 Cannabis facilities and uses shall be prohibited unless explicitly identified and defined with reference to cannabis in this Bylaw or permitted for personal use by the federal and provincial government.
- 4.14.2 Cannabis facilities shall meet all applicable federal and provincial regulations and the applicant shall provide proof of all required federal and provincial licenses and permits.
- 4.14.3 Cannabis facilities shall provide sufficient separation to adjacent properties. A buffer area, landscaping and screening may be required to separate adjacent uses.
- 4.14.4 Cannabis facilities shall have adequate water supply, waste disposal, utilities, access and onsite parking and loading spaces.
- 4.14.5 Any potential nuisances or hazards shall be disclosed to the RM including but not limited to sounds, light, glare, heat, odours, fumes, liquid effluence, traffic, dust or fire and explosion hazards. The

applicant may be required to implement mitigation measures to address potential nuisances or hazards.

- 4.14.6 Cannabis facilities shall be a discretionary use in the Agricultural District and prohibited in all other districts.
- 4.14.7 Cannabis facilities shall be located a minimum distance of 100 metres (328 feet) from a residential site, recreational use, community facility, or park. This measurement shall be from the nearest point of the building foundation of the cannabis facility to the nearest point of the site line of the above listed uses.
- 4.14.8 Cannabis facilities shall be located a minimum distance of 100 metres (328 feet) from the nearest point of any site on which another cannabis facility exists.
- 4.14.9 The applicant shall demonstrate to the satisfaction of Council that the water supply is sufficient for the development and the supply for neighbouring developments will not be adversely affected by the proposed facility.
- 4.14.10 Cannabis facilities may require an odour impact assessment and control plans as part of the development permit application. Air filter equipment to prevent the escape of odours and annual maintenance and documentation of odour control equipment may be required.
- 4.14.11 Cannabis facilities shall require a waste management plan as part of the development permit application. The waste management plan may be required to be completed by a qualified professional and address the:
- a) Quantity and characteristics of liquid and waste material discharged by the facility;
 - b) Storage and incineration of waste products;
 - c) Airborne emissions and smell; and
 - d) Method and location of collection and disposal of liquid and waste material.
- 4.14.12 A cannabis facility shall be decommissioned, and all cannabis removed from the facility, where a licence or permit is revoked, or operations cease. A decommissioning plan may be required as part of the development permit application.
- 4.14.13 One residence may be allowed on the same site as the cannabis facility for the owner/operator.

4.14 Service Stations and Gas Bar

- 4.15.1 Fuel pumps and accessory equipment including any fuel sales kiosk on a pump island shall be located a minimum of 6 metres (20 feet) from any site line.
- 4.15.2 Service stations shall locate underground storage tanks in accordance with *The Fire Protection Act* and other applicable provincial regulations.
- 4.15.3 Propane and natural gas pumps shall be setback according to provincial regulations.
- 4.15.4 All automobile parts, dismantled vehicles and similar articles shall be stored within a building or screened to the satisfaction of Council.

- 4.15.5 Council may specify the location and design of access to the property and to the fuel pumps and service bays, to avoid conflict with traffic on abutting streets or lanes.

5. Zoning Districts

5.1 Classification of Zoning Districts

In order to carry out the purposes and regulations of this Bylaw, the Municipality is hereby divided into the following Zoning Districts:

A	Agricultural District
CR	Country Residential District
L	Lakeshore District
M1	Light Industrial & Commercial District
RL	Rabbit Lake District

5.2 Boundaries of Zoning Districts

The boundaries of such districts referred to above together with explanatory legend, notation and reference, are shown on the map entitled “Zoning District Map” and “Zoning District Map A” attached to and forming part of this Bylaw.

Unless otherwise shown, on the Zoning District Map, the boundaries of the said districts are site lines, centre lines of street, lands, roads or such lines extended and the boundaries of the Municipality.

6. A - Agricultural District

6.1 Intent

The general purpose of this district is to encourage retention of agricultural land for crop production, livestock operations, related agricultural use, and to allow non-farm residential development at a level which will not jeopardize existing agricultural operations or remove good farmland from production and those specific permitted uses as indicated.

6.2 Permitted Uses

- 6.2.1 Field crops, pastures for the raising of domestic or exotic birds or livestock, beehives and honey extraction facilities, fish farming, and other similar uses customarily carried out in the field of general agriculture but excluding intensive livestock operations (ILOs), poultry operations, feed lots, hatcheries, commercial gardens and greenhouses, mushroom farms, tree and garden nurseries
- 6.2.2 Minor facilities for the preparation for sale of crops grown by the agricultural operation
- 6.2.3 Residence (maximum of two agricultural residences on a minimum site of 64.7 hectares (160 acres) or equivalent)
- 6.2.4 Places of worship, cemeteries, public halls, museums, and buildings
- 6.2.5 Historic, archaeological, and wildlife conservation management uses
- 6.2.6 Mineral resource exploration, extraction and related facilities
- 6.2.7 Public or private utilities, excluding solid and liquid waste disposal sites
- 6.2.8 Municipal facilities
- 6.2.9 Accessory uses, buildings, and structures customarily accessory and subordinate to the principal use on the site, excluding a dwelling.

6.3 Discretionary Uses

- 6.3.1 Agricultural related commercial use
- 6.3.2 Airports and private airstrips
- 6.3.3 Sand and gravel pits and crushing operations
- 6.3.4 Petroleum or mineral resource processing and related facilities
- 6.3.5 Recreational uses, including sports fields, golf courses and parks
- 6.3.6 Intensive agricultural operations
- 6.3.7 Intensive livestock operations

- 6.3.8 Machine shops, metal fabricators, and salvage yards
- 6.3.9 Personal care homes
- 6.3.10 Solid and liquid waste disposal facility
- 6.3.11 Campgrounds and long term campgrounds
- 6.3.12 Home based business
- 6.3.13 Bed and breakfast and vacation farms
- 6.3.14 Garden and secondary suite
- 6.3.15 RV and vehicle storage yards
- 6.3.16 Wind energy development/facilities (domestic and commercial)
- 6.3.17 Communal dwellings including the addition/replacement of dwellings
- 6.3.18 More than 2 agricultural residences on a minimum site of 64.7 hectares (160 acres) or equivalent
- 6.3.19 Work camps
- 6.3.20 Commercial uses related to the mineral resource industry
- 6.3.21 Cannabis facilities
- 6.3.22 Kennel

6.4 Regulations

- 6.4.1 Subdivision
 - a) Maximum of 3 subdivisions will be allowed; 4 sites per quarter section in total.
 - b) Where a part of a section of land is physically separated from the remainder of the quarter section by a railway, a registered road plan containing a highway or developed road, or a river, lake or significant stream, the separated land may be subdivided from the quarter-section in addition to the three subdivisions provided for.
 - c) All subdivisions shall be serviced to meet municipal and provincial standards. All new and upgraded accesses and services shall be provided by the developer.
 - d) A subdivided site shall not be located where, in the opinion of the council, a developed road would be prohibitively expensive to construct or maintain.

6.4.2 Site Size and Setbacks

Minimum site area	Agricultural operations, excluding intensive agricultural operations: 64.7 hectares (160 acres) or equivalent Cannabis facilities and intensive agricultural operations: 4 hectares (10 acres) All other uses: 16 hectares (40 acres)
Minimum Site Frontage	30 metres (98 feet)
Minimum Front Yard	All buildings, structures, and trees shall be set back a minimum of 45 metres (150 feet) from the centre line of any municipal road, road allowance or provincial highway and/or a minimum of 91 metres (300 feet) from the intersection of the centre lines of any municipal road, road allowance or provincial highway
Minimum Rear and Side Yard	10 metres (32 feet) or 15% of the depth of the site whichever is less

6.4.3 Council may exempt the following uses from the site size and setback requirements: mineral resource development, public and municipal facilities, utilities, places of worship, cemeteries, public halls and buildings and historic, archaeological, wildlife and conservation management uses.

6.4.4 Upon Council's approval, setbacks and site size requirements may be relaxed where rail line crossings, existing topographical features or highways obstruct the ability to meet the required setbacks and sizes.

6.4.5 Sites which do not conform with the minimum site area requirements, as set out in the regulations of this district, shall be deemed to be conforming with regard to site area, provided that a registered title for the site existed with Information Services Corporation prior to the coming into force of this Bylaw.

6.4.6 The minimum site area constituting an agricultural operation or agricultural holding shall be 64.7 hectares (160 acres) or equivalent. Equivalent shall mean 64.7 hectares (160 acres) or such lesser amount as remains in an agricultural holding because of the original township survey, road widening, road right-of-way or railway plans, drainage ditch, pipeline or transmission line development or government action, natural features such as water courses or water bodies, or as a result of subdivision as permitted herein.

6.4.7 No residence shall be located with less than a minimum separation distance to an operation, as follows:

- a) The separation distance to an ILO as regulated in Section 4.9 (other than the residence of the operation);
- b) 457 metres (1,499 feet) from a licensed public or private liquid waste disposal facility;

- c) 457 metres (1,499 feet) from a licensed public or private solid waste disposal facility;
- d) 305 metres (1,000 feet) from a honey processing facility (other than the residence of the operation);
- e) 305 metres (1,000 feet) to a non-refrigerated anhydrous ammonia facility licensed by Province of Saskatchewan;
- f) 600 metres (1,968 feet) to a refrigerated anhydrous ammonia facility licensed by the Province of Saskatchewan;
- g) 500 metres (1640 feet) from a sour gas well and 125 metres (410 feet) to other oil and natural gas wells or facilities as defined in *The Oil and Gas Conservation Regulations, 2012*. Consultation with the ministry responsible for the administration of *The Oil and Gas Conservation Regulations*, and a facility analysis from the company operating the well or facility may be required to determine the appropriate setback.

6.4.8 Access

- a) All development requires access to a developed road that meets municipal standards.
- b) For the purposes of this Bylaw, “development road” shall mean an existing paved or graded all-weather road on a registered right of way or road, for which arrangements have been made with Council to provide for the road, on a registered right of way to a standard approved by Council.
- c) A subdivision shall not be permitted unless the proposed parcels and the remainder of the parcel being subdivided abuts or has frontage on a registered developed road, including any road to be developed under a signed servicing agreement.
- d) All lots within a subdivision may be required to have access from an internal subdivision road. The number of accesses from the road may be limited to provide for the safety of the travelling public.

6.5 Criteria for Discretionary Use Applications

6.5.1 General Criteria

- a) All discretionary uses are subject to the relevant criteria and standards identified in Appendix A of the OCP and Sections 2.7.6(f) and 4 of this Bylaw.
- b) The proposed development shall be located on a parcel conforming to all requirements of this Bylaw, including site size, frontage, setbacks and access.
- c) All servicing shall comply with provincial and municipal requirements.

6.5.2 Residences on a Parcel

- a) A maximum of 2 residential buildings shall be permitted on any agricultural operation of 64.7 hectares (160 acres) or equivalent. Where additional buildings are required to accommodate full-time workers engaged in the agricultural operation, they may be permitted at Council’s discretion.

- b) Council may limit the size, number, and location of additional residential buildings as a condition of approval.

6.5.3 Airports and Airstrips

- a) The application will be required to provide information to Council to verify that all provincial and federal regulations are adhered to.
- b) Public consultation will be required prior to Council making a decision on the development.
- c) Proper access and egress shall be provided to avoid or mitigate land use conflicts with properties in close proximity.

6.5.4 Wind Energy Systems and Facilities

- a) General criteria for wind energy systems and facilities:
 - i. The developer shall submit a site plan that shows the location of the wind energy systems including roads, underground cabling, fencing, overhead lines, drainage and access.
 - ii. Development permit applications for wind energy systems should be accompanied by a manufacturer's engineering certificate of structural safety or certification of structural safety from a recognized professional engineer in Canada.
 - iii. The proposed hub height of the wind energy system should be included in the development permit application.
 - iv. There shall be no sounds, light (excluding navigation lights as per Transport Canada requirements), glare, heat, dust or other emissions that will, in Council's opinion, detract from the amenity of the area. Council may require the developer to take mitigating measures to ensure the development produces minimal disturbance to the surrounding lands.
 - v. Landscaping and fencing will be provided by the developer, where deemed necessary by Council, to maintain safety, protection and the character of the surrounding area.
 - vi. A post-construction reclamation plan as well as a decommissioning plan shall be submitted with the development application, which shall form part of the permit approval.
 - vii. Any material changes to the original development permit, including changes to the location, size or height of the turbine, will require a new permit to be issued.
 - viii. Sites having potentially dangerous or hazardous developments will have visible signs stating any potential danger.
 - ix. No hazardous waste will be stored on the site.
- b) Setback distances for commercial and domestic wind energy systems:

- i. The setback from the property line to a wind energy generator (turbine) should be no less than the length of the blade plus 10 metres (33 feet) or a minimum of 38 metres (125 feet) unless otherwise agreed to by Council. Consultation with adjacent landowners shall be required prior to Council granting a reduced setback.
- ii. The developer will undertake required consultations and/or studies for environmentally sensitive areas, wetlands, or other protected or sensitive areas. This information shall be referred to the appropriate provincial regulatory agency for review.
- iii. The wind energy system shall be setback a minimum distance of 500 metres (1,640 feet) from the nearest point of the building foundation of an occupied residential building (or group of residential buildings) to the base of the turbine tower, unless otherwise agreed to by Council. Consultation with adjacent landowners shall be required prior to Council granting a reduced setback.

Consultation with the Ministry of Highways and Infrastructure shall be required for any wind energy system proposed in proximity to a highway.

- iv. The setback distance to a municipal road allowance and the wind energy generator (turbine) will be no less than the length of the blade plus 10 metres (33 feet) or a minimum of 45 metres (150 feet), whichever is greater.
- c) Council will require the developer of a commercial wind energy development to consult with the adjacent properties within 5 kilometres (3 miles) surrounding the proposal prior to reviewing the development permit application. Development applications must be accompanied by a report of any public information meetings or other provincial referrals conducted by the developer.

6.5.5 Communal Dwellings

- a) Communal dwellings shall be associated with an agricultural operation or institutional use.
- b) Council may specify the maximum number of dwelling units permitted.
- c) Council may require a communal dwelling to be served by an internal road to a standard approved by Council.
- d) No dwelling shall be closer than 3 metres (10 feet) to any other dwelling.
- e) All dwelling(s) are to be located on a parcel conforming to requirements of the Zoning Bylaw, including site size, setbacks, frontage, and access.
- f) There shall be suitable onsite parking and utilities, including water and sewage disposal systems. The provision of water and the disposal of wastewater is subject to provincial regulations and approval.

6.5.6 Work Camps

- a) Development permit applications for work camps shall contain the following information:

- i. The location, type and purpose of the camp which shall include a site plan specifying the number of buildings and their location;
 - ii. Method of supplying water, sewage and waste disposal, which must comply with provincial regulations;
 - iii. The number of persons proposed to live in the camp;
 - iv. The start date of construction, the date of occupancy and the removal date;
 - v. Reclamation measures once the camp is removed.
- b) The developer is to maintain any existing natural buffer (trees, natural topography, etc.), where possible and may be required to provide additional landscaping and screening.
 - c) The work camp shall be contained on the same parcel as the commercial or resource based use and sufficient onsite parking shall be provided.
 - d) The site shall be adjacent to an all-weather road to provide year round access to the site.

7 CR - Country Residential District

7.1 Intent

The intent of this district will be to provide for clustered multiple lot residential subdivisions and developments as the primary use of the land.

7.2 Permitted Uses

7.2.1 Residence

7.2.2 Recreational uses:

- a) Public sports fields and parks
- b) Other public or non-profit recreational facilities

7.2.3 Other uses:

- a) Places of worship, cemeteries, public halls and buildings, and municipal facilities
- b) Historic, archaeological, and wildlife conservation management uses
- c) Orchards, vegetable, horticultural or fruit gardens
- d) Public or private utilities, excluding solid and liquid waste disposal sites

6.2.10 Accessory uses, buildings, and structures customarily accessory and subordinate to the principal use on the site, excluding a dwelling.

7.3 Discretionary Uses

7.3.1 Home based business

7.3.2 Garden and Secondary Suite

7.4 District Regulations

7.4.1 Subdivision:

- a) All subdivisions shall be serviced to meet municipal and provincial standards.
- b) The site shall not be located where, in the opinion of the Council, a developed road would be prohibitively expensive to construct or maintain.

7.4.2 Frontage:

- a) Minimum site frontage shall be 20 metres (65 feet) for all parcels, however exemptions from minimum frontage shall apply to utilities and may be considered by Council for historic, archaeological and wildlife conservation management uses.

7.4.3 Site Size:

- a) Minimum: 0.8 hectares (2 acres).
- b) Maximum 16 hectares (40 acres).
- c) Public utility uses and municipal facilities are exempt from site size requirements.
- d) In the case of a parcel physically severed as a result of road right of way or railway plans, drainage ditch, pipelines or transmission line, development or natural features such as watercourses, water bodies the minimum and maximum site area may be varied by a maximum of 25%.

7.4.4 Access:

- a) All development requires access to a developed road that meets municipal standards.
- b) For the purposes of this Bylaw, “developed road” shall mean an existing paved or graded all-weather road on a registered right of way or road, for which arrangements have been made with Council to provide for the road, on a registered right of way to a standard approved by Council.
- c) A subdivision shall not be permitted unless the proposed parcels and the remainder of the parcel being subdivided abuts or has frontage on a registered developed road, including any road to be developed under a signed servicing agreement.
- d) All parcels within a subdivision may be required to be provided access from an internal subdivision road. The number of accesses from the road may be limited to provide for the safety of the travelling public.

7.4.5 Setback Requirements:

- a) No buildings, structures or trees shall be within 91 metres (300 feet) from the intersection of the centre lines of any municipal roads, road allowance or highway or 45 metres (150 feet) from the centre line of any municipal road, road allowance or highway. Setback requirements shall not apply to internal subdivision roads.
- b) Minimum front yard – 6 metres (20 feet) from front property line adjacent to an internal subdivision road.
- c) Minimum side yard – 1.5 metres (5 feet) from side property line.
- d) Minimum rear yard – 1.5 metres (5 feet) from rear property line.

7.4.6 Keeping of animals shall comply with Section 3.15.

7.5 Criteria for Discretionary Use Applications

7.5.1 General Criteria

- a) All discretionary uses are subject to the relevant criteria and standards identified in Appendix A of the OCP and Sections 2.7.6(f) and 4 of this Bylaw.
- b) The proposed development shall be located on a parcel conforming to all requirements of this Bylaw, including site size, frontage, setbacks and access.
- c) All servicing shall comply with provincial and municipal requirements.

7.5.2 Home based business

- a) No home based business in this district shall include auto body repair or repainting operations.
- b) No heavy construction or industrial equipment or supplies shall be stored on any site for a home based business in this district.

8. L – Lakeshore District

8.1 Intent

The intent of this district is to accommodate lakeshore developments directly adjacent or near a lake in appropriate areas.

8.2 Permitted Uses

8.2.1 Residence

8.2.2 Places of worship, public halls, and municipal facilities

8.2.3 Other uses:

a) Historic, archaeological, and wildlife conservation management uses

b) Public or private utilities, excluding solid and liquid waste disposal sites

8.2.4 Accessory uses, buildings, and structures customarily accessory and subordinate to the principal use on the site, excluding a dwelling.

8.3 Discretionary Uses

8.3.1 Recreational uses

a) Campgrounds

b) Golf courses

c) Other community recreational facilities

8.3.2 Commercial uses

a) Convenience stores without gas bars

b) Retail Stores

c) Commercial recreation facilities

d) Motels, tourist cabins, or lodges with or without restaurant

e) Greenhouses or nurseries

8.3.3 Home-based business

8.3.4 Temporary Membrane Structures

8.3.5 Boat houses

8.4 Regulations

8.4.1 Subdivision

- a) All subdivisions shall be serviced to meet municipal and provincial standards.
- b) The site shall not be located where, in the opinion of the Council, a developed road would be prohibitively expensive to construct or maintain.
- c) A buffer strip or landscaping may be required in all lakeshore subdivisions for the protection of the lake or to separate lakeshore uses and existing agricultural development.

8.4.2 Frontage

- a) Minimum: 23 metres (75 feet)
- b) Exemptions from minimum frontage shall apply to municipal facilities, utilities and may be considered by Council for archaeological sites, wildlife and ecological conservation uses and other community uses.

8.4.3 Site Size

- a) Minimum: 1115 metres squared (12,000 square feet)
- b) Maximum: 0.4 hectares (1 acre)
- c) Exemptions from site sizes shall apply to municipal facilities, utilities and may be considered by Council for historic, archaeological, and wildlife conservation management uses and other recreational or community uses.

8.4.4 Access

- a) All development requires access to a developed road that meets municipal standards.
- b) For the purposes of this Bylaw “development road” shall mean an existing paved or graded all-weather road on a registered right of way, or road for which arrangements have been made with Council to provide for the road on a registered right of way to a standard approved by Council.
- c) A subdivision shall not be permitted unless the proposed parcels and the remainder of the parcel being subdivided abuts, or has frontage on a registered developed road, including any road to be developed under a signed servicing agreement.
- d) All lots within a subdivision may be required to have access from an internal subdivision road. The number of accesses from the road may be limited to provide for the safety of the travelling public.

8.4.5 Setback Requirements

- a) Front yard (abutting street) - Minimum – 6 metres (20 feet)
- b) Side yard – Minimum – 1.5 metres (5 feet)

- c) Rear yard – Minimum – 6 metres (20 feet)
- d) Public parks, municipal facilities and public utilities:
 - i. All yards: No requirements
- e) No buildings, structures or trees shall be within 91 m (300 ft) from the intersection of the centre lines of any municipal roads, road allowance or highway or within 45 m (150 ft) from the center line of any municipal road, road allowance or highway. Setback requirements shall not apply to internal subdivision roads.

8.4.6 Maximum non-vegetated site coverage is 50%

8.4.7 The removal of trees within 90 metres (300 feet) of a shoreline shall not be permitted except for the purpose of construction of access ways, pathways, trails or buildings and the clearing of dead or diseased trees. For building construction, removal of trees further than 2 metres (6.5 feet) from the building shall not be allowed.

8.4.8 Keeping of animals:

- a) Animals in this district shall be limited to domestic pets of the residence of the site i.e. dogs and cats.

8.4.9 Outside Storage

- a) No outside storage shall be permitted in a front yard.
- b) Outside storage shall be screened by landscaping or vegetation so as not be visible from a road or abutting property.

8.5 Criteria for Discretionary Use Applications

8.5.1 General Criteria

- a) All discretionary uses are subject to the relevant criteria and standards identified in Appendix A of the OCP and Sections 2.7.6(f) and 4 of this Bylaw.
- b) The proposed development shall be located on a parcel conforming to all requirements of this Bylaw, including site size, frontage, setbacks and access.
- c) All servicing shall comply with provincial and municipal requirements.
- d) Council will consider the additional pressure and impacts the development would place on the lake and surrounding environment. The location, size and intensity of the use shall be appropriate to the site and compatible with the lake and surrounding development.

8.5.2 Home Based Businesses:

- a) Home based business in this district shall not include auto body repair or repainting operations.

- b) Heavy construction or industrial equipment or supplies shall not be stored on any site for a home based business.

9. M1 – Light Industrial & Commercial District

9.1 Intent

The intent of this district is to provide for the development of commercial and industrial land uses.

9.2 Permitted Uses

9.2.1 Principal Commercial Uses

- a) Commercial nurseries or greenhouses, including retail
- b) Service stations with or without confectionary
- c) Motor vehicle and equipment sales and service establishments
- d) Motels and hotels
- e) Restaurants
- f) Retail stores
- g) Agricultural services, contracting and supply establishments

9.2.2 Other

- a) Public or private utilities, excluding solid and liquid waste disposal sites
- b) Municipal facilities

9.2.3 Accessory uses, buildings, and structures customarily accessory and subordinate to the principal use on the site, excluding a dwelling.

9.3 Discretionary Uses

9.3.1 Principal Commercial & Industrial Uses

- a) Veterinary clinics
- b) Abattoirs, packing plants, skinning and tanning facilities and stockyards
- c) Grain storage and elevators
- d) Seed processing and cleaning
- e) Agricultural chemical and fertilizer storage
- f) Bulk petroleum industry facilities, asphalt and cement plants
- g) Commercial trucking establishments

- h) Manufacturing establishment
- i) Welding, machine, mechanical and other related repair shops
- j) Storage facilities, warehousing, supply and distribution facilities
- k) Auction marts

9.4 District Regulations

9.4.1 Subdivision

- a) All subdivisions shall be serviced to meet municipal and provincial standards.
- b) The site shall not be located where, in the opinion of the council, a developed road would be prohibitively expensive to construct or maintain.
- c) A buffer strip or landscaping may be required to separate commercial or industrial uses from adjacent uses.

9.4.2 Frontage

- a) Minimum site frontage shall be 30 metres (100 feet) for all parcels.
- b) Exemptions from minimum frontage shall apply to municipal facilities and utilities.

9.4.3 Site Size

- a) Minimum site size shall be 0.8 hectares (2 acres).
- b) Exemptions from site size shall apply to municipal facilities and utilities.

9.4.4 Access

- a) All development requires access to a developed road that meets municipal standards.
- b) For the purposes of this Bylaw “developed road” shall mean an existing paved or graded all-weather road on a registered right of way, or road for which arrangements have been made with Council to provide for the road on a registered right of way to a standard approved by Council.
- c) A subdivision shall not be permitted unless the proposed parcels and the remainder of the parcel being subdivided abuts, or has frontage on a registered developed road, including any road to be developed under a signed servicing agreement.
- d) All lots within a subdivision may be required to have access from an internal subdivision road or service road. The number of accesses from the road and provincial highway will be limited to provide for the safety of the travelling public.

9.4.5 Setback Requirements

- a) No buildings, structures or trees shall be within 91 metres (300 feet) from the intersection of the centre lines of any municipal roads or highway or 45 metres (150 feet) from the centre line of any municipal road or highway. Setback requirements shall not apply to internal subdivision roads.
- b) Minimum front yard: 6 metres (20 feet)
- c) Minimum side yard: 3 metres (10 feet)
- d) Minimum rear yard: 3 metres (10 feet)

9.4.6 Outside Storage

- a) No outside storage shall be permitted in a front yard.
- b) Outside storage shall be screened by landscaping or vegetation so as not be visible from a road or abutting property.

9.5 Criteria for Discretionary Use Applications

9.5.1 General Criteria

- a) All discretionary uses are subject to the relevant criteria and standards identified in Appendix A of the OCP and Sections 2.7.6(f) and 4 of this Bylaw.
- b) The proposed development shall be located on a parcel conforming to all requirements of this Bylaw, including site size, frontage, setbacks and access.
- c) All servicing shall comply with provincial and municipal requirements.
- d) All commercial & industrial uses shall be separated from a residence, by a minimum distance of 300 metres (984 feet) unless the applicant can establish to the satisfaction of Council that the use will not emit noxious odours, smoke, dust or noise limiting the enjoyment or use of the residence.
- e) Parking of vehicles associated with the commercial use shall at no time take place on municipal roadways and property.

9.5.2 Outside Storage

- a) Uses that include or may include storage may require screening from roads or neighbouring properties by landscape features or fences or a combination of both.
- b) Council may apply special standards as conditions of approval regarding screening, location of storage, location of vehicles on display, machinery and parts to avoid an unsightly premise.

10 RL- Rabbit Lake District

10.1 Intent

The intent of this district is to accommodate higher density residential development and associate commercial or industrial developments which do not directly support agriculture. The Special Service Area of Rabbit Lake will be zoned in this District.

10.2 Permitted Uses

- a) Residence
- b) Accessory uses and buildings greater than 10m² (100 ft.²) related to an approved use
- c) Office

10.3 Discretionary Uses

10.3.1 Recreational uses:

- a) Public sports fields, golf courses, parking lots
- b) Parks
- c) Rinks
- d) Playgrounds
- e) Trails, walkways and natural interpretive areas
- f) Campgrounds

10.3.2 Community uses:

- a) Community halls, public museums, cultural institutions, and libraries
- b) Educational institutions
- c) Places of worship/ Religious Institutions.

10.3.3 Commercial Uses:

- a) Retail stores, commercial retail services, restaurants, lounges
- a) Service Stations
- b) Care facilities: Medical Centres, Care Homes, and Child Care Centers (subject to Provincial Regulations)
- c) Personal service shops

- d) Motels and hotels
- e) Veterinary clinics/hospitals
- f) Dwelling units accessory to commercial use
- g) Commercial uses related to the oil and gas industry

10.3.4 Industrial 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

10.3.5 Residential Uses:

- a) Bed-and-breakfast Operation
- b) Home based businesses (appropriate to for the site)

10.3.6 Recreational Vehicles

10.4 Regulations

10.4.1 Site Requirements

Requirement	Residence	Accessory Buildings	Other
Minimum Site Area	1000m ² sq. (10,763 ft sq.)	N/A	1000m sq. (10,763 ft. sq.)
Maximum Site Area	0.04 ha (1 acre)	N/A	0.04 ha (1 acre)
Minimum Frontage	15m (50 feet)	N/A	30m (100 feet)
Front Yard Setback	7.6m (25 feet)	7.6m (25 feet)	7.6m (25 feet)
Side Yard Setback	1.5m (5 feet)	1.5m (5 feet)	1.5m (5 feet)
Rear Yard Setback	7.6m (25 feet)	1.5m (5 feet)	1.5m (5 feet)
Building Setback from road	7.6 m (25 feet)	7.6 m (25 feet)	15.24 m (50 feet)

10.4.2 Exemptions from frontage, site size and setbacks may be considered by Council for public utility uses, recreational uses and municipal facilities.

- a) No portion of any building, including eaves, shall be located within 0.9m (3 feet) of any site line.

10.4.3 Access:

- a) A subdivision shall not be permitted unless the proposed parcels and the remainder of the parcel being subdivided abuts, or has frontage on a registered developed road, including any road to be developed under a signed servicing agreement.
- b) All lots within a subdivision shall be provided access from an internal subdivision road. The number of accesses from the municipal road and provincial highway will be limited to provide for the safety of the travelling public.

10.4.6 Dugouts are prohibited

10.5 Criteria For Discretionary Use Applications

10.5.1 General Regulations

- a) A site plan and supporting documentation must be supplied to Council prior to making a decision on a discretionary use application.

- b) The proposed development shall be located on a parcel conforming to all requirements of this Zoning Bylaw, including site size, frontage, setbacks and access.
- c) No new or expanded discretionary uses shall be located in the 1:500 flood elevations or on hazard lands without appropriate studies completed by qualified professionals with accompanying mitigating measures.
- d) The proposed discretionary use shall not negatively change the character of the immediate area or the use and enjoyment of adjacent lands for their existing use.
- e) Council will apply the criteria of the Official Community Plan when considering locations for commercial and industrial uses
- f) Home Based Businesses:
 - i. Council may apply special standards in the issuing a Development Permit limiting the size of operation, and buildings used for the operation.
- g) Bed-and-breakfast Operation shall comply with the provisions of this Bylaw.

10.5.4 Commercial, Industrial and Agricultural Service Uses:

- a) Council may apply site specific standards, when issuing a Development Permit, regarding screening of storage areas, fencing, or required yards adjacent to residential uses.
- b) Locations within residential areas of hamlets will be avoided for industrial and agricultural service uses.
- c) For commercial developments, locations on a main street, adjacent to a railway, or adjacent to a highway or a main access route to the hamlet will be preferred.
- d) Commercial development that is compatible with residential uses may be considered in residential areas if the site is of sufficient size.

10.5.5 Uses Compatible with Residential Development

- a) Bed-and-breakfast and personal care homes are considered compatible with residential development provided the sites are large enough to provide adequate parking and separation to adjacent dwellings.
- b) Home based businesses which provide personal services are generally considered compatible with residential development if the services are provided within the dwelling.
- c) A golf course shall be located on a separate parcel to any associated residential developments.

10.5.6 Institutional uses:

- a) In approving an institutional use, Council may specifically limit any residential component based upon the application; any expansion or change of form of the residential component will require a new approval.

- b) Council may apply the following criteria in considering institutional uses:
 - i. the use will be separate from the residential subdivision areas
 - ii. the use will not disrupt the quiet enjoyment of the area
 - iii. the proposal will provide for adequate sewer and water supply services.

10.5.7 Service Station

- a) No person who established or operates a service station shall:
 - i. locate a fuel pump or accessory equipment less than 6 metres from the nearest boundary of the site;
 - ii. store on the site unless they are kept within a building or screened in a manner approved by a resolution of the Council.

10.5.8 Sewage Requirements

- a) Developers will be responsible to ensure that the proposed method of sewage complies with federal or provincial regulations. Proof of approval from Public Health will be required as part of the Development Permit application.

11 Definitions

When the following words or terms are used in the OCP and this Bylaw, they have the following meaning, unless the context provides otherwise:

- Abattoir:** A facility for butchering animals, slaughtering animals, dressing, cutting and inspecting meats, and or refrigerating, curing and manufacturing by- products.
- Accessory Use:** A use customarily incidental, subordinate, and exclusively devoted to the principal use or building and is located on the same site with such principal use or building.
- Act:** *The Planning and Development Act, 2007* Province of Saskatchewan.
- Adjacent:** Contiguous or would be contiguous if not for a river, stream, railway, road or utility right-of-way or reserve land; and any other land identified in this Bylaw as adjacent land.
- Administrator:** The official administrator for the Municipality pursuant to *The Municipalities Act*.
- Agricultural:** A use of land, buildings or structures for the purpose of animal husbandry, fallow, field crops, forestry, market gardening, pasturage, private greenhouses and includes the growing, packing, treating, storing, and sale of produce produced on the premises and other similar uses customarily carried on in the field of general agricultural.
- Agricultural Commercial:** A use related to the sale of products or machinery of an agricultural nature or the provision of services to the agricultural community, and without restricting the generality of the above may include livestock auction marts, farm implement dealerships, fruit stands, veterinary clinics and animal hospitals.
- Agricultural Operation:** A site, or sites, the principal use of which is to derive produce directly from the following activities, but shall not be residential in use:
- (a) cultivating land;
 - (b) producing agricultural crops, including hay and forage;
 - (c) producing horticultural crops, including vegetables, fruit, mushrooms, sod, trees, shrubs, flowers, greenhouse crops and specialty crops;
 - (d) raising all classes of livestock, horses, poultry, fur-bearing animals, game birds and game animals, bees and fish;
 - (e) carrying on an intensive livestock operation;
 - (f) producing eggs, milk, honey and other animal products;
 - (g) operating agricultural machinery and equipment, including irrigation pumps and noise-scare devices;
 - (h) conducting any process necessary to prepare a farm product for distribution from the farm gate;

- (i) storing, handling and applying fertilizer, manure, organic wastes, soil amendments and pesticides, including both ground and aerial application;
- (j) any other prescribed agricultural activity or process as defined by Council from time to time.

Alteration: Any structural change or addition made to any building or structure.

Animal Unit: The kind and number of animals calculated in accordance with the following table:

Kind of Animal	Number of Animals (= 1 Animal Unit)
Poultry	
Hens, cockerels, capons	100
Chicks, broiler chickens	200
Turkeys, geese, ducks	50
Exotic birds	25
Hogs	
Boars and sows	3
Gilts	4
Feeder pigs	6
Weanling pigs	20
Sheep	
Rams or ewes	7
Lambs	14
Goats, etc.	
All (including llamas, alpacas etc.)	7
Cattle	
Cows and bulls	1
Feeder cattle	1.5
Replacement heifers	2
Calves	4
Horses	
Colts and ponies	2
Other horses	1
Other	
Domesticated native Ungulates	
bison	1
elk, reindeer	4
deer	7

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.

Applicant: A developer or person applying for a Development Permit under this Bylaw, for a subdivision approval to an approving authority under *The Act*.

Auto Wrecker:	An area where motor vehicles are disassembled, dismantled, or junked, or where vehicles not in operable condition, or used parts of motor vehicles, are stored or sold to the general public.
Bed-and-Breakfast Operation:	A residence, licensed as a tourist home under The Public Accommodation Regulations, in which overnight accommodation within the unit, along with one meal served before noon, is provided to the travelling public for a charge.
Billboard:	A private free standing sign, including supporting structures, which advertises goods, products, services, organizations, or facilities that are available from, located on, or refer to, a site other than the site on which the sign is located.
Boathouse	A building located on or at the edge of a waterbody used for housing boats or other vessel.
Building:	A structure used for the shelter or accommodation of persons, animals, or goods and includes any structure covered by a roof supported by walls or columns.
Building, Accessory:	A subordinate detached building apart from the main building or main use and located in the same site, which provides better and more convenient function of the main building or main use.
Building Permit:	A permit issued under a building Bylaw of the Municipality authorizing the construction of all or part of any building.
Buffer:	A strip of land, vegetation or land use that physically separates two or more different land uses.
Campground:	An area used for a range of overnight camping experiences, from tenting to serviced trailer sites, including accessory facilities which support the use, such as administration offices and laundry facilities, but not including the use of mobile homes or trailers on a permanent year-round basis.
Cannabis:	As defined in The Cannabis Act (Canada).
Cannabis Facility:	Means either: <ul style="list-style-type: none">a) A facility, licensed by the Federal Government, for the cultivation, synthesis, harvesting, altering, propagating, processing, packaging, labeling, storage and shipping of cannabis; orb) A facility, provincially authorized, for the warehousing and wholesale distribution of cannabis.
Cannabis Production Facility:	A facility, licensed by the Federal Government, for the cultivation, synthesis, harvesting, altering, propagating, processing, packaging, labeling, storage and shipping of cannabis.
Cannabis Retail Store:	A retail store, provincially authorized, for selling cannabis to consumers.
Cannabis Warehouse and Distribution Facility:	A facility, provincially authorized, for the warehousing and wholesale distribution of cannabis.

Care Services:	Development to provide daytime personal care and education to children or elderly persons, but does not include overnight accommodation. Typical facilities would include daycare or "elder care" centres, day nurseries, family day home child care, nursery schools and play schools.
Cemetery:	Land that is set apart or used as a place for the interment of the dead or in which human bodies have been buried. "Cemetery" may include a structure for the purpose of the cremation of human remains and may include facilities for storing ashes or human remains that have been cremated or the interment of the dead in sealed crypts or compartments.
Commercial:	The use of land, buildings, or structures for the purpose of buying and selling commodities, and supplying professional and personal services for compensation.
Communal Dwelling:	Is identified as the dwelling unit(s) on land owned by Hutterite or Mennonite colonies who use the land for agricultural, educational, and other shared purposes or dwellings associated with an institutional use.
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.
Council:	The Council of the Rural Municipality of Round Hill No. 467.
Country Residential Development:	Residential development contained within a severance from an agricultural holding where the essential land requirement is for a residential building site and space rather than for productive agricultural purposes.
Daycare Centre:	Any kind of group daycare programs including eldercare or aged adults, nurseries for children of working parents, nursery schools for children, and minimum age for education in public schools' or parent cooperative nursery schools and programs covering after school care for school children provided such an establishment is approved by the provincial government and conducted in accordance with provincial requirements.
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 the use of any building or land.
Development Officer:	The Administrator shall be the Development Officer, or in his/her absence an employee of the Municipality appointed by the Administrator; or someone appointed by the Council to act as a Development Officer to administer this Bylaw.
Development Permit:	A document authorizing a development issued pursuant to this Bylaw.
Discretionary Use	A use of land or buildings or form of development that: (a) is prescribed as a discretionary use in this Bylaw; and requires the approval of Council pursuant to Section 56 of the Act and this Bylaw.

Dwelling Group:	(b) A group of principal buildings used as dwellings, located on a single parcel, developed as a project, that may include rental, condominium or bare land condominium forms of tenure.
Dwelling, Multi- Unit	A building containing three or more dwelling units and shall include condominiums, townhouses, row houses, and apartments as distinct from a rooming house, hotel or motel.
Dwelling, Single-Detached:	A detached building consisting of one dwelling unit as defined here; and occupied or intended to be occupied as a permanent home or residence, but shall not include a mobile home, modular home, or recreational vehicle as defined here.
Dwelling Unit	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.
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, not less than 6 meters in width, 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.
Environmentally Sensitive Lands:	An undisturbed site that due to its natural features has value to society and ecosystems worth preserving. Can include but is not limited to: wildlife habitat, migratory routes, wildlife corridors, wetlands, woodlands or native grasslands.
Farm Building:	Improvements such as barns, granaries, workshops etc., used in connection with the growing and sale of trees, shrubs, and sod or the raising or production of crops, livestock or poultry or in connection with fur production or bee keeping and situated on a parcel of land used for farm operation.
Floor Area:	The sum of horizontal area contained within the outside of the outside walls of a building at each floor level at or above grade, excluding in the case of a dwelling, any private garage, porch, veranda, sun lounge, or unfinished room or attic.
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.
Flood Fringe:	The portion of the flood plain where the waters in the 1:500 year flood are projected to be less than a depth of one metre or a velocity of one metre per second.
Flood Plain:	The area prone to flooding from a water body or watercourse that comprises the combined area of the flood way and flood fringe.

Garden Suite:	A small independent building, physically separate from the principal dwelling unit with which it is associated, which is used as a dwelling unit, or for activities accessory to those permitted in the principal dwelling unit such as home occupation and/or home based business.
Geotechnical Assessment:	An assessment or estimation by a qualified expert of the Earth's subsurface and the quality and/or quantity of environmentally mitigative measures that would be necessary for development to occur.
Hazard Land:	Land which may be prone to flooding, slumping, subsidence, landslides, erosion, any other instability, or is located within the flood plain of a river, stream or lake.
Home Based Business:	An occupation carried on by the occupants of a residence or agricultural operation and is a use secondary to the permitted use.
Hotel:	A building which provides sleeping accommodation for which a fee is charged and may also contain commercial uses, facilities or services such as a restaurant, dining room, room service or convention room.
Highway Sign Corridor:	A strip of land parallel and adjacent to a provincial highway; where private signs may be permitted to advertise goods and services of local area businesses and attractions, as provided by regulations of the Ministry of Saskatchewan Highways and Infrastructure entitled The Erection of Signs Adjacent to Provincial Highway Regulations, 1986, as may be amended or replaced from time to time.
Intensive Agricultural Operation:	A principal use that produces a crop that is grown in buildings or under structures, using hydroponic techniques, or by use of intensive irrigation and fertilizer application, such as but not exclusive to sod farms; market gardens, green houses, mushroom farms and nurseries, but not including an intensive livestock operation.
Intensive Livestock Operation (ILO):	<p>The operation or facilities for the permanent or temporary rearing, confinement or feeding of poultry, hogs, sheep, goats, cattle, horses, or domesticated game animals in such numbers that the facility and portion of a parcel or site used for the operation does any of the following conditions:</p> <ul style="list-style-type: none">(a) will contain 100 or more animal units(b) provides less than 370 square metres (3982.65 square feet) of space for each animal unit(c) will contain more than 20 animal units for 10 or more days of the month within 300 metres (984.25 feet) of water body not controlled by the operator <p>will contain more than 20 animal units for 10 or more days of the month within 30 metres (98.43 feet) of a domestic well not controlled by the operator</p>
Junked Vehicles:	<p>Any automobile, tractor, truck, trailer or other vehicle that:</p> <ul style="list-style-type: none">(a) has no valid license plate

- (b) is in rusted, wrecked, partly wrecked, dismantled, partly dismantled, inoperative or abandoned condition
- (c) is not contained within a permitted building
- (d) does not form part of a permitted business

Kennel: (d) Development used for the breeding, boarding, caring or training of dogs. Typical facilities include dog boarding and dog training establishments, and animal rescue homes.

Manufacturing Establishment: A firm or business engaged in the mechanical or chemical transformation of materials or substances into new products including the assembling of component parts, the manufacturing of products and the blending of materials.

Mineral Resource: Any mineral deposit that may be found on in or under any lands in Saskatchewan, including without limitation any reservoir of oil, gas, or oil and gas and any ore body containing any mineral.

Mobile Home: A recreational vehicle bearing CSA Z240 certification for mobile homes (or a replacement thereof):

- (a) that is used as a dwelling
- (b) that has water faucets and shower, or other bathing facilities, that may be connected to a water distribution system

that is equipped with facilities for washing and water closet, or other similar facility, which may be connected to a sewage system

Modular Home: (c) A factory-built home that is manufactured as a whole or modular unit and is designed to be moved on a removable chassis to be used as one dwelling unit, and is certified by the manufacturer that it complies with the Standards Association Code CSA-A277 standard.

Motel: A building or group of buildings on a site designed and operated to provide temporary accommodation and contains separate sleeping units, each of which is provided with an adjoining conveniently located parking stall.

Municipality: The Rural Municipality of Round Hill No. 467.

Municipal Reserve: Are dedicated lands:

- (a) that are provided to a Municipality pursuant to *The Planning and Development Act, 2007* for public use; or

that were dedicated as public reserve and transferred to a Municipality pursuant to section 196, whether or not title to those lands has issued in the name of the Municipality.

Non-Conforming Building:

A building:

- (a) that is lawfully constructed or lawfully under construction, or with respect to which all required permits have been issued, at the date a Zoning Bylaw or any amendment to a Zoning Bylaw affecting the building or land on which the building is situated or will be situated becomes effective.
- (b) that on the date a Zoning Bylaw or any amendment to a Zoning Bylaw becomes effective does not, or when constructed will not, comply with the Zoning Bylaw.

Non-Conforming Site:

- (b) A site, consisting of one or more contiguous parcels, that, on the date a Zoning Bylaw or any amendment to a Zoning 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:

A lawful specific use:

- (a) being made of land or a building or intended to be made of land or of a building lawfully under construction, or with respect to which all required permits have been issued, at the date the Zoning Bylaw or any amendment to the Zoning Bylaw affecting the land or building becomes effective

that on the date the Zoning Bylaw or any amendment to the Zoning Bylaw becomes effective does not, or in the case of a building under construction or with respect to which all required permits have been issued will not, comply with the Zoning Bylaw.

Outside Storage:

- (b) The storing, stockpiling or accumulating of goods, equipment or material in an area that is open or exposed to the natural elements.

Park Model Trailer/Unit:

A unit designed to facilitate occasional relocation, with living quarters for a temporary or seasonal use; 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. It has a gross floor area not exceeding 50 square metres (540 square feet). CSA Number Z241.



Park Model Trailer 102 Park Model Recreational Unit

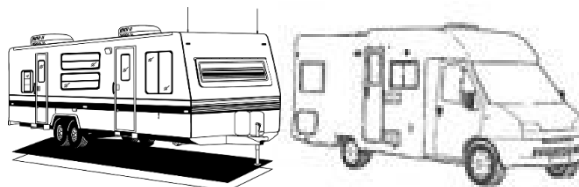
Pasture:

A site that is used for the raising and feeding of livestock by grazing.

Permitted Use:	A use or form of development rightfully allowed in a zoning District, subject to the regulations contained in this Bylaw.
Personal Care Homes:	A facility licensed under The Personal Care Homes Act 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:	A facility for providing a service to individuals, including but not limited to barbershops, professional services, medical clinics, drycleaners, etc.
Principal Use:	The main activities conducted on a site.
Principal Building:	The main building in which the principal use of the site is conducted.
Public Road:	A road allowance or a legally surveyed road vested in the name of Ministry of Highways and Infrastructure.
Public Utility:	<p>A system, work, plant, equipment, or service, whether owned or operated by the Municipality, or by a corporation under Federal or Provincial statute, that furnishes any of the following services and facilities to, or for the use of, the inhabitants of the Municipality:</p> <ul style="list-style-type: none">(a) Communication by way of telephone lines, optical cable, microwave, and cable television services;(b) Delivery of water, natural gas, and electricity excluding wind and solar energy facilities;(c) Public transportation by bus, rail, or other vehicle production, transmission;(d) Collection and disposal of sewage, garbage, and other wastes; and <p>Fire and Police Services</p> <ul style="list-style-type: none">(e) A quarter Section as defined by the Township Plan of Survey in the Land Titles Office, exclusive of any registered road, road widening, or railway right of way, but including any partial quarter Section defined on the Township Plan of Survey.
Reeve:	The Reeve of the Rural Municipality of Round Hill No. 467.
Residence:	A single detached dwelling, mobile home or modular home.
Recreational Use:	A public or private facility or amenity, a joint-use site or a park or playground the serves the surrounding neighbourhood or community.

Recreational Vehicle: A vehicle used for personal pleasure or travels by an individual or a family which may or may not be towed behind a principle vehicle. Notwithstanding the generality of the above may include:

- (a) Motor homes
- (b) Camper Trailers



Secondary Suite An additional dwelling unit located within a principal single detached dwelling.

School A site, building or other premises and improvements that is utilized for the purposes of educating students with a faculty.

Sign Any writing (including letter or word), pictorial representation (including illustration or decoration), emblem (including devise, symbol or trademark), flag (including banner or pennant), or any other figure of similar character which:

- (a) is a structure or any part thereof, or is attached to, painted on, or in any manner represented on a building
- (b) is used to announce or direct attention to, or advertise

is visible from outside the building

Site (c) An area of land with fixed boundaries that has been registered in the Land Titles Office by Certificate of Title, and for which all portions of the land are consolidated under a single title.

Site Line, Front or Site Frontage The boundary that divides the site from the street or road. 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 frontage for a non-rectangular site shall be defined as the mean of the measured front and rear site lines.

Site Line, Rear The boundary at the rear of the site and opposite the front site line.

Site Line, Side A site boundary other than a front or rear site line.

Street A public road or thoroughfare registered by plan of survey which affords the principal means of access to abutting property, but shall not include an easement or lane

Structure	Anything that is built, constructed, or erected, located in, on, or over the ground, or attached to something located in or over the ground.
Subdivision	A division of land, and includes a division of a quarter Section into legal subdivisions as described in the regulations made pursuant to <i>The Land Surveys Titles Act, 2000</i> .
Units of measure	Units of measure in this Bylaw are metric abbreviated as follows: m - metre(s) m ² - square metre(s) km - kilometre(s) ha - hectare(s) ac - acre(s) ft - foot (feet)
Use	The purpose or activity for which a piece of land or its buildings are designed, arranged or intended, occupied or maintained.
Use, Agricultural Related Commercial	A service to the agricultural community such as grain and seed cleaning and drying, fertilizer distribution, implement and machinery assemblage, sale and service, veterinary clinics, hatcheries, apiaries, bulk fuel sales, stock yards, auction marts, feed mills, oil seed processing plants and other similar uses.
Vacation Farm	An operating farm which may, on a day basis or for overnight purposes, offer a farm life experience to groups, families, or individuals and which may provide either or both of the following: (a) rental accommodation in the farm dwelling or adjacent private cabins comprising one or more rooms furnished to enable the preparation of meals if full board is not provided (b) a tract of land on which one or more camping, tenting or parking sites is located, where electricity, potable water and toilet facilities are provided to the persons, families, or groups occupying any of the sites.
Waste Disposal Facility, Liquid	A facility to accommodate any liquid waste from residential, commercial, institutional and industrial sources, 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
Wind Energy Facilities/Development	Includes towers, generators (turbines) and all equipment, machinery and structures used for the collection, conversion and transmission of wind energy to electrical energy for industrial, commercial, private or public uses
Wind Energy System, Domestic	Any structure used for the transmission or production of electrical energy which is intended primarily to produce electricity for private on-site consumption

Wind Energy System Commercial	Any structure(s) used for the transmission or production of electrical energy for industrial, commercial, or public uses and related facilities connected to a substation or metering point
Wind Energy System Height	The height from ground level to the tip of the blade at its highest point
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 that 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 that 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

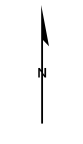
Maps

Zoning District Map

Zoning District Map A – Rabbit Lake

Rural Municipality of Round Hill No. 467

Zoning District Map



W3M

This is the Zoning District Map Referred to in the Bylaw No. ____
Adopted By the Rural Municipality of Round Hill No. 467

Reeve

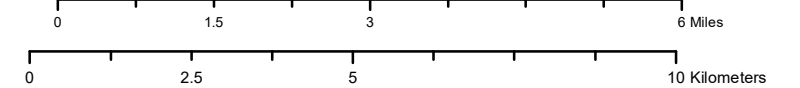
Administrator

Legend

Zoning Districts

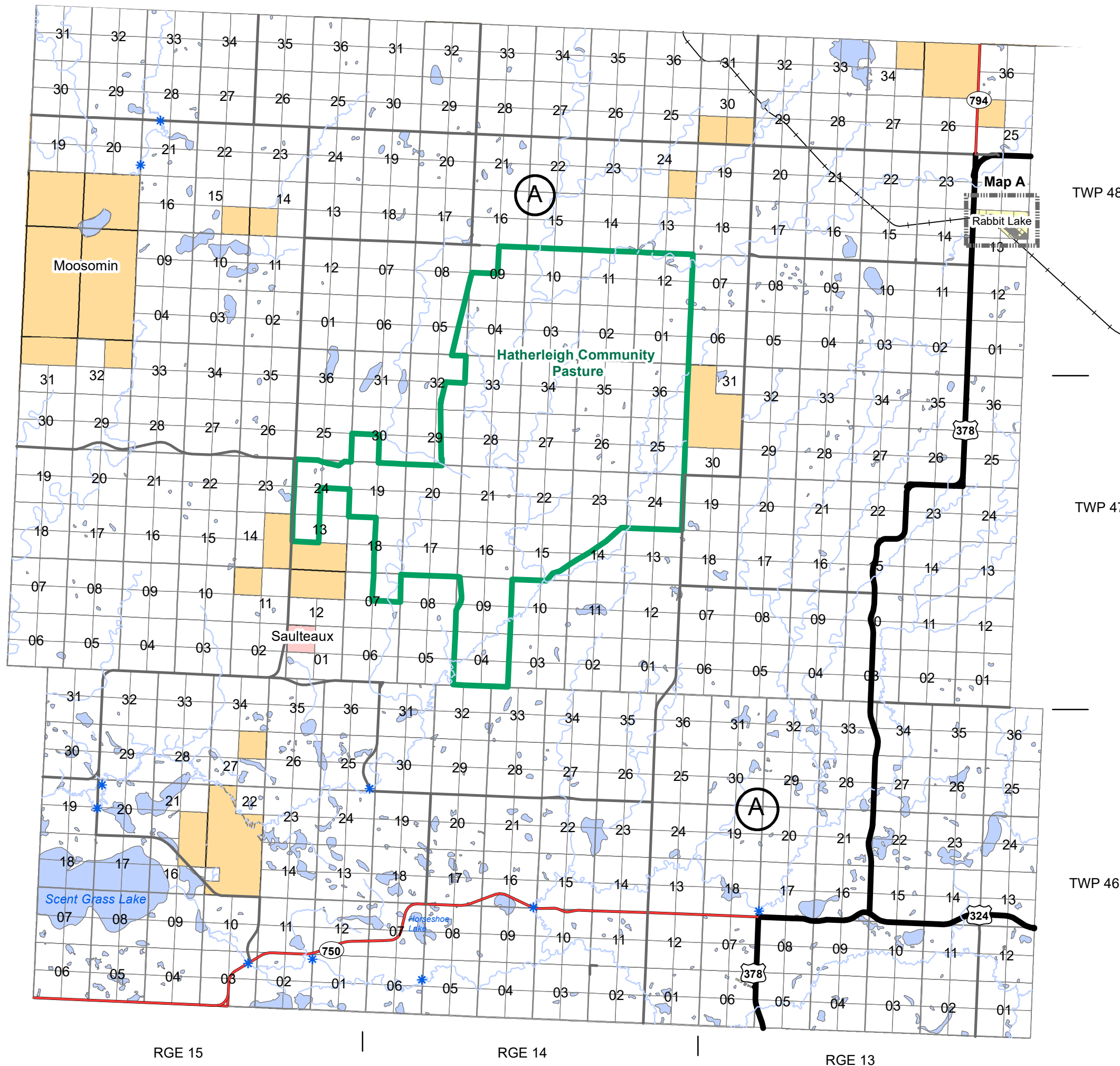
- A - Agricultural District
- RL - Rabbit Lake District
- M1 - Light Industrial and Commercial District
- L - Lakeshore District
- CR - Country Residential District

- Provincial Highway
- Main Grid
- Grid or Main Farm Access
- Saulteaux First Nation Reserve
- Moosomin First Nation Reserve
- Watercourse
- Waterbody
- Pasture
- Rail
- Bridge
- Bridge With Restrictions



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Rural Municipality of Round Hill No. 467

Zoning District Map A



W3M


This is the Zoning District Map Referred to
in the Bylaw No. _____
Adopted By the Rural Municipality of Round Hill No. 467






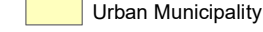


Reeve

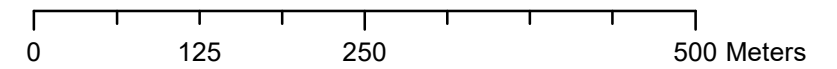
Administrator

Legend

Zoning Districts

-  A- Agricultural District
-  RL - Rabbit Lake District
-  M1 - Light Industrial and Commercial District
-  L - Lakeshore District
-  CR- Country Residential District

-  Provincial Highway
-  Main Grid
-  Grid or Main Farm Access
-  Saulteaux First Nation Reserve
-  Moosomin First Nation Reserve
-  Urban Municipality
-  Waterbody
-  Watercourse



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