

BYLAW NO. 172/90

ZONING BYLAW

RURAL MUNICIPALITY OF INDIAN HEAD NO. 156

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A. Guidelines for Environmental Protection During Development and Restoration of Sand and Gravel Pits, Saskatchewan Environment and Public Safety, July, 1983.

B. Guide to Private Signing, Saskatchewan Highways and Transportation, 1988.

XIII COUNTRY Residential CR 102  
 -Bylaw # 157/2012

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ZONING BYLAW

RURAL MUNICIPALITY OF INDIAN HEAD NO. 156

PART I. - INTRODUCTION

1. Authority

Pursuant to Sections 59 and 67 of The Planning and Development Act, 1983, the Council of the Rural Municipality of Indian Head No. 156, hereby enacts this zoning bylaw.

2. Title

This bylaw shall be known as the "Zoning Bylaw" of the rural municipality.

3. Scope

The zoning bylaw shall apply to the whole of the rural municipality.

4. Purpose

The purpose of the zoning bylaw, by regulating the use of land, shall be:

- (i) to establish development and subdivision standards which implement the development plan bylaw of the rural municipality;
- (ii) to provide for:
  - (a) the amenity of the rural municipality,
  - (b) the health, safety and general welfare of the R.M. residents.

**PART II. - DEFINITIONS**

In this bylaw, the following words and terms shall have the indicated meaning, unless otherwise indicated:

Abut, Adjoin, Contiguous - shall mean to physically touch or border, or to share all or part of a common site line.

Accessory Building, Structure or Use - shall mean a building, structure or use customarily incidental and subordinate to a principal building, structure or use, which is located on the same site and not attached above grade to the principal building or structure.

Act - shall mean "The Planning and Development Act, 1983".

Agriculture - shall mean the use of land, buildings and structures for the production of farm produce, plants, crops, trees, fruits, nuts, berries, and vegetables; nursery and horticultural stock; and for the raising of animals, livestock, poultry, birds, fur-bearing animals, insects and aquatic life.

Agricultural Holding, Farm - shall mean the cumulative total of all sites which are:

- (i) owned by a person, and
- (ii) used for agricultural operations and production, and
- (iii) within the rural municipality,

and shall not include a site, the principal use of which is residential or non-agricultural.

Agricultural Operation, Farming - shall mean a site, or sites, the principal use of which:

- (i) is to derive produce directly from:
  - (a) the cultivation of the soil for agriculture;
  - (b) the raising of agricultural:
    - produce, plants, crops, trees, fruits, nuts, berries and vegetables; nursery and horticultural stock;
    - animals, livestock, poultry, birds, fur-bearing animals, insects and aquatic life; and/or
- (ii) involves the primary processing of agricultural products which provide a primary source of livelihood and income to the site owner or operator; and
- (iii) shall not be a residential use.

Agricultural Residence, Farmhouse - shall mean a residential building which is an accessory use to a principal agricultural operation.

Agricultural Soil Capability or C.L.I. Agricultural Rating - shall mean the agricultural soil capability classification system used in The Soil Capability for Agriculture, Canada Land Inventory (C.L.I.), Environment Canada.

Airport or Airstrip - shall mean any development intended to be used, either in whole or in part, for the arrival and departure and servicing of aircraft or equipment in connection with either private or public, scheduled or unscheduled, air service.

Alteration - shall mean any structural change or additions, or the moving of a building or structure.

Amenity - shall mean a natural, or human-made feature, which enhances or makes a site or development more functional, safe, satisfying or attractive.

Annexation - shall mean the formal government procedure by which land in one municipality is transferred to the jurisdiction of another municipality.

Apartment Unit - shall mean a dwelling unit which is within an apartment building or other building.

Apartment Building - shall mean a principal building which contains three or more dwelling units.

Applicant - shall mean a person or developer who applies for:

- (i) a development permit under this bylaw,
- (ii) a subdivision approval under "The Planning and Development Act, 1983."
- (iii) a plan or zoning bylaw amendment.

Approving Authority - shall mean the following persons or agencies, as the context provides:

<u>Application For</u>	<u>Approving Authority</u>
(i) Development Permit	Council or development officer
(ii) Subdivision	(a) Recommendation by Council (b) Approval - Province
(iii) Plan or Zoning Bylaw Amendment	(a) To initiate - Council (b) To adopt - Council (c) To approve - Province

Automotive Service - shall mean a development for the sale of gasoline, lubricating oils and associated fluids; and may also include accessory uses such as a repair facility, the sale of automotive parts and personal convenience items, a towing service, and a car wash.

Bed and Breakfast Operation - a residence, licensed as a tourist home under the 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 - Bylaw # 157/2012

Basement - shall mean that portion of a building between two floor levels, which is partly underground and has not more than one-half its height from the finished floor to finished ceiling, above finished grade.

Berm - shall mean a mound of earth, usually linear and rounded in shape.

Billboard - shall mean a large sign directing attention to a business, commodity, service, or other activity conducted, sold or offered elsewhere other than upon the site where the sign is maintained. The advertisement copy may be pasted, glued, painted, or otherwise fastened to permit its periodic replacement.

Boathouse - an accessory use or building, to a principal other use, used to accomodate boats.

Buffer - shall mean land, structure, development or a form of development which reduces the effect of development and may include vegetation, berms, screening and landscaping.

Building - shall mean a structure having a roof supported by columns or walls and intended for the shelter, housing or enclosure of an individual, animal, process, equipment, materials or activities of any kind.

Building Bylaw - shall mean a bylaw of the municipality regulating the erection, alteration, repair, occupancy, or maintenance of buildings and structures.

Building Height - shall mean the vertical distance between grade and the highest point of a building, excluding:

- |       |                           |        |                    |
|-------|---------------------------|--------|--------------------|
| (i)   | a roof stairway entrance, | (vii)  | a smoke stack,     |
| (ii)  | a ventilating fan,        | (viii) | a parapet wall,    |
| (iii) | an elevator shaft,        | (ix)   | a flagpole,        |
| (iv)  | a skylight,               | (x)    | similar structures |
| (v)   | a steeple,                |        | not structurally   |
| (vi)  | a chimney,                |        | essential to the   |
|       |                           |        | building.          |

Building Permit - shall mean a document issued by council which authorizes building pursuant to an adopted building bylaw.

Building, Residential - shall mean a single detached, semi-detached, duplex and apartment building; mobile home or dormitory dwelling unit or building.

Building Line, Established - shall mean the average distance from the front site line to the main wall of an existing building on any side of any street block.

Bylaw - shall mean this "Zoning Bylaw" of the Rural Municipality, unless the context indicates otherwise.

Campground, Tourist Campground - shall mean a development involving two or more:

- |      |                       |       |  |
|------|-----------------------|-------|--|
| (i)  | tent spaces or tents, | (iii) | trailer coaches,   |
| (ii) | cabins,               | (iv)  | camping vehicles or units (e.g., a towed camping trailer), |

in any combination, which is used by the general public or an institution, usually for overnight, recreation, vacation or educational purposes.

Capital Works Bylaw - shall mean the rural municipality's five-year capital works program bylaw, as provided for in "The Planning and Development Act, 1983".

Car Wash - shall mean a principal or accessory development for the washing of motor vehicles.

Construct - shall mean to build, rebuild or relocate a development, building, or structure; and may also include:

- (i) any preliminary development such as excavation, filling, or draining,
- (ii) altering an existing building or structure by an addition, enlargement, extension, or other structural change,
- (iii) any work which requires a building permit under a building bylaw.

Council - shall mean the Council of the Rural Municipality.

Critical Wildlife Habitat - shall mean an area of land identified as an existing habitat which is considered essential for maintaining the current regional population of certain wildlife species, irrespective of ownership.

Dedicated Lands - shall mean lands dedicated pursuant to "The Planning and Development Act, 1983", including a buffer strip, environmental reserve, municipal reserve, public reserve and walkways.

Density - shall mean the number of dwelling units permitted on a site or in a subdivision, expressed in dwelling units per hectare or acre.

Developer - shall mean the person or corporation responsible for carrying out development.

Development - shall mean 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 Agreement - shall mean a legally binding agreement authorized under Section 215 of "The Planning and Development Act, 1983" between the R.M. and an applicant.

Development Appeals Board - shall mean a body appointed by council in conformity with the provisions of "The Planning and Development Act, 1983", which is responsible for hearing appeals regarding development permit application decisions made by council, or the development officer.

Development Officer - shall mean a council-appointed official, who is authorized to administer this bylaw.

Development Permit - shall mean a document authorizing a development, issued by the development officer, pursuant to this bylaw and "The Planning and Development Act, 1983", and includes the plans and conditions of approval, but shall not include a building permit.

Development Plan Policies - shall mean the policies outlined in the development plan bylaw of the rural municipality.

Discretionary Use - shall mean a development, which may be permitted in a location, within a zone defined in this bylaw, at the discretion of council, subject to development standards specified by council.

*Domestic Pet - a household animal kept for companionship and a person's enjoyment, as opposed to livestock, laboratory animals, working animals & sport animals which are kept for economic reasons.*

Dwelling - shall mean all or part of a building which is used for human habitation. *Bylaw 157/201*

Dwelling, Dormitory - shall mean a dwelling which is used as an accessory residence to a principal institutional, religious or similar use.

Dwelling, Duplex - shall mean a building on a separate site, containing two dwelling units, one above the other, which are separated by an unopened, horizontal ceiling/floor.

Dwelling, Semi-Detached - shall mean a building on a separate site containing two dwelling units, side by side, separated by a common, unopened, vertical wall, where each unit has a separate entrance.

Dwelling, Single Detached - shall mean a separate building on a separate site consisting of one dwelling unit and occupied as a residence, but shall exclude a mobile home and a trailer coach.

Dwelling Unit - shall mean one or more habitable rooms, which are intended for occupancy as one separate living area, which contain cooking, sleeping and sanitary facilities.

Environmentally Sensitive, Hazard Lands - shall mean lands which have, or are susceptible to, the following characteristics:

- (i) a high water table, ponding or flooding,
- (ii) an aquifer supply, recharge capability or pollution potential,
- (iii) vegetation and critical wildlife habitat disruption,

- (iv) soil erosion:
  - (a) by wind (e.g., topsoil loss, drifting),
  - (b) by water (e.g., rill, sheet, gully, river bank),
- (v) soil movement (e.g., shrinking, swelling, frost heave),
- (vi) soils with high infiltration and permeability rates,
- (vii) slope instability (e.g., slumping, subsidence),

which, when developed or altered, may unacceptably or excessively generate any of the following effects:

- (a) development, servicing and public utility construction and maintenance costs,
- (b) environmental, wildlife, habitat and vegetative degradation,
- (c) air, water, aquifer or soil pollution,
- (d) reduced public safety and land use incompatibility,
- (e) mitigative and reclamation measures and costs.

Existing Site, Structure, Use - shall mean:

- (i) a site for which a title is recorded in the Regina Land Titles Office, prior to the effective date of this bylaw;
- (ii) a structure which was constructed, or authorized for construction, prior to the effective date of this bylaw;
- (iii) a use which was in existence, or authorized, prior to the effective date of this bylaw.

Extensive Use - shall mean a development, or form of development, which involves:

- (i) large areas of land,
- (ii) few buildings, structures and services,
- (iii) minimal, if any, central services,

where the principal use relies or occurs primarily on the large land area and not on buildings or structures (e.g., grain farming, passive parks, ski trails, snowmobiling, golf courses).

Farm Buildings - shall mean accessory buildings and structures (e.g., barns, granaries) to a principal agricultural use, and shall not include a residential building.

Floor Area - shall mean the total area of all floors of a building or structure; excluding stairwells, elevator shafts, equipment rooms, interior vehicular parking, unloading areas and all floors below the first or ground floor, except when used or intended to be used for human habitation or service to the public.

Design Flood - shall mean:

- (i) a 1:500-year flood,
- (ii) a flood having a return period greater than 1:500 years,

- (iii) a recorded flood having a water surface elevation equal to or exceeding that of a 1:500-year flood.
- (iv) a flood that would result from a specified input yielding water surface elevations equal to or exceeding those of the 500 year flood.

Design Flood Level - shall mean the elevation of the design flood, for each site along the water course.

Flood - shall mean a temporary rise in the water level that results in the inundation of an area not ordinarily covered by water.

Flood Hazard Area - shall mean an area that would be inundated by the design flood.

Floodproofing - shall mean any combination of structural and non-structural modifications to structures, buildings or land, which reduces or eliminates structural, building, development, land, servicing, environmental and building-contents flood damage, by using the freeboard elevation.

Floodway - shall mean a water body or the channel of a water course, including adjoining lands, which are required to carry and discharge, or to contain, the design flood with a known hydraulic impact.

Floodway Fringe - shall mean that part of the flood hazard area which is outside a floodway, but which would be covered by flood waters.

Freeboard Elevation - shall mean the elevation of the design flood, plus an extra 20 inches (.5 metres).

Frontage, Site - shall mean the width of a site where it abuts a road, excluding a lane.

Garage, Private - shall mean an accessory building or part of a principal building designed and used for the shelter or storage of vehicles and includes a carport.

Golf Course - shall mean an extensive recreational use for playing golf, where the site has been improved with tees, fairways, traps, hazards, etc., and may include a club house and shelters, excluding, as a principal use, miniature golf.

Groundwater Aquifer - shall mean a series of geological formations which underlie parts of the municipality and which contain water.

Guesthouse - an non-commercial accessory use or building, to a principal cottage or residential use, used to accommodate guests on a temporary basis.

Hazardous Uses - shall mean a development which may generate any of the following characteristics:

- (i) excessive noise, odour, dust, vibration, etc.,
- (ii) offensive emissions,
- (iii) involves dangerous or toxic materials, chemicals and wastes,
- (iv) air, water or soil pollution,
- (v) land use incompatibility,
- (vi) reduced public safety,

and may include auto-wrecking, fertilizer, asphalt, chemical and grain handling uses.

Heritage Property - shall mean any property, whether by a work of nature or of man, that is of interest for its archaeological, historic, cultural, environmental, aesthetic or scientific value; and includes a site where archaeological, historic, vertebrate paleontological, cultural or scientific property is, or may reasonably be expected to be found, or as otherwise defined in "The Heritage Property Act and Regulations."

Highway - shall mean a designated provincial highway maintained by Saskatchewan Highways and Transportation.

Highway Commercial - shall mean a commercial development which:

- (i) is accessible primarily by vehicular traffic,
- (ii) provides goods and services to the travelling public,
- (iii) usually involves outdoor storage and parking,
- (iv) requires large sites,

and includes gas stations, motels and drive-in fast food restaurants.

Home Occupation - shall mean a small-scale accessory use to a residential use, conducted by a resident from the site, which provides a personal, domestic, professional or commercial service, activity or operation for profit or gain, but shall not include a store.

Hotel - shall mean all or part of a building used for transient lodging accommodations to the general public; and may include such additional services as restaurants, meeting rooms and recreational facilities, but shall not include a motel, a boarding, lodging or rooming house, or a tourist home.

Industry - shall mean a development which primarily involves:

- (i) physical and chemical processes, which transform raw materials into finished or semi-finished products,
- (ii) warehousing and bulk storage,
- (iii) outdoor storage,
- (iv) vehicular and truck traffic parking and loading facilities, and
- (v) large sites.

Institution - shall mean a development in which the principal use or activity involves promoting religious, cultural, educational, social, medical and humanitarian services (e.g., a religious institution, health clinic, clubs, halls), but shall not include a public utility use.

Intensive Livestock Operation - shall mean an operation for the rearing, confinement, or feeding of livestock that meets the requirements and standards of "The Provincial Pollution (By Livestock) Control Act" and Regulations, or similar replacement legislation.

Intensive Recreation - shall mean a recreation development, which provides for physical recreation, leisure, sports and athletics involving gymnasiums, arenas, water slides, and similar uses.

Intensive Use - shall mean a development, or form of development, which involves:

- (i) relatively small areas of land,
- (ii) buildings and structures,
- (iii) municipal services,

where the principal use or activity relies primarily on the use of buildings, structures and land modifications, rather than on the extent of land (e.g., an intensive livestock operation, arena).

Junk Vehicle Yard - (or wrecked vehicle yard) shall mean a salvage yard which primarily involves vehicles, machinery and their parts.

Kennels - shall mean a sheltering, breeding or boarding establishment of three or more adult dogs (i.e., over six months old) for commercial gain.

Landscaping - shall mean the addition of lawns, trees, plants and other natural and man-made features which enhance or make a site more safe, functional, decorative, aesthetic or satisfying.

Loading and Unloading Spaces - shall mean an off-street space or facility, which may comprise ramps and docks, and may be attached to a building; and which is used for the loading and unloading of commercial and industrial vehicles.

Mineral Resource Extraction Industry - shall mean a development involving the extraction of any non-viable substance, irrespective of ownership, formed by processes of nature, irrespective of chemical or physical state and before and after extraction, and for the purposes of this bylaw:

- (i) shall include sand and gravel, but
- (ii) shall not include:
  - (a) surface or groundwater, or
  - (b) agricultural topsoil.

Minister - shall mean the Minister of Rural Development for the Province of Saskatchewan.

Mobile Home - shall mean a non-motorized, transportable, single storey trailer coach, which:

- (i) is used for long-term, year-round or seasonal habitation,
- (ii) is manufactured off site, in one or more sections,
- (iii) is placed on a permanent or temporary foundation,

and shall not include:

- (i) a recreational vehicle, or
- (ii) a tourist or camper trailer.

Mobile Home Park or Court - shall mean a site on which two or more mobile homes are located, or are intended to be located, including a site office, but shall exclude a temporary construction camp, tourist campsite and mobile home sales office.

Mobile Home Space - shall mean an area of land use or intended to be used for the placement of one mobile home, located within a mobile home court or park, as defined in this bylaw.

Modular Home - shall mean a non-motorized, single detached building, which:

- (i) is used for long-term, year-round or seasonal habitation,
- (ii) is manufactured off site, in one or more sections,
- (iii) is assembled permanently on a permanent foundation,

and shall not include:

- (i) a mobile home,
- (ii) a recreational vehicle, or
- (iii) a tourist or camper trailer.

Motel - shall mean a building providing temporary accommodation for the transient public in which at least 25% of all rooms has direct access to the outside, without necessitating access via the lobby.

Municipal Road - shall mean a public road which is subject to the direction, control and management of the municipality, and includes an internal subdivision road.

Municipality or R.M. - shall mean the Rural Municipality of Indian Head No. 156.

Non-Conforming Use, Building, Structure or Site - shall mean a use, building, structure or site, which does not conform to the requirements of "The Planning and Development Act, 1983", the development plan bylaw, or the zoning bylaw.

Nuisance - shall mean an interference with the enjoyment or use of a development or site; or with public safety.

Parking Lot - shall mean an open area, other than a street, used for the temporary parking of more than four (4) vehicles and is available for public use, or for the accommodation of clients and customers, with or without charge.

Parking Space, Vehicle - shall mean a space within a building, parking lot or area used for the parking of one (1) vehicle, including convenient access to a public lane or road.

Permitted Use - shall mean a development permitted within a zone, according to requirements specified in this bylaw.

Primary Access - shall mean the principal means of vehicular entry to or from a site or building, but shall not include a lane.

Principal Building, Structure or Use - shall mean the main building, structure or activity conducted on a site.

Public Utility - shall mean a development, building, structure or use which is owned or operated by:

- (i) a government, or
- (ii) a crown corporation, or
- (iii) a public or private company, corporation, agency or person,

which, by law, is authorized, regulated, franchised or licensed to provide essential and general public facilities, systems and services; and shall include public works as defined below:

Public Works

- (i) systems for the production or distribution of electricity,
- (ii) systems for the distribution of natural gas or oil,
- (iii) facilities for the storage, transmission, treatment, distribution, or supply of water,
- (iv) facilities for the collection, treatment, movement or disposal of sanitary sewage, and
- (v) telephone or light distribution lines.

Reeve - shall mean the Reeve of the Rural Municipality.

Riding Stables - shall mean a development which involves the boarding, rearing, and caring of horses and may include the riding, jumping, training and showing of horses, with or without charge and with or without general public involvement and the principal use of which shall not be a residential use.

Rural Development - shall mean Saskatchewan Rural Development.

Rural Municipal Administrator - shall mean the Rural Municipal Administrator of the rural municipality.

Salvage Yard - shall mean a site, building, structure used for the:

- purchase
- sale
- abandonment
- disposal
- storing
- processing
- dismantling
- baling
- collection, or
- processing,

of second hand or waste materials, that may be used again, including vehicles, tires, metal, glass, building materials, household appliances, brush, wood, lumber, etc.

Screening - shall mean the use of vegetation, berms, fences, walls and similar structures to visually shield, block or obscure one development from another, or from the public.

Setback - shall mean the distance between two points, in which certain types of development and structures shall not occur (e.g., from a creek, a front yard).

Sight Triangle, shall mean a triangular area, which is bound by straight lines, which connect the following points:

- the point of intersection of the centrelines of the following types of roads and railways,
- and points established along those centrelines, as indicated below:

<u>Type of Road or Railway</u>	<u>Distance Along Centreline</u>
Provincial Highways	230 metres (755 feet)
R.M.Roads	80 metres (262 feet)
Railway Lines	80 metres (262 feet)

Sign - shall mean any object, device, display or structure, or part thereof, situated outdoors or indoors, which is used to advertise, identify, direct or attract attention to an object, person, group, business, product, service, event or location by any means, including words, letters, figures, designs, symbols, fixtures, colours, illumination or projected images.

Site or Parcel - shall mean an area of land with fixed boundaries, which has been recorded in the Regina Land Titles Office by a Certificate of Title.

Site Area - shall mean the area of land contained within the legal boundaries of a site.

Site Line, Front or Site Frontage - shall mean the site boundary that divides the site from the road. In the case of a corner site, the front site line shall mean the site boundary separating the narrowest road frontage of the site from the road.

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



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

Storage Area - shall mean the indoor or outdoor area of a building or site, set aside for the storage of products, goods equipment, or materials.

Storey - shall mean the space between the top of any floor and the top of the next floor above it; and if there is no floor above it, the portion between the top of the floor and the ceiling above it.

Street or Road - shall mean a site owned by the Provincial Crown which provides the principal legal public vehicular access to abutting sites, but shall not include an easement or lane.

Structure - shall mean a combination of materials constructed, located or erected for use, occupancy or ornamentation, whether installed on, above or below the surface of land or water.

Subdivision - shall mean a division of land and includes a division of a quarter section into legal subdivisions as described in "The Land Surveys Act."

Trailer Coach - shall mean any vehicle used or constructed so as to enable it to be used as a conveyance upon public streets or highways, and includes a self-propelled or non self-propelled vehicle designed, constructed or reconstructed to permit occupancy as a dwelling or sleeping place for one or more persons, notwithstanding that its running gear is removed or that it is jacked up. (Note: from "The Mobile Home Regulations")

Trailer Court - shall mean any site on which two or more occupied trailer coaches are located, whether or not a charge is made or paid, and includes any building or structure used or intended for use as a part of the equipment of such trailer court, but shall not include an industrial or construction camp, or a mobile home park.

Use - shall mean the principal or accessory purpose, or activity, for which land, buildings or structures are designed, arranged, intended, occupied or maintained.

Yard - shall mean any part of a site unoccupied and unobstructed by a principal building or structure, unless otherwise authorized in this bylaw.

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

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

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

Zone - shall mean:

- (i) a development category established in this bylaw,
- (ii) a land area within the municipality, designated on the Zoning Map for specific, uniform development and subdivision standards and requirements.

Vehicle Wrecking Yards - shall mean the dismantling or wrecking of used motor vehicles or trailers, or the storage, and sale of dismantled, partially dismantled, obsolete or wrecked vehicles or their parts.

- Bylaw 189/94

**PART III. - ADMINISTRATION**

**1. Development Officer**

- (1) The R.M. council shall appoint, by a resolution of council, a development officer to administer this bylaw and may, in his/her absence, appoint an alternate.
- (2) The development officer shall:
  - (i) receive, record and review development permit applications and issue decisions in consultation with council, particularly those decisions involving subdivision, discretionary uses, development permit conditions, and development and servicing agreements;
  - (ii) maintain, for inspection by the public during office hours, a copy of this bylaw, zoning maps and amendments, and ensure that copies are available to the public at a reasonable council specified cost;
  - (iii) make available, for inspection by the public during office hours, a register of all development permit and subdivision applications and decisions;
  - (iv) collect development fees, according to the fee schedule established in this bylaw;
  - (v) perform other duties as determined by council.
- (3) The development officer shall be empowered to make a decision regarding a development permit application for a "permitted use".
- (4) The development officer shall receive, record, review and forward to council:
  - (i) development permit applications for discretionary uses,
  - (ii) rezoning amendment applications,
  - (iii) subdivision applications,
  - (iv) development and servicing agreements, and
  - (v) a monthly report.

**2. Council**

- (1) Council shall make all decisions regarding discretionary uses, development and servicing agreements, and zoning bylaw amendments.
- (2) Council shall make a recommendation regarding all subdivision applications circulated to it by Saskatchewan Rural Development, prior to a decision being made by the province.

3. Development Appeals Board

(1) Establishment

Council shall appoint a development appeals board within three months from the effective date of this bylaw, in accordance with "The Planning and Development Act, 1983".

(2) Remuneration

Council may establish a separate bylaw to provide for the payment of remuneration to the board members in any amount that council may determine.

4. Zoning Map

(1) General

A map entitled "Zoning Map" shall be part of this zoning bylaw.

(2) Development Zones

The zoning map shall show the boundaries of the established development districts, which shall be called "zones".

(3) Notations

The zoning map may also show additional information to assist council in bylaw administration, including:

- (i) management areas,
- (ii) development sub-zones,
- (iii) environmentally sensitive areas.

5. Development Zones

- (1) The following development zoning districts shall be established and known as "zones":

<u>Zone</u>	<u>Symbol</u>
Agriculture	A
Medium Density Valley Residential	R1
Medium Density Rural Residential	R2
Commercial	C1
Industrial	M1
Critical Wildlife Habitat	CWH

- (2) Council may establish other development zones to achieve improved development plan bylaw implementation.

## 6. Zone Boundaries

### (1) Interpretation

The boundaries of development zones, unless otherwise specified, shall be interpreted as follows:

- (i) R.M. boundary lines,
- (ii) primary survey system lines (e.g., quarter sections),
- (iii) site lines,
- (iv) linear public utility centrelines,
- (v) natural features (e.g., rivers),
- (vi) where the above does not apply, the location of development zone boundaries shall be determined by measurement, using the map scale.

### (2) Clarification

- (i) Where the development zone boundary requires clarification, its location shall be determined by council, at its discretion, without a formal amendment, provided that only a minor boundary adjustment is required.
- (ii) The owners of all sites, whose boundaries are affected by a zone boundary clarification, shall be notified of the decision in writing.

## 7. Non-Conformity Through Metrication

- (1) No existing development or site shall be deemed non-conforming because of non-compliance with a metric measurement used in this bylaw, where it conformed to the imperial unit measurement used in a previous zoning bylaw and its subsequent amendments, at the date of its repeal.
- (2) The bylaw requirements shall be based on metric units. Imperial equivalent units shall be approximate guidelines only.

## 8. Canada Land Inventory Ratings

C.L.I. agricultural land capability class rating boundaries may, at council's discretion, be subject to minor boundary adjustments, based on a council review of farmland assessment records, a qualified professional's report (e.g., an agrologist), a site inspection, other council accepted information, or a combination of the above.

## 9. Bylaw Interpretation

Where any provision of this bylaw appears unclear, council, at its discretion, shall make the final bylaw interpretation.

10. Development and Subdivision Conformity

(1) General

No person shall develop, subdivide, use, repair or occupy land, buildings and structures in a manner which contravenes this bylaw, the development plan bylaw, approved development permits and permit conditions, subdivision approvals and "The Planning and Development Act, 1983".

(2) Stringency

Where the provisions of this bylaw conflict with one another or with other federal, provincial or municipal requirements, the more stringent requirements shall apply.

(3) Compliance with Other Legislation

Compliance with the requirements of this bylaw shall not exempt any person from:

- (i) the requirements of any federal, provincial or municipal legislation,
- (ii) complying with any easement, covenant, agreement, caveat or contract affecting the development site.

11. Development Permits Required

Before commencing any principal or accessory use development, including a public utility use, every developer shall:

- (1) complete a development permit application, and
- (2) receive a development permit for the proposed development,

unless the proposed development or use is exempt from development permit requirements.

12. Exemptions

(1) From Development Permits

The following developments shall be exempt from development permit requirements, but shall conform to all other bylaw requirements (e.g., building permits, setbacks, environmental and development standards):

(i) Farm Buildings

Buildings and structures which are accessory to a principal agricultural operation (e.g., barns, granaries) shall be exempt; however, development permits shall be required for all:

- (a) farm dwellings on the agricultural site,
- (b) discretionary agricultural uses.

(ii) Certain Signs

- (a) Certain signs, as outlined in Part IV - General Development Standards;
- (b) Signs within a sign corridor.

(iii) Accessory Buildings and Uses

- (a) All accessory buildings less than 9.3 M<sup>2</sup> (100 sq. ft.), except as otherwise required in this bylaw;
- (b) All accessory uses, except as otherwise required in this bylaw;

(iv) Official Temporary Uses

The use of all or a part of a building as a temporary polling station, returning officer's headquarters, candidates' campaign offices and any other official temporary use in connection with a federal, provincial or municipal election, referendum or census;

(v) Internal Alterations

(a) Residential Buildings

Internal alterations to a residential building, provided that such alterations do not result in an increase in the number of dwelling units within the building or on the site;

(b) All Other Buildings

Internal alterations and maintenance to other buildings, including mechanical or electrical work, provided that the use, or intensity of use of the building, does not change;

(vi) Fences and Vegetation (e.g., shelterbelts)

The erection of any fence, fence wall or gate and the planting of shelterbelts, trees, shrubs and vegetation.

(2) From All Bylaw Requirements

The following uses shall be exempt from all bylaw requirements:

- (i) all lawful operations for the purpose of inspecting, repairing or renewing linear public utilities (e.g., sewer pipes, power lines, etc.), within an existing or approved right-of-way.
- (ii) all highways, roads and snow fences.

13. Development Permit Application Requirements

(1) General

Every development permit application shall include:

(i) Application Form

A completed application form;

(ii) Site Plan

Two copies of a proposed development site plan showing, with labels, the following existing and proposed information (as the case may be):

- (a) a scale, north arrow,
- (b) a legal description of the site,
- (c) a mailing address,
- (d) site lines,
- (e) bylaw site line setbacks, (e.g., 46 metres [150 feet]),
- (f) front, rear and side yard requirements,
- (g) site topography and special site conditions, which may include contours,
- (h) the location of any buildings, structures and easements, dimensioned to the site lines,
- (i) the location and size of trees, vegetation and buildings,
- (j) retaining walls,
- (k) proposed on-site and off-site services,
- (l) landscaping and other physical site features,
- (m) a dimensioned layout of parking areas, entrances and exists,
- (n) abutting roads and streets, including service roads,
- (o) an outline, to scale, of adjacent buildings on adjoining sites,
- (p) the use of adjacent buildings and any windows overlooking the new proposal,
- (q) fencing,



- (r) screening,
- (s) garbage and outdoor storage areas,
- (t) other, as required by the development officer or council to effectively administer this bylaw;

(iii) Building Plan

A plan showing, with labels, the elevations, floor plan and a perspective drawing of the proposed development;

(iv) Landscape Plan

A landscape plan showing, with labels, the following:

- (a) the existing topography,
- (b) the vegetation to be retained and/or removed,
- (c) the type and layout of:
  - hard (e.g., structures) and soft (e.g., vegetation) landscaping,
  - the open space system,
  - screening,
  - berms,
  - slopes,
  - retaining walls,
  - other, as required, to effectively administer this bylaw,
- (d) the types, sizes and numbers of vegetation materials;

(v) Vicinity Map

A vicinity map showing, with labels, the location of the proposed development in relation to the following features within two miles:

- (a) nearby municipal roads, highways and railways,
- (b) significant physical and natural features,
- (c) critical wildlife habitat and management areas,
- (d) environmentally sensitive areas,
- (e) heritage and archaeological resources and management areas,
- (f) mineral extraction resources and management areas,
- (g) other as required, to effectively administer this bylaw;

(vi) Certificate of Title

A copy of the Certificate of Title, indicating ownership and all encumbrances;

(vii) Valid Interest

(a) Development permit applicants shall be required to provide information, to the development officer's or council's satisfaction, that he/she has a current valid interest in the land proposed for development.

(b) Such information may include:

- proof of ownership,
- an agreement for sale,
- an offer or option to purchase,
- a letter of purchase,
- other, as determined and accepted by council, or the development officer;

(viii) Site Description

(a) A proposed plan of subdivision prepared by a Saskatchewan Land Surveyor or professional community planner and signed by the registered site owner or appointed agent; or

(b) A metes and bounds description prepared by the Regina Land Titles Office Registrar, which is accompanied by an accurate sketch;

(ix) Photographic Information

Photographic information showing the site in its existing state.

(x) Precise Locations

In addition to the above, council, at its discretion, may require the applicant to provide a surveyor's certified drawing, which shall show the precise distances and relationships among the following features in the two columns below:

To show roads and linear public utilities

- show the road allowance and centreline, and
- show other linear public utility rights-of-way widths and centreline

To show proposed developments, buildings, and structures

- show required zoning bylaw front, side and rear yards, and set backs
- show proposed development and building location on the site

(2) Excavation, Topsoil Stripping and Grading Operation Application Requirements

In addition to the above general development permit application requirements, an application involving an excavation, topsoil stripping or grading operation, including sand and gravel extraction, shall include:

(i) A General Plan

A plan showing the location of:

- (a) the proposed area of operation, relative to site boundaries,
- (b) the depth of excavation, and
- (c) the quantity of topsoil to be removed,

(ii) An Operation Description

A description of the excavation, stripping or grading operation, which includes a progressive decommissioning program,

(iii) A Phasing Plan

A detailed timing and phasing program covering the length of the proposed operation,

(iv) A Final Development Plan

A plan showing:

- (a) the final site conditions, and
- (b) an "after operation" land use plan, following the completion of the operation,

(v) A Land Reclamation Plan

A land reclamation measures proposal, which conforms to R.M. and provincial guidelines,

(vi) Mitigation Measures

A 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,

(vii) A Traffic Impact Study

A traffic impact study which identifies:

- (a) the projected volumes of truck traffic on roads,
- (b) the proposed road impacts (e.g., road deterioration), and
- (c) the proposed measures to minimize negative (e.g., noise, dust, excessive speed) impacts on other road users and the public.

(3) Agricultural Development

(i) General

Applicants for accessory residential development on farms shall provide, to council's satisfaction, information supporting that they are or intend to develop a principal full-time agricultural operation.

(ii) Specific

Specific information shall include:

- (a) farm building plans,
- (b) farm layout plan,
- (c) approvals from other agencies (e.g., Agriculture),
- (d) other, as required by the development officer and council, to effectively administer this bylaw.

(iii) Intensive Agriculture

In addition to the above development permit application requirements (Section 13), an application for an intensive agricultural operation shall include the following information:

- (a) the type of operation,
- (b) the size and capacity of operation,
- (c) the potential capacity and plans for future expansion,
- (d) the method of operation,
- (e) all approvals, as required by the Departments of Agriculture and Food, and Health.

(4) Additional Information

Developers shall prepare and provide additional information, as requested by the development officer and council, including:

- (i) technical reports, (e.g., flooding, slope stability, water),
- (ii) wildlife habitat studies,
- (iii) mineral extraction studies,
- (iv) heritage resource studies,
- (v) additional information as required by the approving authority to evaluate the proposal, in conformity with the plan and this bylaw.

(5) Exemptions

The council (for discretionary uses) and the development officer (for permitted uses), at their discretion, may waive part of the application requirements, when such will not jeopardize the development plan policies and the zoning bylaw requirements.

14. Application Review

(1) Requirements

An application decision shall not be made until all required information has been provided.

(2) Referrals

(i) General

An application may be referred to other agencies to obtain comments or recommendations and to assist in determining proposal conformity with this bylaw.

(ii) Shoreland Alterations

Development applications involving shoreland alterations shall be referred to the Local Conservation Officer, Saskatchewan Parks and Renewable Resources, for a recommendation regarding the effects of the proposal on fish habitat.

(3) Other Approvals

Council may require applicants to provide provincial and other approvals, prior to, or after, issuing a development permit.

15. Application Review Sequence

Development and subdivision proposals shall be reviewed and determined according to the following sequence and concerns:

	<u>Sequence</u>	<u>Responsibility</u>
(i)	Plan bylaw conformity	Council
(ii)	Zoning bylaw conformity (e.g., a rezoning)	(a) Council initiates and adopts (b) Province approves
(iii)	Subdivision suitability	(a) Council recommendation (b) Approving Authority decision (e.g., Rural Development)
(iv)	Development conformity	Council/Development Officer
(v)	Building permit conformity	Council
(vi)	Demolition permit acceptability	Council
(vii)	Blasting permit accepta- bility	Council
(viii)	Other	Council

16. Application Decision

The applicant shall be notified, in writing, of the decision regarding the development permit application.

17. Development Application Approval

(1) Bylaw Compliance

No development permit shall be issued, or is valid, unless it conforms to all the provisions of this bylaw, the Plan and "The Planning and Development Act, 1983".

(2) Issuance

- (i) A permit shall be issued for developments which conform to the zoning bylaw.
- (ii) A development permit shall not constitute or imply a recommendation for subdivision approval.

(3) Permitted Use Development Standards

- (i) A development officer may incorporate, in a permitted use development permit, specified development standards to ensure development and application conformity with the zoning bylaw.

- (ii) The development standards shall be based on the provisions of PART IV - General Development Standards and defined bylaw requirements.

(4) Discretionary Use Development Standards

- (i) Council may prescribe, in a discretionary use development permit, specified development standards to achieve application conformity and the development objectives of the zoning bylaw.
- (ii) The development standards shall be based on and be consistent with, defined bylaw discretionary use development objectives, standards and the provisions of this bylaw.

(5) Development and Servicing Agreements

(i) General

Developments and servicing agreements may be used by council to manage development and subdivision concerns, in accordance with "The Planning and Development Act":

- (a) to achieve development plan and zoning bylaw conformity,
- (b) to protect the public interest and R.M. costs,
- (c) to ensure bylaw, development, servicing, resource management and environmental compliance.

(ii) Caveats

Council may, at its discretion, require that development and servicing agreements be caveated to land titles by the developer or council.

(6) Development Verification in the R1 and R2 Residential Zones

- (i) Within the R1 and R2 Residential Zones, after a development permit has been issued and immediately after (e.g., within five days) a foundation for a building or structure has been built (e.g., the foundation cement poured), the developer shall provide to the Development Officer, a survey plan showing that the building or structure foundation meets the road and front, side or rear yard requirements and setbacks, as the case may be.

- (ii) The developer shall be required to correct any zoning bylaw non-conformities, immediately, at his/her expense, upon written R.M. notification.

18. Temporary Development Permits

Council may, at its discretion, issue a temporary development permit with specified conditions for a specified period of time, to accommodate the following developments:

(i) Incidental Uses

Developments incidental to approved construction (e.g., licensed contractors and authorized persons), including a tool shed, scaffold and similar uses,

(ii) Developments for Special Occasions

Developments erected for council-approved special occasions and holidays,

(iii) Asphalt Plants

Temporary asphalt and asphalt mixing plants,

(iv) Small Sand and Gravel Operations and Commercial Topsoil Activities

Small temporary, seasonally or periodically used sand, gravel and commercial topsoil stripping operations, including accessory equipment,

(v) Temporary Accommodation

(a) Licensed contractors, at council's discretion, may be authorized to erect a temporary accommodation (e.g., a construction camp) on or off site.

(b) Other developers, at council's discretion, may be authorized to erect temporary accommodation, on or off site, which shall be limited to one recreational vehicle, (e.g., a truck camper, a travel trailer) excluding a mobile home.

19. Development Application Refusal

(1) General

An application for a development permit shall be refused if, it does not comply with all zoning bylaw requirements.



(2) Reasons

The reasons for a development permit refusal shall be stated.

(3) Re-Application

Where an application for a development permit has been refused, the council or development officer may, at their discretion, refuse to accept another application for the same or a similar development, on the same site, until six months has passed from the date of the approving authority's decision, except that the development officer shall not accept another same application, until six months has passed from the date of, either a Development Appeals Board or Saskatchewan Municipal Board refusal, as required by "The Planning and Development Act, 1983".

(4) Appeal Notice

The applicant shall be notified of the right to appeal an application decision to the municipal development appeals board, subject to the requirements of "The Planning and Development Act, 1983".

20. Development Permit - Invalid

A development permit shall be automatically invalid and development shall cease, as the case may be:

- (1) if the proposed development is not commenced within twelve months from the permit issuance date, or
- (2) if the proposed development is legally suspended, or discontinued for a period of twelve or more months, unless otherwise indicated by council or the development officer, or
- (3) when development is undertaken in contravention of this bylaw, the development permit and specified development standards, and/or
- (4) when a written appeal notice is received by the secretary of the development appeals board regarding the development permit.

21. Cancellation

A development permit may be cancelled by the council or the development officer and when cancelled, development shall cease:

- (1) where the development officer or council is satisfied that a development permit was issued, based on false or mistaken information, and/or
- (2) when a developer requests a development permit modification.

22. Stop-Work

Council, a councillor or the development officer may give notice to stop any development which does not conform to this bylaw, a development or servicing agreement, a development permit or condition, or a caveat under this bylaw.

23. Permit Re-Issuance

A development permit may be re-issued in its original, or a modified form, where a new or modified development permit application conforms to the provisions of this bylaw.

24. Other Permits

A developer shall obtain all other necessary permits and approvals, either prior to, or after obtaining a development permit, as specified by council or the development officer (e.g., building permit, intensive livestock operation permit, S.P.C. permit, Highways and Transportation permit, etc.).

25. Building Permits

A building permit, where required, shall not be issued by the municipality, unless a development permit, where required, has been issued.

26. Moving a Building

No building shall be moved without first obtaining a development permit, unless exempt under this bylaw.

27. Saskatchewan Health Referral

A copy of all approved development permits involving the installation of water and sanitary services shall be supplied to the local office of the Department of Health.

28. Development Agreements

Council may request a developer to enter into a development agreement to ensure development conformity with the development plan bylaw and this bylaw, pursuant to Section 215 of "The Planning and Development Act, 1983".

29. Servicing Agreement

Where a development proposal involves subdivision, council may require a developer to enter into a servicing agreement to ensure appropriate servicing pursuant to Section 143 of "The Planning and Development Act, 1983".

30. Performance Bonds

Council may require a developer to post and maintain a performance bond to ensure developer performance and to protect the public interest.

31. Liability Insurance

Council may require developers to provide and maintain liability insurance to protect the municipality, developer and public.

32. Caveats

Council may require that development and servicing agreements and other documents be caveated on affected lands, to protect municipal and public interests.

33. Fees

(1) For Development Permit Applications

Where a development permit is required, a development permit application fee, as specified below, shall accompany each application at the time of application:

(i) Basic Fees

<u>Development</u>	<u>Fee</u>
(a) <u>Residential</u>	
For all single detached residential dwellings and mobile homes	\$ 25.00
(b) <u>Accessory Uses</u>	
Separate applications for specified accessory uses (e.g., for buildings larger than 9.3M2/100 sq. ft.)	\$ 5.00
(c) <u>Other Principal Uses</u>	
For all other principal uses, requiring a permit application	\$100.00

(d) Signs

Signs requiring a permit application

\$100.00

see page  
67 - exemptions

(ii) Detailed Review Costs

(a) General

Where a development or subdivision proposal involves a detailed R.M. review, a plan or zoning bylaw amendment, a development agreement, a servicing agreement, detailed development conditions, liability insurance, performance bonds, caveats, or R.M. legal and professional planning advice, council may require the applicant to pay up to a maximum of 75% of the additional application review and administration costs, as council, in its discretion, may determine.

(b) Items

Such costs may include council meetings, R.M. legal and professional planning expenses, municipal administration fees and R.M. site inspection expenses, as determined by council.

(c) Documentation

Such costs may be addressed and clarified in R.M. council specified documents, including development and servicing agreements.

(2) For Advertising Amendments and Discretionary Use Proposals

Applicants shall pay all advertising costs associated with:

- (i) zoning bylaw amendments,
- (ii) discretionary use development proposals.

34. Bylaw Amendments

(1) General

Council may amend this bylaw:

- (i) upon request,
- (ii) at any time upon its own initiative,

in order to achieve the application of development plan bylaw goals, objectives and policies.

(2) Public Advertisement

All proposed bylaw amendments shall be publicly advertised in accordance with "The Planning and Development Act, 1983".

(3) Amendment Application Requirements

Every bylaw amendment application shall include:

(i) General

(a) Form

A completed application form,

(b) Applicant Interest

A copy of the certificate of title for the lands affected, copies of any registered caveats or other documents verifying that the applicant has a legal interest in the land, for at least the period of time necessary to process the application to a public hearing,

(c) Owner Letter

Where the applicant is an agent, acting for the owner, a letter from the owner shall be provided verifying the agent's authority to make the application,

(d) Reasons

A statement of the reasons for the request to amend the bylaw,

(e) Costs

Payment for the cost of advertising for the public hearing,

(ii) Vicinity Map

A properly dimensioned vicinity map indicating the site to be amended, its relationship to existing land uses within a 91 metre (300 foot) radius of the boundaries of the site and any prominent physical features, including roads and public utilities,

(iii) Additional Information

Council and the development officer may request additional information to evaluate and make a recommendation regarding the application to effectively administer this bylaw,

(iv) Exemptions

The council or development officer, at their sole discretion, may waive part of the application requirements, when such will not jeopardize the development plan policies or zoning bylaw requirements.

35. Bylaw Amendment Application Review

An application decision shall not be made, and the amendment process not initiated, until all required development and subdivision application information, as the case may be, has been provided and reviewed.

36. Bylaw Review

Council shall review and may consolidate this bylaw:

- (i) when council considers it necessary, or
- (ii) five years from the effective date or the last consolidation of this bylaw.

37. Severability

If any section of this bylaw is deemed, by an appropriate authority, to be invalid, the remainder of the bylaw shall continue in full legal force.

38. Prosecutions and Penalties

Contraventions of, and prosecutions under this bylaw and penalties shall be in accordance with "The Planning and Development Act, 1983", and amendments thereto, which currently provides for the following penalty:

"(1) Every person who:

- (a) contravenes or refused or neglects to comply with, fails to do any act or thing required to be done or suffers or permits any act or thing to be done in contravention of:
  - (i) any provision of this Act or the regulations or any provision of any other Act that, by this Act, is made applicable to proceedings under this Act; or

- (ii) any provision of any development plan, basic planning statement or zoning bylaw or any other bylaw, permit or regulation, enacted or made by the council, any approving authority or the minister, pursuant to this Act or pursuant to powers delegated by the minister; or
- (b) obstructs or hinders any person in the exercise of performance of his powers or duties under this Act or under any order, regulation or bylaw in force pursuant to this Act;

is guilty of an offence and liable on summary conviction:

- (c) in the case of an individual, to a fine of not more than \$2,000. and, in the case of a continuing offence, to an additional fine of not more than \$500. for each day during which the offence continues;
  - (d) in the case of a corporation, to a fine of not more than \$5,000. and, in the case of a continuing offence, to an additional fine of not more than \$1,000. for each day during which the offence continues.
- (2) Where a corporation fails to promptly pay any fine imposed on it pursuant to this Act, the prosecutor may, by filing the conviction, enter as a judgment the amounts of the fine and costs, if any, in Her Majesty's Court of Queen's Bench for Saskatchewan, whether or not the trial was held in that court, and that judgment is enforceable against the corporation in the same manner as if it were a judgment rendered against the corporation in that court in civil proceedings.
  - (3) A court imposing a penalty on any person under subsection (1) may, in addition to imposing the penalty, order the person to observe, perform or carry out any matter or thing that may be necessary to remedy the contravention for which the penalty was imposed".

### 39. Repeal - Previous Zoning Bylaws

The following zoning bylaws and all amendments, including all maps, shall be repealed on the effective date of this zoning bylaw.

- (1) For the Fishing Lakes Area  
Schedule B to Bylaw No. 5/83, the Fishing Lakes Planning District Municipal Development Plan.
- (2) For the Remainder of the R.M.  
Bylaw No. 141/84.

## PART IV. - GENERAL DEVELOPMENT STANDARDS

The following general development standards and requirements shall apply in all development zones, to all subdivisions and to all permitted, discretionary and accessory developments, including public utilities.

### A. General

#### 1. Municipal Development Plan Requirements

Every development and subdivision shall conform to the requirements of the development plan bylaw and this bylaw, unless otherwise specifically exempt in this bylaw.

#### 2. Compliance

No development or subdivision shall be exempt from complying with the requirements of this, or any other municipal bylaw, or from any statute or regulation of the Province of Saskatchewan or the Government of Canada, unless specifically stated in this bylaw.

### B. Environmental

#### 1. Development Plan Requirements

Rezoning, subdivision and development permit proposals shall be reviewed and determined in conformity with the environmental policy requirements of the development plan bylaw, including provincial environmental impact reviews and assessment requirements.

#### 2. Flood Protection Standards

##### (1) New Development in a Flood Hazard Area

Buildings, structures and the storage of hazardous chemicals, substances and materials shall be prohibited on land which is lower than the 1:500-year design flood free-board elevation; however, the following uses may be accommodated:

##### (i) Permitted Uses

##### (a) Public Utilities

Public utility uses and structures shall be permitted, but public utility buildings and storage yards, shall be prohibited.



(ii) Discretionary Uses

At Council's discretion, the following uses may be permitted:

(a) Agricultural

Extensive and intensive agricultural uses, excluding buildings,

(b) Recreation

Extensive outdoor recreation uses, including conservation uses, critical wildlife habitats, bicycle paths, ski trails, walkways and similar uses, excluding buildings.

(c) Amenities

Signs, parking areas and similar amenities,

(d) Site Modifications

Council approved site modifications.

(iii) Prohibition

All development below the 1:500-year design flood freeboard elevation shall not:

- (a) increase the flood damage potential,
- (b) adversely affect the hydraulic efficiency or capacity of the floodway, floodway fringe or water bodies.

(2) Existing Development in a Flood Hazard Area

(i) Existing flood hazard area developments, buildings and structures, not listed above in Section 2(1), which are below the 1:500-year design flood freeboard elevation may continue as conforming uses, buildings and structures.

- (ii) (a) Existing flood hazard area uses, buildings and structures not listed above in Section B 2(1), may be modified, replaced or expanded, at council's discretion, subject to council approved floodproofing and zoning bylaw standards.
- (b) No additional extra buildings or structures shall be authorized, for developments associated with those not listed in section B 2(1) above.

(3) Subdivision for New and Existing Development in Flood Hazard Areas

Land which is totally or partially below the 1:500- year design flood freeboard elevation, may be subdivided, at council's discretion and recommendation, for a new or existing, permitted or discretionary use, where:

- (a) either the specified minimum site size requirement is provided totally above the 1:500-year design flood freeboard elevation, or
- (b) a suitable and sufficient portion of the site area is provided above the 1:500-year design flood freeboard elevation, to accommodate the principal buildings or main activity of the principal use.

(4) Land Consolidation

Land below the 1:500 - year design flood freeboard elevation may be subdivided to accommodate the consolidation or rearrangement of sites, at council's discretion and recommendation.

(5) Floodproofing Measures

- (i) Developments, structures and subdivision proposals which are proposed on land which is lower than the 1:500 design flood freeboard elevation, shall be floodproofed according to council approved floodproofing measures.
- (ii) Such measures shall be, generally, established in consultation with the Saskatchewan Water Corporation and may include dykes, earth fill, and ditches; and special locational, construction, maintenance and mitigative measures.

(6) Prohibition

Council may prohibit development and recommend subdivision refusals when, in its opinion, the above floodproofing requirements cannot be satisfactorily met.

3. Setbacks from Ravines, Water Courses and Shorelines

(1) From Ravines, Gullies and Valleys

Unless a council approved technical report by a qualified person proves otherwise, the following building setbacks shall apply for all developments near gullies, ravines or valleys, with or without permanent watercourses.

<u>Average Vertical Depth of the Gully, Ravine or Valley</u>	<u>Minimum Building or Structure Setback</u>
Less than 15 metres(50 feet)	23 metres (75 feet)
15.5 to 30 metres(51 to 100 feet)	46 metres(150 feet)
+30 metres(Greater than 100 feet)	61 metres(200 feet)

(2) From Shorelines and Watercourses

(i) Defined

The shoreline, river bank and water body edge shall be that line as defined in:

- (a) The Land Titles Act, and/or
- (b) other provincial legislation, as the case may be.

(ii) Development and Subdivision

(a) General

New development and subdivision which is proposed on sites which immediately abut a shoreline or water course may be authorized:

- at council's discretion,
- in consultation with provincial agencies (e.g., Rural Development, Saskatchewan Environment and Public Safety, Saskatchewan Water Corporation, Parks and Renewable Resources, etc.),
- subject to development and subdivision requirements which achieve:
  - the plan policies,
  - federal and provincial requirements, and
  - all zoning bylaw requirements.

(b) Preference

Council may require that development and subdivision be modified:

- to leave the shoreline in a natural state,
- to involve council approved conservation uses,
- to be managed as dedicated lands (e.g., public or environmental reserves),

(c) Boathouses

~~Boathouses may be permitted at the shoreline, only for sites which are adjacent to the water, in which case, the side and rear yard requirements may be waived, at council's discretion.~~

*Repealed - Bylaw #161/2013*

4. Groundwater

(1) Protection

Subdivision approval recommendations or development permit approvals shall not be issued if, in the opinion of the municipal approving authority, the groundwater would be adversely affected with respect to the following:

- (i) municipal servicing and costs,
- (ii) existing and future groundwater requirements,
- (iii) potential contamination of the aquifer.

(2) Developer Information

Technical and hydrological information and data, prepared by a qualified person shall be provided to the approving authority, upon approving authority request and shall support the following development criteria:

- (i) adequate water quality shall be available,
- (ii) a regular water supply shall be maintained,
- (iii) no adverse effects on the quantity or quality of the water supply for adjacent developments shall occur,

(iv) development shall not cause negative effects on the aquifer level, or cause potential aquifer contamination.

(3) Provincial Consultation

The council may seek the assistance of Saskatchewan Environment and Public Safety, Saskatchewan Water Corporation and Saskatchewan Health in making an assessment of supplied technical and hydrological information.

(4) Priority

If, based upon a review of technical data, the council determines that the proposed development would adversely affect the groundwater resource, or create prohibitive municipal servicing costs, it shall not be required to recommend approval of, either a development, or subdivision application.

5. Waste Disposal

(1) General

All liquid, solid and gaseous wastes and all toxic and hazardous substances shall be disposed, handled, transported and managed according to federal, provincial and municipal requirements.

(2) Storage

(i) New Facilities

All chemicals, substances and material storage (e.g., underground and surface storage) shall be installed, stored, constructed and maintained in an environmentally safe manner and according to all federal, provincial and municipal requirements.

(ii) Removal

Abandoned, underground and surface storage facilities (e.g., abandoned gas storage tanks) shall be removed to avoid pollution potential, at council's or a senior government's request.

6. Air Quality

No development shall cause or create:

- (i) air contaminants,
- (ii) visible emissions,
- (iii) particulate emissions,
- (iv) smoke,
- (v) odorous matter,
- (vi) vapours and gases, or
- (vii) toxic or hazardous emissions,

which would exceed federal, provincial or municipal requirements.

7. Critical Wildlife Habitat Management

(1) General

All development and subdivision proposals on private and crown lands:

- (i) designated on the Plan Map as Critical Wildlife Habitat Management Areas,
- (ii) designated on the Zoning Map as Critical Wildlife Habitat Zone,
- (iii) within 457 metres (1500 feet) of (i) and (ii) above,

shall conform, as the case may be, to the following council specified requirements, based on:

- (a) The Critical Wildlife Habitat Protection Act requirements,
- (b) The Critical Wildlife Habitat Lands Disposition and Alteration Regulations requirements,
- (c) Council specified wildlife development, management, conservation, mitigative and rehabilitation development standards to maximize long-term wildlife protection.

(2) Critical Wildlife Habitat Development Criteria

(i) General

Urban related development and subdivision proposals in areas identified in section 7(1) above shall meet the following criteria:

- (a) non-wildlife habitat conservation development and subdivision may be strictly minimized,
- (b) development shall avoid precluding critical wildlife conservation,

- (c) development shall minimize tree cutting, vegetation clearing, soil disruption and site modifications.

(3) Critical Wildlife Studies

Developers shall, upon the request of council, undertake a critical wildlife study, prior to development approval, to determine specific development requirements and standards.

(4) Requirements

Council may specify development conditions and subdivision referral recommendations regarding:

- (i) development and site location,
- (ii) construction, operations and maintenance,
- (iii) services and amenities,
- (iv) wildlife management, conservation, mitigative and rehabilitation measures,
- (v) other, as determined by council,

to achieve the above criteria.

(5) Prohibited Development

Council may prohibit development and recommend subdivision refusal where proposals may adversely affect long-term wildlife conservation.

(6) Critical Wildlife Uses

Critical wildlife conservation uses:

(i) Zones

May locate in all zones,

(ii) Permitted Uses

Shall be permitted uses,

(iii) Requirements

- (a) Shall meet all plan and zoning bylaw requirements,
- (b) Shall be subject to council specified development standards based on provincial regulations, recommendations and reports.

(7) Consultation

Council may specify development and subdivision requirements based on reports from qualified persons and Saskatchewan Parks and Renewable Resources.

C. Services and Public Utilities

1. General

All development and subdivisions shall conform to the servicing and public policy requirements of the development plan bylaw.

2. Public Utilities

Public utilities shall be a permitted use in all zones, subject to the following requirements:

(1) Development Permits

Development permits shall be required, unless otherwise exempted in this bylaw.

(2) Minimum Site, Frontage and Yard Standards

Public utility site area, frontage and yard requirements shall, wherever possible, be the same as those required for similar non-public utility uses in the same zone, as determined by council.

(3) Resource Management

Public utilities shall minimize disruption to existing agricultural operations and sites, and to C.L.I. Agricultural Class 1, 2 and 3 lands, critical wildlife habitats, heritage resources and mineral resources, as determined by council, in consultation with provincial agencies.

(4) Provincial Requirements

All provincial requirements shall be met.

(5) Linear Public Utilities

Linear public utilities (e.g., water lines, power lines, etc.) may occur on any site with a principal other use.

(6) Municipal Requirements

All other zoning, development plan, and R.M. bylaw requirements shall be met.



(7) Developer Responsibilities

Council may require public utility developers to provide plans, information and reports concerning the proposal's effects regarding:

- (i) resource management,
- (ii) R.M. services and other public utilities (e.g., roads, gravel, dust proofing, signs, snowplowing),
- (iii) related R.M. costs and expenditures,
- (iv) environmental concerns including groundwater, surface water, water supplies, public safety, nuisance mitigation measures, monitoring, etc., and
- (v) the proposal's compatibility with adjacent and other proposed land uses.

(8) Agreements

Council may request and require public utility developers to enter into development and servicing agreements to address developer and R.M. interests, and to ensure the proper management of the above concerns.

3. Dedicated Lands

- (1) Developers shall provide the maximum dedicated land requirements.
- (2) Council, at its discretion, may require or recommend a lesser dedicated lands requirement, if council determines that it is in the public interest to do so.

D. Development and Subdivision

1. General

All development and subdivision proposals shall meet the requirements of "The Planning and Development Act, 1983," the development plan bylaw and this zoning bylaw.

2. Prohibited Development

Development and subdivision, which is not specified in this bylaw as a permitted, discretionary or accessory use, shall be prohibited.

3. Development Sites

Every site shall conform to the requirements of this bylaw.

4. New Subdivision Sites and Remaining Sites

- (1) Proposed subdivision sites and all proposed remaining sites shall conform to the requirements of this bylaw.
- (2) Council may, at its discretion, specify site size and frontage requirements, within bylaw specified minimum and maximum limits (e.g., 1 - 8 hectares: 2.5 - 20 acres), to ensure safe, compatible, efficiently serviced development, particularly adjacent to urban municipalities.

5. Site Size Adjustments

In all zones, all minimum site size requirements shall be as stated, except that:

- (i) where roads, railways, pipelines, other linear public utilities, including their widening, are subdivided and/or registered, or
- (ii) where adjustments are required due to irregularities in the primary survey system,

the remaining site size shall be deemed to be conforming.

6. Site Frontage

- (1) Every site shall abut and have the minimum required site frontage along a public road.
- (2) Where the site frontage is along a cul-de-sac, curve or is irregular, the minimum site frontage shall be provided according to "The Subdivision Regulations" minimum requirements.

7. Site Access

- (1) Vehicular access shall be provided from the public road directly to each site.
- (2) Except for a corner site and lanes, all sites shall have only one vehicular access to a public road.

8. One Principal Development Per Site

Only one principal development or use per site shall be permitted.

9. Principal Buildings Per Site

Only one principal building per site shall be permitted, except that the following uses may have more than one principal building to accommodate the use:

- (i) public utility uses (e.g., a senior citizens home),
- (ii) a private institution, (e.g., a private bible college),
- (iii) an industrial use, (e.g., a manufacturing plant).
- (iv) a multi-unit residential use (e.g., an apartment complex),
- (v) recreational uses, and
- (vi) an agricultural use, (e.g., a farm).

10. Accessory Uses

- (1) Accessory uses may occur in conjunction with a permitted or discretionary use.
- (2) Unless otherwise specified in this bylaw, a residential use shall not be defined as an accessory use.

11. Development on Sites

Development shall occur totally within the site lines and according to yard requirements, unless otherwise exempt in this bylaw.

12. Non-Conforming Sites

An existing site:

- (i) for which a separate Certificate of Title was registered in the Regina Land Titles Office, prior to the effective date of this bylaw, and
- (ii) which does not conform to the minimum site size or frontage requirements of this bylaw,

shall, unless otherwise specified in this bylaw, be deemed to be non-conforming.

13. Existing Conforming Buildings with Non-Conforming Yards

(1) Alteration

An existing conforming principal or accessory building which:

- (i) either existed or was authorized for construction on the effective date of this bylaw, and
- (ii) does not conform to the minimum front, side or rear yard requirements of this bylaw,

may be enlarged, repaired or renovated, but the degree of bylaw non-conformity shall not be increased.

(2) Reconstruction

The total reconstruction of a building referred to in subsection (1) may be undertaken, at council's discretion, with specified development conditions on the same site, but the degree of bylaw non-conformity shall not be increased. Such conditions may include road widening considerations. Council may require that buildings proposed for total reconstruction meet all yard requirements.

14. Permitted and Discretionary Use Development and Subdivision Standards

(1) General

To achieve development permit application, and development and subdivision conformity with the requirements of this bylaw, development and subdivision standards may be specified in both discretionary and permitted use development permits and municipal subdivision recommendations.

(2) Objectives

Such specified development standards shall achieve the following development and subdivision objectives, as applicable:

- (i) conformity with the plan and zoning bylaw,
- (ii) facilitate bylaw administration and clarity,
- (iii) ensure developer bylaw compliance and responsibility,
- (iv) agricultural resource management,
- (v) mineral extraction resource management,
- (vi) critical wildlife conservation,
- (vii) heritage conservation,
- (viii) environmental quality,
- (ix) efficient servicing,

- (x) public health and safety,
- (xi) minimal nuisance and inconvenience,
- (xii) development and subdivision compatibility and quality,
- (xiii) minimal public costs and maintenance,
- (xiv) senior government requirements.

(3) Development Standards Applied

To achieve the above objectives, development standards relating to the following concerns may be incorporated in, and attached to, permitted and discretionary use development permits and municipal subdivision recommendations; and incorporated in development and servicing agreements:

- (i) specifically identified bylaw development and subdivision requirements and stated discretionary development situations (e.g., flooding, unstable slopes, heritage and critical wildlife management concerns),
- (ii) site location, shape, size, layout, setbacks and yards, (e.g., to achieve urban municipality development, servicing and expansion compatibility; or conservation policies),
- (iii) building size, shape and layout,
- (iv) pedestrian accessibility, including walkways,
- (v) vehicular access, location, type, volume and capacity,
- (vi) on-site parking and loading requirements, design and amenities,
- (vii) safeguards to prevent noxious and offensive emissions, including noise, glare, dust, odour and related nuisances,
- (viii) functional and safety requirements including:
  - (a) landscaping,
  - (b) screening,
  - (c) site amenities,
  - (d) lighting,
  - (e) on-site servicing,
  - (f) open spaces,
  - (g) buffers, and
  - (h) signs.

15. Yards

(1) General

No principal building, structure or use shall be located in any front, side or rear yard, unless otherwise authorized in this bylaw.

(2) Principal Building or Use

(i) General

No principal building, structure or use shall be located in any front, side or rear yard, unless otherwise authorized in this bylaw.

(ii) Agricultural Uses

Agricultural crop production and animal grazing, excluding buildings, where authorized in this bylaw, may be conducted within a front, side and rear yard.

(iii) Excavations, Dugouts, Etc.

Sand and gravel operations, commercial topsoil removal, excavations for dugouts and similar uses shall be prohibited within required yard setbacks from a road allowance or centreline, as the case may be, (e.g., 46 metres; 150 feet).

(3) Accessory Buildings and Structures

(i) Attached

Accessory buildings and structures, which are attached to a principal building or structure, shall be regarded as part of the principal building or structure; and shall be sited accordingly, unless otherwise authorized in this bylaw.

(ii) Separate

Separate accessory buildings (i.e. the main wall), unless otherwise authorized in this bylaw:

(a) Yards Abutting a Road

shall not locate in the front yard or a side yard which abuts a road,

(b) Yards in the R1 and R2 Zones

may be located, at council's discretion, within 1 metres (3 feet) of a side or rear site line, in the R1 and R2 Zones, subject to other bylaw requirements.

(iii) Fences

(a) In all zones:

- electric, page wire and barb wire fences may be located on the site line,
- solid (e.g., plywood, stone, brick, etc.), chain link, corral and feedlot fences shall be located a minimum of 46 metres (150 feet) back from the road centreline.

(iv) Vegetation Setbacks

"(a) In the (A) Agricultural Zone, all trees, shrubs and shelterbelts of any kind shall be located a minimum of 106.7 metres (350 feet) back from the road centreline; however, in the following circumstances they may be located a minimum of 46 metres (150 feet) from a road centerline:

- immediately around farm yards, farm buildings (e.g., farm houses, barns, granaries, etc.)
- immediately around all non-agricultural (e.g., residential, commercial, recreation, industrial, etc.) sites.

(b) In all other zones (e.g., R1, R2, C, M, etc.), except the Critical Wildlife Habitat Zone, trees, shrubs and shelterbelts of any kind shall be located a minimum of 46 metres (150 feet) back from a road centerline.

(c) In the Critical Wildlife Habitat Zone, there shall be no minimum road centerline setback for trees, shrubs and shelterbelts of any kind."

(4) Maintenance

(i) All yards shall be maintained with site modifications, berms, natural vegetation, planted vegetation, landscaping, trees, shrubs, fences, private signs and similar amenities, as the case may be, to achieve:

- (a) maximum public safety (e.g., fencing, marked parking areas),
- (b) minimal nuisance (e.g., vegetation),
- (c) environmental quality (e.g., safe hazardous waste storage).

(ii) Council may, at its discretion, specify landscaping and site amenity development standards, to achieve the above and zoning bylaw objectives and requirements.

16. Outdoor Commercial Display

All outdoor commercial displays (e.g., cars, machinery) shall:

- (i) be a minimum distance of 4.5 metres (15 feet) from any site line,
- (ii) not block the vision of drivers both on-site and within a sight triangle.

17. Sight Triangle

(1) Prohibition

In the A, C1, M1 and CWH Zones no building, structure, earthpile, vegetation, etc., shall obstruct in council's opinion, the vision of drivers within a sight triangle.

(2) In the R1 and R2 Zones, buildings, structures, earth and vegetation shall conform to the yard setback requirements specified in this bylaw.



18. Development Separation Distances

(1) New Development Proposals

(i) Between Certain Uses

A minimum distance of 805 metres (1/2 mile: 2,640 feet), shall be provided between the structures or site lines, as the case may be, listed in the two columns that follow:

Agricultural Uses

- (a) intensive livestock operations,
- (b) livestock assembly, quarantine and brokerage yards,
- (c) other similar uses.

Industrial Uses

- (a) abattoirs,
- (b) anhydrous ammonia facilities,
- (c) salvage yards,
- (d) auto wrecking uses,
- (e) industrial uses which involve potentially hazardous, noxious and nuisance generating effects; or hazardous substances, as determined by council, at its discretion.

Residential Uses

- (a) existing residences,
- (b) Council approved residential sites (e.g., residentially zoned land, formally approved residential subdivisions, residences to which development permits have been issued).

(ii) Between Certain Uses and Urban Municipalities

The minimum separation distances indicate below shall be provided between the structures or site lines, as the case may be, of the uses listed below, and the boundaries of urban municipalities listed below.

Agricultural Uses (2.4 km/1 1/2 mile)

- intensive livestock operations
- livestock assembly, quarantine and brokerage yards
- other similar uses

Urban Boundaries

- town
- village
- resort village

19. Automotive Service Uses and Gas Pumps

Automotive service development, gas pumps and associated buildings, structures and vehicular movement shall meet the following development standards:

<u>Item</u>	<u>Minimum</u>
(i) gas pumps and islands	- 6 metres (20 feet) from any site line
(ii) propane and natural gas pumps	- per provincial regulations
(iii) access/egress points	- shall not be continuous along a road - 10 metres (32 feet) apart
(iv) on-site traffic circulation	- shall be accommodated on the site
(v) vehicles and parts storage	- shall not locate in a yard abutting a road
(vi) for all uses, all provincial requirements shall be met.	

20. Salvage and Junk Vehicle Yards, Auto-Wrecking, Auto Repair and Autobody Uses

(1) Valley Development District (see Plan Map)

(i) New Uses

The following new principal uses shall be prohibited within the Valley Development District (see Plan Map):

- salvage yards,
- auto wrecking, and
- junk machine yards
- junk yards,
- junk vehicle yards
- similar uses.

(ii) Existing Uses

Existing salvage, autowrecking and junk machine and similar uses shall be accommodated in the Valley Development District.

(2) Rural Development District (see Plan Map)

(i) General

The following new and existing principal uses may be accommodated within the Rural Development District:

- salvage yards,                      - junk yards,
- auto wrecking, and                - junk vehicle yards,
- junk machine yards,               - similar uses.

as discretionary uses, within the M1- Industrial Zone.

(ii) Development Standards

The following principal and accessory uses:

- salvage yards,                      - auto repair,
- auto wrecking,                      - auto paint, and
- junk vehicle yards,                - similar uses,
- junk machinery yards,
- autobody,

- shall meet the following development standards:

- shall not locate in the front yard,
- shall not be seen by the travelling public on a public road or by the inhabitants of adjacent residential development, by utilizing any of the following measures:
  - distance and careful location,
  - natural or planted vegetation,
  - an earth berm,
  - an opaque fence,
  - a building,
  - other appropriate methods approved by council.

21. Junked Vehicles on Separate Residential Sites

The keeping of junked and abandoned vehicles (e.g., inoperatable, unregistered, unlicensed), and similar material on residential sites, shall be prohibited.

22. Human Habitation

Human habitation shall:

- (i) occur only in approved residential units and buildings,
- (ii) be prohibited in a car, truck, bus or train body and in similar structures.

23. Mobile Homes

(1) As Buildings

(i) New Mobile Homes

Within the R.M. new mobile homes shall be accommodated and prohibited as follows:

<u>Zone</u>	<u>As Single Width</u>	<u>As Double Width</u>
<u>Agricultural</u>		
On farms	Accommodated	Accommodated
Residential Sites	Accommodated	Accommodated
<u>R1 Medium Density Valley Residential</u>	Prohibited	Accommodated
<u>R2 Medium Density Rural Residential</u>	Prohibited	Accommodated

(ii) Existing Mobile Homes

Existing mobile homes shall be accommodated as follows:

<u>Zone</u>	<u>As Single Width</u>	<u>As Double Width</u>
<u>Agricultural</u>		
- On farms	Conforming	Conforming
- Residential sites	Conforming	Conforming
<u>R1 - Medium Density Valley Residential</u>	Non-conforming	Conforming
<u>R2 - Medium Density Rural Residential</u>	Non-conforming	Conforming

(2) As Mobile Home Parks

(i) New

New mobile home parks shall be prohibited.

24. Home Occupation

Home occupations shall be a permitted accessory use in all zones to a permitted dwelling unit or residential building and shall be subject to the following development standards:

(i) Permit

A development permit shall be required.

(ii) Service Oriented

The home occupation shall be service oriented and shall not include a store.

(iii) Employees

(a) Only the residents of the dwelling unit and no more than four other employees shall work on the site of the home occupation activity.

(b) Other employees may work off site.

(iv) Scope

The use shall be restricted:

- to the dwelling unit, or
- an accessory building.

(v) Outdoor Storage and Display

There shall be no outside storage or display of material or equipment.

(vi) Compatibility

The peace, quiet and character of adjacent land uses shall not be disturbed by dust, noise, smell, smoke, traffic or similar nuisances generated by the use.

(vii) Mechanical Equipment

Any accessory mechanical equipment shall be compatible with the residential use and shall not generate unacceptable nuisance, noise, odour, vibration or glare.

(viii) Business Vehicles

No more than one business vehicle shall be used in conjunction with the home occupation.

(ix) Parking

Adequate on-site vehicle parking for employees and customers shall be provided.

(x) Signs

There may be one advertising sign for the home occupation use on the site.

(xi) Size

The home occupation shall not occupy:

- more than 10% of the total ground floor area of the building in which it is located, or
- 14 square metres (150 square feet),

whichever is less.

25. Farm Animals on Residential Sites

(1) Cattle, horses, sheep, goats, mules, donkeys, fowl and pigs shall be prohibited in the R1 and R2-Residential Zones.

(2) Kennels shall be prohibited in the R1 and R2 Residential Zones.

(3) A limited number of cattle, horses, sheep, goats, mules, donkeys, fowl and pigs, shall be permitted ~~on residential sites~~ in the A-Agricultural Zones subject to the following development standards:

*and CR - Country Residential Zoning - Bylaw # 157-2012*

(i) Number of Animals

(a) The maximum number of cattle, horses, sheep, mules, donkeys, fowl and pigs shall be calculated as follows:

<u>Site Size</u>	<u>Animals</u>	<u>Fowl</u>
.4 hectares (0-1 acre)	None	0
.8 hectares (1-2 acres)	One only	Maximum
+ .8 hectares (+2 acres)	One animal for every two acres	of 20 fowl

(b) Fractional calculations may include the extra animal or bird.

(ii) Accessory Buildings

Related accessory buildings shall be located a minimum distance of 15 metres (50 feet) from all site lines, water supplies and residential buildings.

(iii) Wastes

All animal wastes shall be disposed of according to provincial standards and in an environmentally sound, publicly safe and nuisance avoiding manner.

(iv) Nuisances

No obnoxious odours, excessive noise, or nuisance shall be generated.

(v) Pollution

No surface or groundwater pollution shall occur.

(vi) Profit

Commercial animal and fowl operations shall be prohibited.

(vii) Kennels

Commercial kennels shall be prohibited.

26. Heritage Resources

(1) Discovery

- (a) The discovery of any heritage resource shall be reported immediately to council and the Heritage Resources Section of Saskatchewan Culture, Multiculturalism and Recreation.
- (b) All development activity shall cease within 30 metres (100 feet) of a heritage discovery, until a professional assessment has been completed and/or council's permission to begin development is given.

Agricultural Related Uses (2.4 km/1 1/2 mile)

- abattoirs
- anhydrous ammonia facilities
- town
- village
- resort village

Industrial Uses (1.6 km/1 mile)

- salvage yards
- auto wrecking
- similar uses
- town
- village
- resort village

(2) Existing Separation Distances

- (i) Existing development separation distances, which do not meet the above requirements, shall be deemed to be conforming distances.
- (ii) Regarding a structural expansion, or an increase in the intensity of an existing use listed in Section 18(1) above, council may, at its discretion, authorize structural expansions and increases in use intensity, but shall not:
  - (a) increase land use incompatibility,
  - (b) jeopardize public safety,
  - (c) negatively affect the environment or groundwater, or,
  - (d) negatively affect municipal servicing efficiency.

(3) Flexibility

Where the minimum separation standards of Sections 18(1) for new development and (2) for existing development, cannot be met, council may permit, at its discretion, less stringent separation distances where:

- (i) written consent is received by the other affected landowner or municipality, and
- (ii) land use compatibility, public safety, environmental protection and municipal servicing concerns are addressed to council's satisfaction;

however, the reduced separation distance shall be a minimum of 305 metres (1,000 feet).



(2) General

All urban and residential development and subdivision proposals, especially in designated Heritage Resource Management Areas, shall conform to the following requirements:

- (i) "The Heritage Property Act" and regulations,
- (ii) Council specified heritage development protection, mitigation, and rehabilitation requirements.

(3) Heritage Development Criteria

All urban and residential development and subdivision shall meet the following development criteria, especially in designated Heritage Resource Management Areas:

- (i) disruption to heritage resources shall be avoided and minimized,
- (ii) the preclusion of heritage resource development shall be minimized.

(4) Heritage Resource Assessment Studies

Developers shall, upon the request of council, undertake a heritage resource assessment study, prior to development approval, to determine specific development requirements and standards.

(5) Requirements

Council may specify development conditions and subdivision referral recommendations regarding:

- (i) site development, timing, modifications and location,
- (ii) construction, operations and maintenance,
- (iii) services and amenities,
- (iv) heritage conservation, management, mitigative and rehabilitation measures,
- (v) other as determined by council,

to achieve the above criteria.

(6) Prohibited Development

Council may prohibit urban development and recommend urban subdivision refusal, or temporarily defer an application decision, where proposals may adversely affect the long-term protection and conservation of heritage resources.

(7) Adjacent Land

Council may apply the above heritage conservation development standards to lands adjacent to heritage discoveries and designated management areas, in order to maximize heritage resource conservation.

(8) Heritage Resource Development

Heritage resource development:

(i) Discretionary Use

shall be a discretionary use in all zones.

(ii) Requirements

(a) no minimum site requirements shall apply,

(b) ~~shall meet all plan and zoning bylaw requirements,~~ *repealed - Bylaw 139/2006*

(c) shall conform to all council specified development standards, including development design, location, construction, and conservation measures.

(9) Consultations

Council may specify development and subdivision requirements based on reports from qualified persons and Saskatchewan Culture, Multiculturalism and Recreation.

27. Mineral Extraction (particularly sand and gravel resources)

(1) General

All mineral extraction development and subdivision shall meet the following requirements:

(i) all federal and provincial requirements and guidelines,

(ii) Council specified requirements regarding mineral resource development and conservation.

(2) Mineral Extraction Development Criteria

All mineral extraction development and subdivision shall meet the following development criteria:

(i) mineral resources shall be carefully developed and conserved,

(ii) the preclusion of mineral resource extraction and development shall be avoided,

(iii) land use incompatibility, nuisance and pollution shall be minimized,

- (iv) efficient servicing, haul routes and public safety shall be maximized,
- (v) other, as determined by council to achieve plan and bylaw conformity.

(3) Mineral Extraction Studies

Developers shall, upon the request of council, undertake a mineral extraction study, prior to development approval, to determine specific development requirements and standards.

(4) Requirements

Council may specify development conditions and subdivision referral recommendations in conjunction with provincial agencies regarding:

- (i) mineral resource management and conservation,
- (ii) site development, modifications and location,
- (iii) efficient servicing, public safety, haul routes and nuisance mitigation,
- (iv) progressive decommissioning programs, reclamation and site restoration programs and plans,
- (v) environmental concerns, (e.g., pollution, dust, groundwater protection),
- (vi) other, as determined by council to achieve plan and bylaw conformity.

(5) Prohibited Development

Council may prohibit non-mineral resource extraction (e.g., residential) development and subdivision proposals where such may:

- (i) preclude long-term mineral resource conservation and development,
- (ii) create excessive development, servicing, environmental, land use compatibility, nuisance and public safety problems and costs.

(6) Mineral Extraction Development

Mineral resource extraction operations shall meet the following requirements:

- (i) Zones
  - (a) Sand and gravel operations, including commercial topsoil removal, shall be accommodated in the Agricultural and Industrial Zones, as a discretionary use,

- (b) Petroleum extraction development shall be a permitted use in all zones, subject to provincial requirements and general development standards of this bylaw,
- (c) All other mineral extraction developments may be accommodated in the Industrial Zone.

(ii) Development Priority

Such uses shall not adversely affect:

- existing developments,
- resource management,
- environmental quality,
- municipal services,
- public safety.

(iii) Municipal Standards

Such uses shall meet all council specified development and servicing requirements, regarding:

- (a) the "Guidelines for Environmental Protection During Development and Restoration of Sand and Gravel Pits", Saskatchewan Environment and Public Safety, 1983 (see Appendix A) and other requirements and guidelines, as may apply,
- (b) achieving safe, efficient, environmentally sound mineral extraction development, including setbacks, yards and pit sloping,
- (c) achieving effective groundwater management, nuisance abatement and site reclamation standards and measures,
- (d) Council specified municipal road construction and maintenance concerns.

(iv) Agreements

Council may require mineral extraction developers to enter into development and servicing agreements, including performance bonds, to address the above concerns.

(7) Consultations

Council may specify development and subdivision requirements based on reports from qualified persons, Saskatchewan Environment and Public Safety and Saskatchewan Energy and Mines.

28.

Signs

(1) Prohibited Signs

All signs which involve the following characteristics shall be prohibited:

(i) Confuse Motorists

- (a) lights which flash, rotate, are intermittent, cause glare or confuse motorists,
- (b) parts which move, rotate or are potentially distracting to motorists,
- (c) block the sight of drivers, particularly at road, railway and school crossings; curves, hills and bridges,

(ii) Public Sign Resemblance

private signs which resemble official public signs and symbols,

(iii) On Top of Buildings

signs on top of buildings,

(iv) Within a Sight Triangle

private signs within a sight triangle,

(v) Old Signs

signs which no longer represent a current purpose, business or use.

(2) Development Permits

All signs shall require a development permit, including signs approved by Saskatchewan Highways and Transportation, unless otherwise exempt in this bylaw.

(3) Exemptions from Development Permits

The following signs shall be exempt from development permit requirements, but shall meet all other bylaw requirements, including those listed below:

(i) General

All signs which are less than 3M2 (32 square feet).

(ii) Specific

<u>Type of Sign</u>	<u>Maximum Size</u>	<u>Maximum # Per Site</u>
Election	2.8 M2 (1-31 sq. ft.)	No maximum
Auction Sales	1 M2 (10 sq. ft.)	Two
Industrial construction	1 M2 (10 sq. ft.)	Two
Seasonal agricultural	1 M2 (10 sq. ft.)	Two
Home occupation	1 M2 (10 sq. ft.)	One
Owner name/address	1 M2 (10 sq. ft.)	One per dwelling
Public utility	No minimum	No maximum
No trespassing	1 M2 (10 sq. ft.)	No maximum
Agricultural research	1 M2 (10 sq. ft.)	No maximum
Wildlife	1 M2 (10 sq. ft.)	No maximum

(4) Sign Development Standards

(i) All public and private signs and signing corridors shall meet the following requirements:

- (a) The Highways and Transportation Act.
- (b) The Erection of Signs Adjacent to Provincial Highways Regulations, 1988,
- (c) The Guide to Private Signing, Saskatchewan Highways and Transportation (see Appendix B),
- (d) the requirements of this zoning bylaw.

(ii) Provincial R.M. Guidelines

While Saskatchewan Highways and Transportation has sign jurisdiction within, generally, 402 metres (one quarter mile) of provincial highways, signs within the remainder of the rural municipality shall also conform to the Guide to Private Signing, Saskatchewan Highways and Transportation.

(iii) Flexibility

Where the application of the provincial sign guidelines is unclear, council shall make, at its discretion, the final guideline interpretation and application for signs not within the jurisdiction of Saskatchewan Highways and Transportation.

(iv) Specific

Without limiting the generality of section (4) above, the following specific sign requirements shall apply:

(a) Maximum Number

- The maximum number of on-site advertising signs per use, shall be two signs.
- A sign with two faces shall be one sign.

(b) Maximum Height

The maximum height of all signs, from the bottom of the sign support to the top of the sign face, shall not exceed 8 metres (26 feet).

(c) Maximum Size

The maximum size of a sign shall not exceed 23 M<sup>2</sup> (248 square feet).

(d) Location

Private signs shall not locate within a road allowance or public utility right-of-way.

(e) Off-Site Signs

Off-site signs, identification signs, advertising signs and sign corridors shall meet the requirements of section (4)(i) above.

(f) Construction and Maintenance

All signs shall be safely constructed and maintained in accordance with electrical and structural engineering codes and safety standards.

(g) Reports

Council may require sign development permit applications to be accompanied by certified engineering reports, and approvals by qualified engineers and Saskatchewan Highways and Transportation approvals.

29. Parking Standards

(1) General

When any new development occurs or when any existing development is enlarged, or use changed, provision shall be made for off-street vehicular parking spaces, either on site or by an alternate arrangement with council.

(2) Alternate Parking Arrangements

Where the minimum required parking space cannot be provided on site, upon request council may, at its discretion, either:

- (i) require parking to be provided on an alternate site,
- (ii) require a cash-in-lieu payment for unprovided parking spaces, subject to specified conditions,

(3) Parking Calculation

Parking space cash-in-lieu payments shall be calculated at \$500.00 per parking space.

(4) Parking Fees

Council shall administer a parking fund as per The Planning and Development Act, 1983.

(5) Documentation

Council shall indicate to the applicant, in writing, the specific area and use to which received cash-in-lieu parking payments apply.

(6) Parking on Alternate Site

Council may allow an applicant to provide required parking spaces on another site, provided that:

- (i) the alternate site shall be within 100 metres (330 feet) of the development site,
- (ii) the alternate site shall be used exclusively for parking,



- (iii) parking rights on the alternate site shall be secured, to council's satisfaction, for the life of the development.

(7) Interpretation

- (i) The applicant shall provide the next highest number of calculated parking spaces where the calculation results in a fractional number.
- (ii) Development involving more than one use for which parking is required shall provide the maximum number of spaces for each use, unless the applicant can demonstrate, to council's satisfaction, that a lesser number of spaces can be adequately shared due to staggered hours of use, etc.

(8) Handicapped Parking

For all public uses and commercial buildings and uses, except single detached dwellings, mobile homes, home occupations and farms, a minimum of 10% of the required parking spaces, over 10 spaces, shall be provided, for handicapped parking, according to the following standards:

- (i) the space shall be close to the building entrance,
- (ii) the space shall be clearly identified.

(9) Parking Areas

All parking areas for more than four (4) vehicles shall meet the following development standards:

- (i) be maintained with a stable surface and treatment to prevent dust, mud, loose particles, erosion, nuisance and inconvenience.
- (ii) parking area surfacing materials:
  - (a) may include asphalt, concrete, gravel, etc.,
  - (b) shall exclude materials and chemicals which may pollute the groundwater.
- (iii) have clear boundaries outlined by fences, landscaping, berms, planters or trees, etc., to totally or partially reduce visibility from the road and public.

(10) Parking Stall Dimensions

Parking spaces shall meet the following minimum standards:

Width	- Handicapped	4 metres (13 feet)
	- Basic	3 metres (10 feet)
Length	- All types	5.5 metres (18 feet)

(11) Parking Area Driveway

The minimum width of an access/egress aisle which leads to and abuts a parking space (stall) shall be as follows:

<u>Angle of Parking (In Relation to Curb)</u>	<u>Minimum Driveway Width</u>
0 - 45 degrees	4 metres (13 feet)
60 degrees	5.5 metres (18 feet)
90 degrees (right angle)	7.5 metres (25 feet)

(12) Street Access

Vehicular approach ramps and driveways to parking areas shall be a minimum distance of 7.6 metres (25 feet) from the intersection of two site lines, at a street intersection.

(13) Parking Requirements

(i) Basic

All uses shall provide one parking space per employee, per maximum working employee shift, unless otherwise defined below.

(ii) Additional

Additional parking spaces shall be provided on site, as defined below:

<u>Use of Building or Site</u>	<u>Minimum Number of Parking Spaces</u>
(a) Art and Craft Studios	1 space 46 M2 (500 sq. ft.)
(b) Animal Hospitals, Animal Shelters or Veterinary Clinics	1 space 93 M2 (1,000 sq. ft.) of gross floor space

(c) Athletic and Recreational Facilities

- |  |   |
|--|---|
| Bowling Alleys   | 6 spaces/lane, and<br>1 space/5 seating spaces for<br>spectators, restaurant or other<br>activities, or<br>1 space 9 M2 (100 sq. ft.) of space<br>for the accommodation of the public,<br>whichever is the greater. |
| Curling Rinks  | 8 spaces/sheet of ice, and<br>1 space/5 seating spaces for<br>spectators, and for restaurants.  |
| Enclosed Ice Skating<br>and Hockey Rinks                 | 1 space/5 seating spaces for<br>the public.   |
| Racquet Sport Facility                                   | 4 spaces/court.   |
| All Other Facilities                                     | 1 space/3.5 seats, or<br>1 space/3.7 M2 (40 sq. ft.) of gross<br>floor space, whichever is the<br>greater.  |
| (d) Auctioneering Establishments                         | 1 acre minimum of parking, or<br>1 space/2 seating places for the<br>public, or<br>1 space 10 M2 of gross floor area<br>used by patrons, whichever is<br>greater.   |
| (e) Bulk Fuel Stations                                   | 1 space plus 2 loading spaces/fuel<br>pump  |
| (f) Business, Administrative<br>and Professional Offices | 1 space 20 M2 (215 sq. ft.) of<br>gross floor area  |
| (g) Churches, Theatres, Arenas<br>Halls, Private Clubs   | 1 space/4 seating places, plus<br>1 space/10 M2 of the largest<br>assembly room within the building.  |
| (h) Day Care Centres                                     | 1 space minimum, plus<br>1 space per 2 employees  |
| (i) Liquor Drinking<br>Establishments                    | 1 space/3 seats   |
| (j) Drive-In Food Services                               | 5 automobile stack-up<br>spaces/drive-up window<br>an additional 5 parking<br>spaces/drive-up window to be located<br>on the site.  |

- (k) Dwelling Accommodations:  
All types allowed in  
the bylaw 1 space/dwelling unit
- (l) Home Occupations 2/site
- (m) Hospitals 1 space/bed, plus  
1 space per 2 employees per maximum  
working employee shift
- (n) Hotels 1 space/accommodation unit
- (o) Industrial Land and/or  
Equipment Sales & Rentals 1 space 148 M2 (1,600 sq. ft.)  
of gross floor space, or  
1 space 280 M2 (3,000 sq. ft.) of  
site area, whichever is greater.
- (p) Manufacturing and Industrial 5 spaces/use, or  
Operations including: 1 space 120 M2 (1,300 sq. ft.)  
fabricating, processing or of gross floor space, whichever  
mineral extraction; whole- is the greater.  
saling, warehousing and  
storage buildings and yards;  
handling, loading, distribution  
and/or shipping facilities;  
builders or contractors yards  
and shops; and other similar  
industrial or industry-related  
uses.
- (q) Medical and Dental Offices 1 space 32 M2 (350 sq. ft.)  
or Clinics of gross floor space
- (r) Motels 1 space/accommodation unit
- (s) Restaurants 1 space/3 seats
- (t) Retail  
Retail, Convenience Stores, 1 space 18 M2 (200 sq. ft.)  
Banks, Personal Service of gross floor space, but a  
Establishments, Service or minimum of 3 spaces  
Repair Shops and Home  
Improvement Centres

(u) Schools

Elementary and Junior High  
Schools

2 spaces/20 students, based on  
projected capacity

Senior High Schools

2 spaces/20 students, based on  
projected capacity, and  
1 space/10 seating spaces for public  
auditoriums or gymnasiums, or  
1 space 9 M2 (100 sq. ft.) used in  
service of the public, whichever is  
the greater.

30. Loading Standards

(1) General

- (i) When any new commercial or industrial development occurs or when any such existing use is changed, enlarged or increased in capacity, off-street vehicular loading/unloading spaces shall be provided either on site or by an alternate arrangement with council.
- (ii) Loading spaces shall be located, either within, or abutting the building containing the use and shall be provided in addition to required parking spaces.
- (iii) No loading spaces shall be provided within a front yard.
- (iv) No loading spaces shall be provided within the side yard on a site abutting a residential use.

(2) Alternate Arrangements

Council may, at its discretion, exempt an applicant who proposes to re-develop a building or to develop a site which existed on the effective date of this bylaw, from all or part of the loading requirements.

(3) Loading Areas

All loading areas shall meet the following development standards:

- (i) be clearly marked,
- (ii) maintained with a stable surface and treatment to prevent dust, loose particles, erosion, nuisance, and inconvenience,
- (iii) loading and surfacing materials:
  - (a) may include asphalt, concrete, gravel, etc.,
  - (b) shall exclude materials and chemicals which may pollute the groundwater.

(4) Turning

A sufficient truck turning area shall be provided on site to ensure public safety and efficient on-site truck movement.

(5) Standards

(i) Dimensions

The minimum dimensions of an off-street loading space shall be:

Width	5.5 metres	(18 feet)
Length	12 metres	(40 feet)
Height Clearance	4.2 metres	(14 feet)

(ii) Number of Loading Spaces

<u>Use of Building or Site</u>	<u>Minimum Number of Loading Spaces</u>
--------------------------------	---

For retail stores, restaurants  
personal service establishments  
and all industrial and manufacturing  
uses:

- |   |   |
|---|---|
| (a) with between 93 and 800 M2<br>(1,000 and 8,600 sq. ft.)<br>of gross floor space       | 1 |
| (b) with between 800 - 5,500 M2<br>(8,601 and 59,214 sq. ft.)<br>of gross floor space     | 2 |
| (c) with between 5,501 - 5,500 M2<br>(59,214 and 107,640 sq. ft.)<br>of gross floor space | 3 |

**PART V. - "A" AGRICULTURAL ZONE**

**1. Purpose**

The purpose of the Agricultural Zone shall be to accommodate agriculture and agricultural related development and subdivisions, throughout the Valley and Rural Plan Districts.

**2. Development**

Subject to all other bylaw requirements, only the following developments and subdivisions shall occur:

**3. Permitted Uses**

**(1) Agriculture**

(i) Extensive agricultural operations including:

- (a) grain farming and crop production,
- (b) cattle grazing, ranching, dairy farming
- (c) haying,
- (d) the sale of agricultural produce, grown or raised on the farm.

(ii) Excluding:

- (a) Intensive livestock operations,
- (b) Intensive agricultural operations, including:
  - kennels,                      - riding stables,
  - sod farms,                   - nurseries (e.g., tree and garden)
  - similar uses.

**(2) Recreation**

(i) Extensive recreation uses, including:

- (a) passive parks, golf courses, sports fields,
- (b) conservation uses,
- (c) hiking and snowmobile areas.

(ii) Excluding:

Intensive recreational uses (e.g., campgrounds).

**(3) Institutions**

Churches and cemeteries.

4. Discretionary Uses

(1) Agricultural

- (i) Intensive livestock operations (i.e., provincial standards),
- (ii) Intensive agricultural uses, including:
  - livestock testing and brokerage facilities,
  - sod, fur, mushroom and tree farms,
  - kennels
  - market gardens,
  - nurseries,
  - apiaries (bees),
  - riding stables,
  - similar uses.

(2) Agricultural Services

- abattoirs,
  - grain, storage, processing and cleaning,
  - livestock and machinery auction marts,
  - agricultural fertilizer and chemicals,
  - mechanical repair uses including:
    - welding shops,
    - machine shops,
    - auto paint repair,
    - and body shops,
  - animal and veterinary hospitals, clinics, shelters and similar uses,
  - animal assembly yards,
- (see Part IV - General Development Standards)
- excluding:
    - salvage yards,
    - auto wrecking, and
    - junk machine yards, and
    - similar uses.

(3) Commercial

- sales and service of:
    - automobiles,
    - trucks, vehicles,
    - recreational vehicles,
    - building, home and garden supplies, and services,
    - farm equipment,
    - farm supplies,
    - mobile homes,
    - nursery, horticultural supplies and similar uses.
- Wood + natural products processing + manufacturing  
- Bylaw 209/88



(4) Residential Uses

- accessory farm residences (e.g., farm houses),
- restricted low density residential sites,
- temporary construction camps,

(5) Institutional Uses

- institutions, halls,
- medical and health clinics,
- religious seminaries.

(6) Intensive Recreation Uses

- trailer parks,
- institutional camps,
- tourist campgrounds,
- drive-in theatres,
- sports and riding arenas,
- fair and rodeo grounds,
- animal race tracks,
- similar uses.

(7) Mineral Uses

- sand and gravel operations,
- bulk petroleum storage and sales.

(8) Airstrips

- private airstrips.

5. Development and Subdivision Minimum Site Standards

(1) Agricultural Uses (Farms)

(i) Basic Minimum (new sites)

- |                                     |                           |
|-------------------------------------|---------------------------|
| (a) Extensive farms                 | 64.7 hectares (160 acres) |
| (b) Intensive live-stock operations | 2.0 hectares (5 acres)    |
| (c) Intensive agricultural uses     | 2.0 hectares (5 acres)    |

(ii) Existing Farm Sites

Existing agricultural sites which were either registered in the Regina Land Titles Office, or approved for subdivision, prior to the effective date of this bylaw, shall be deemed to be conforming sites, provided that the minimum site size shall be, specifically, as follows:

- (a) Existing Extensive Agricultural Sites      Minimum Site Size
  - with an existing approved habitable farmhouse      16 hectares (40 acres)
  - with no farm house      56.6 hectares (140 acres)
- (b) Existing approved intensive livestock operations      - as registered
- (c) Existing and approved intensive agricultural uses      - as registered and approved for subdivision

(iii) Reduced Farm Sites

An agricultural site may be reduced in size provided:

- (a) that the proposed site shall be subdivided for, either:
  - a conforming use in the Agricultural Zone, or
  - a rezoning, or
  - an annexation; and
- (b) that the remaining agricultural site shall be a minimum of, specifically, 56.6 hectares (140 acres).

*(c) at the discretion of Council, the remaining site size may be less than 56.6 hectares (140 acres) if in the opinion of Council, the reduction in size does not diminish the ability of the land to be used for agricultural purposes - Bylaw #139/2006*

(2) Recreation Development

- (i) Extensive Recreation      Minimum Size
  - (a) New sites      - 1 hectare (2.5 acres)
  - (b) Existing developed sites      - as registered
- (ii) Intensive Recreation
  - (a) New sites      - 1 hectare (2.5 acres)
  - (b) Existing developed sites      - as registered

(3) Institutional Uses (permitted and discretionary)

- (a) New sites - 1 hectare (2.5 acres)
- (b) Existing developed sites - as registered

(4) Agricultural Services Uses

- (i) New sites - 1-8.0 hectare (2.5-20 acres)
- (ii) Existing developed sites - as registered

(5) Commercial Uses

- (i) New sites - 1-8.0 hectares (2.5-20 acres)
- (ii) Existing developed sites - as registered

(6) Residential Uses

- (i) additional accessory farm houses - see farms  
- see restrictions below
- (ii) restricted low density residential sites - see below
- (iii) temporary construction camps - no minimum

(7) Mineral Uses

- (i) New sites - 1 hectare (2.5 acres)
- (ii) Existing developed sites - as registered

(8) Airstrips (private)

- (i) New sites - 1 hectare (2.5 acres)
- (ii) Existing developed sites - as registered

6. Yards and Setbacks (minimum) (also see Part IV, General Development Standards)

(1) For all uses:

<u>Site Frontage</u>	<u>Front</u> (From the <u>centreline</u> )	<u>Yards</u> <u>Side</u>	<u>Rear</u>
46 M (150 ft.)	46 M (150 ft.)	15.2 M (50 ft.)	15.2 M (50 ft.)

(2) Sand and Gravel Operations *at the discretion of council, less than 150 feet setback of buildings from the centerline of the road may be allowed - Bylaw # 157/2012*  
Sand and gravel operations may, at council's discretion, be authorized within 3 feet (1 metre) of any site line.

(3) Fences

In the A-Agricultural Zone:

- (i) electric, page wire, and barb wire fences may be located on the site line,
- (ii) solid (e.g., plywood, stone, brick, etc.), chain link, corral and feedlot fences shall be located a minimum of 46 metres (150 feet) back from the road centreline.

(4) Vegetation Setbacks

"In the Agricultural Zone, all trees, shrubs and shelterbelts of any kind shall be located a minimum of 106.7 metres (350 feet) back from the road centreline; however, in the following circumstances they may be located a minimum of 46 metres (150 feet) from a road centerline:

- immediately around farm yards, farm buildings (e.g., farm houses, barns, granaries, etc.)
- immediately around all non-agricultural (e.g., residential, commercial, recreation, industrial, etc.) sites."

7. Farm Houses (accessory Agricultural Uses)

(1) Permitted Use

- (i) One single detached residential building or one single or double width mobile home, shall be permitted as an accessory farm use for each agricultural holding.
- (ii) Alternatively, one dormitory dwelling shall be permitted for communal agricultural uses.

(2) Discretionary Use

At council's discretion, additional accessory residential buildings may be permitted on an agricultural holding.

(3) Development Standards

(i) One Farm Yard

Council may, at its discretion, require that all accessory farm houses locate within one farm yard on the farm and not in different locations on the farm holding (e.g., to facilitate road access).

(ii) Accessory Farm Use Criteria

All farm houses shall be used to accommodate either:

- (a) full-time workers engaged in the agricultural operation on the site and/or,
- (b) joint owners of the agricultural site who participate, on a regular active basis, in the agricultural operation.

(iii) Subdivision

The issuance of a development permit to construct an accessory farm house shall not constitute a recommendation to create a separate site (subdivision) for the residential building.

8. Restricted Low Density Residential Sites

At council's discretion, restricted low density residential subdivision and development may be permitted, as follows:

(i) Basic

(a) Criteria

One residential site (subdivision) may be permitted for each primary survey system quarter section.

(b) Housing Status: Existing and New

The residential building may be an existing or new building.

(c) Housing Type

The residential building shall be either:

- a single detached dwelling, or
- a single or double width mobile home.

(d) <u>Land Description</u>	<u>Minimum</u>	<u>Maximum</u>
For a new residence on land not previously used for a residence	1 hectare (2.5 acres)	4 hectares (10 acres)
For a new or existing residence on land previously or currently used for a residence	1 hectare (2.5 acres)	8 hectares (20 acres)

(ii) Existing Residential Sites

Existing and approved for subdivision residentially developed sites which are less than 16 hectares (40 acres) shall be deemed to be conforming residential sites (i.e., 1-39.9 acres).

PART VI - "R1" MEDIUM DENSITY VALLEY RESIDENTIAL ZONE

1. Purpose

General

The purpose of the R1 - Medium Density Valley Residential Zone shall be to accommodate medium density, concentrated multi-site residential development and subdivisions, on a limited basis, as follows:

<u>Plan District</u>	<u>Management Criteria</u>
Valley	Accommodated
Rural	Prohibited

Preference

Council shall give preference to development proposals which are serviced by a paved road.

2. Development

Subject to all other bylaw requirements, only the following developments and subdivisions shall occur:

3. Permitted Uses

(1) Residential

Single detached dwellings.  
Double width mobile homes.

(2) Recreation

Passive parks and playgrounds.

4. Discretionary Uses

- (1) Intensive recreation uses,
- (2) Institutional uses.

5. Accessory Uses

- (1) ~~Boathouses~~
- (2) ~~Guesthouses~~

- (1) *Guesthouses*
- (2) *Garage, Private*
- (3) *Garden Sheds*

*Bylaw #161/2013*

6. Development and Subdivision Minimum Standards (also see Part IV, General Development Standards, Section B3 Setbacks from Shorelines)

(1) Residential

(i) Site Size

(a) Minimum 1,393 M2 (15,000 sq. ft.)  
Maximum 4,047 M2 (1 acre)

(b) Existing developed sites and existing approved sites As registered

(ii) Frontage 30 metres (100 feet)

(iii) Yards

(a) Front 7.6 metres (25 feet)

(b) Side

- Abutting a road 7.6 metres (25 feet)  
- Abutting no road 1.5 metres (5 feet)

(c) Rear 6 metres (20 feet)

(2) Recreation

(i) Passive Parks and Playgrounds

(a) Site size No minimum  
(b) Frontage No minimum  
(c) Yards Same as for residential uses

(ii) Intensive Recreation and Institutional Uses

(a) Site size 0.4 hectares (1 acre)  
(b) Frontage 30 metres (100 feet)  
(c) Yards Same as for residential uses

7. Boat Houses *Repealed + Replaced with Private Garage + Garden Shed - Bylaw 161/2013*  
Boat houses shall be accommodated, as accessory uses, subject to the following development standards:

(i) Yards

The boat house shall meet all yard requirements, or



7. Private Garages and Garden Sheds

Private garages and garden sheds shall be accommodated, as accessory uses, subject to the following development standards:

- (i) Both a private garage and a garden shed shall meet all yard requirements.
- (ii) The maximum size of a private garage shall be 83.6 square metres (900 square feet), the maximum wall height shall be 3.08 metres (10 feet) and the maximum roof pitch of 4/12.
- (iii) The maximum size of any one garden shed shall be 13.9 square metres (150 square feet).
- (iv) The maximum number of garden sheds on a property shall be two (2), the maximum number of private garages on a property shall be one (1).

(ii) Waive Yard Requirements

*Repealed.*

At council's discretion, the side and rear yard requirements may be waived where council determines that:

- no land use conflict will occur,
- environmental and shoreline conservation requirements are achieved, and
- public reserve and dedication land requirements are achieved.

8. Guesthouses

A guesthouse, for human habitation shall be accommodated, as an accessory residential use, subject to the following development criteria.

(i) If Detached

If the guesthouse is a detached building, from the principal residential building, all yard requirements shall be met.

(ii) If Attached

If the guesthouse is attached to the principal building, the guesthouse portion of the building shall meet all yard requirements.

(iii) Height

The maximum height of the questhouse shall be 7.6 metres (25 feet).

(iv) No Subdivision

The subdivision of the guesthouse shall be prohibited.

(v) *The maximum size of a guesthouse shall be 24' x 24'*  
9. Prohibition *(53.5 square metres / 576 square feet) - Bylaw 161/2013*

The following vehicles shall not be parked or stored (temporarily or permanently), on a residential site:

- all construction equipment, and
- all trucks with a one metric tonne or greater chassis (carrying capacity).

10. Animals

The keeping of animals shall be restricted to domestic pets.

**PART VII - "R2" MEDIUM DENSITY RURAL RESIDENTIAL ZONE**

**Purpose**

The purpose of the R2 - Medium Density Rural Residential Zone shall be to accommodate medium density, concentrated multi-site residential development and subdivisions, as follows:

**Plan District**

**Management Criteria**

Valley

Prohibited

Rural

Accommodated

**Development Priority**

- (1) Development shall be within 2 kilometres (1.2 miles), of an urban municipal boundary.
- (2) Council shall give preference to development proposals which are serviced by paved roads.

**Development**

Subject to all other bylaw requirements, only the following developments and subdivisions shall occur:

**Permitted Uses**

(1) **Residential**

Single detached dwellings.  
Double width mobile homes.

(2) **Recreation**

Passive parks and playgrounds.

**Discretionary Uses**

- (1) Intensive recreation uses,
- (2) Institutional uses.

**Development and Subdivision Minimum Standards**

(1) **Residential**

(i) **Site Size**

- (a) Minimum 1,393 M<sup>2</sup> (15,000 sq. ft.)
- Maximum .2 hectares (.5 ac; 21,781 sq. ft.)

*eg (150 x 100)*

*eg (124 x 175)*

(b) Existing developed sites and existing approved sites As registered and approved for subdivision

(ii) Frontage 30 metres (100 feet)

(iii) Yards

(a) Front

- From an R.M. road centreline 46 metres (150 ft.)

- On an internal subdivision road, from the front site line 7.6 metres (25 ft.)

(b) Side

- From an R.M. road centreline 46 metres (150 ft.)

- On an internal subdivision road, from the side site line 7.6 metres (25 ft.)

- Abutting no highway or road 1.5 metres (5 ft.)

(c) Rear 6 metres (20 ft.)

(2) Recreation

(i) Passive Parks and Playgrounds

(a) Site size No minimum  
(b) Frontage No minimum  
(c) Yards Same as for residential uses

(ii) Intensive Recreation and Institutional Uses

(a) Site size 0.4 hectares (1 acre)  
(b) Frontage 30 metres (100 feet)  
(c) Yards Same as for residential uses

**7. Prohibition**

The following vehicles shall not be parked or stored (temporarily or permanently), on a residential site:

- all construction equipment, and
- all trucks with a one metric tonne, or greater chassis (carry capacity).

**8. Animals**

The keeping of animals shall be restricted to domestic pets.

PART VIII. - "C1" COMMERCIAL ZONE

1. Purpose

The purpose of the C1 - Commercial Zone shall be to accommodate a wide range of commercial and related development in the Valley and Rural Plan Districts.

2. Development

Subject to all other bylaw requirements, only the following development and subdivision shall occur:

3. Permitted Uses

(1) Retail

Retail stores and facilities (e.g., bakeries),  
Personal service shops, including printing uses.

(2) Offices

Offices and facilities:

- |                   |                    |
|-------------------|--------------------|
| - government,     | - dental,          |
| - business,       | - financial,       |
| - professional,   | - institutional,   |
| - administration, | - undertaking,     |
| - medical,        | - veterinary uses. |

(3) Highway Commercial

Sales and service of:

- |                                     |                             |
|-------------------------------------|-----------------------------|
| - automobiles,                      | - mobile homes,             |
| - trucks and vehicles,              | - recreation vehicles,      |
| - farm equipment and machinery,     | - building supplies,        |
| - farm supplies,                    | - home and garden supplies. |
| - bulk fuel and farm chemical uses, |                             |

(4) Automotive Service

Gas stations, vehicle repair, welding shops, excluding:

- vehicle paint and body shops,
- yards:
  - salvage,
  - junk, wrecking and
  - similar uses.

(5) Equipment Storage

Yards, depots and storage for:

- builders (e.g., construction),
- contractors (e.g., excavation),
- truckers,

excluding:

- sand and gravel storage.
- salvage yards and similar uses.

(6) Tourist and Recreation

Hotels, motels and restaurants

Recreational uses:

- theatres,
- halls,
- exhibition grounds,
- bowling, miniature golf,
- similar uses.

- Excluding:
- drive-in theatres,
  - water slides, and
  - campgrounds.

4. Discretionary Uses

(1) General

- Drive-in theatres,
- Mini-malls,
- Campgrounds,
- Vehicle paint and body shops,
- Car washes, water slides and high volume water uses,
- Liquor stores, vendors and drinking establishments (e.g., taverns).

(2) Residential

For a hotel or motel, one accessory residential dwelling unit shall be permitted within the principal building, where the unit is occupied by the owner or operator.

5. Development and Subdivision Minimum Site Standards (All Uses)

(1) Site Size

- (i) New
  - minimum 0.4 hectare (1 acre)
  - maximum 8 hectares (20 acres)
- (ii) Existing developed sites
  - As registered

(2) Frontage

Frontage shall be 46 metres (150 feet).

(3) Yards

(i) Front

- From an R.M. road centreline 46 metres (150 ft.)
- On an internal subdivision road, from the front site line 15 metres (50 ft.)

(ii) Side

- From an R.M. road centreline 46 metres (150 ft.)
- On an internal subdivision road, from the side site line 15 metres (50 ft.)
- Abutting no highway or road 5 metres (16 ft.)

(iii) Rear

5 metres (16 ft.)



PART IX. - "M1" INDUSTRIAL ZONE

1. Purpose

The purpose of the M1 Industrial Zone shall be to accommodate light industrial development only in the Rural Development Districts.

2. Development

Subject to all other bylaw requirements, only the following development and subdivisions shall occur:

3. Permitted Uses

(1) Agricultural Related Uses

Grain storage, feedmills, seed cleaning and similar uses, livestock and machinery auction facilities.

(2) Mineral Storage

Sand and gravel storage.  
Excluding sand and gravel extraction, crushing, etc.

(3) Equipment and Storage

Yards, depots and storage for:

- builders (e.g., construction),
- contractors (e.g., excavation),
- truckers,  
excluding sand and gravel storage.

(4) Warehousing

Depots, truck terminals, etc.

(5) Vehicles

Sales, service and repair of:

- machines,                   - farm machinery,
- automobiles,               - mobile homes,
- trucks,                      - modular homes.

(6) Mechanical Repair

- Shops
- welding,                   - auto body paint,
  - auto body,                - machine repair,
  - similar uses,

excluding salvage, junk and wrecking yards, and similar uses.

(7) Existing Developed Light Industrial Uses

Existing developed light industrial uses shall be deemed to be conforming uses.

(8) Business and Sales Offices

Business and sales offices accessory to a principal use may be accommodated on the same site, as permitted uses.

4. Discretionary Uses

(1) Manufacturing

Intensive and extensive manufacturing uses, abattoirs, packing plants, concrete and asphalt plants, which do not involve as a principal process, chemical, metal or petroleum refining or processing.

(2) Salvage

Salvage, junk, ~~junk vehicle~~, machinery, ~~auto wrecking~~ and wrecking yards and similar uses only in the Rural Development District, (see Plan Map) and General Development Standards Zoning Bylaw.

*repealed - Bylaw 189/94*

(3) Chemical Storage

Potentially hazardous bulk petroleum and chemical storage (e.g., anhydrous ammonia facilities) and processing, and similar uses.

(4) Mineral Resource Extraction

Mineral resource extraction uses, including sand and gravel extraction operations.

5. Residential Uses

(1) New

New residential buildings and dwelling units shall be prohibited.

*(5) Vehicle Wrecking - Dismantling or wrecking of motor vehicles or trailers, including the storage of and sale of dismantled, partially dismantled, obsolete or wrecked vehicles or their parts. Trailers may be stored temporarily as specified by the required permit - Bylaw #189/94*

6. Development and Subdivision Minimum Site Standards

(1) Site Size

(i) New

Minimum

- (a) Mineral extraction 1 hectare (2.5 acres)

(b) All other 1 hectare  
(2.5 acres)

(ii) Existing developed - As registered  
uses and sites

(2) Frontage

Frontage shall be 150 feet (46 metres).

(3) Yards

Front

- (i) - From an R.M. road 46 metres (150 feet)  
centreline
- On an internal 46 metres (150 feet)  
subdivision road,  
from the front site  
line

(ii) Side

- From an R.M. road 46 metres (150 feet)  
centreline
- On an internal 6 metres (20 feet)  
subdivision road,  
from the side site  
line
- Abutting no highway 5 metres (16 feet)  
or road

(iii) Rear 5 metres (16 feet)

**PART X. - "CWH" CRITICAL WILDLIFE HABITAT ZONE**

**1. Purpose**

The purpose of the CWH - Critical Wildlife Habitat Zone shall be to protect certain critical wildlife habitat lands, within the rural municipality.

**2. Development**

Subject to all other bylaw requirements, only the following development and subdivision shall occur:

**3. Permitted Uses**

- (1) Critical wildlife habitats,
- (2) Unique natural and ecological areas,
- (3) Existing uses.

**4. Discretionary Uses**

- (1) Extensive agricultural uses,
- (2) Extensive recreational uses.

**5. Development and Subdivision Minimum Standards**

**(1) All Uses**

- |       |   |                         |
|-------|---|-------------------------|
| (i)   | <u>Site Size</u>  | No minimum              |
| (ii)  | <u>Site Frontage</u>  | 402 metres (1,320 feet) |
| (iii) | <u>Yards:</u>   |                         |
|       | (a) <u>Front</u>  |                         |
|       | - From a R.M. road centreline                               | 46 metres (150 ft.)     |
|       | - On an internal subdivision road, from the front site line | 46 metres (150 ft.)     |

(b) Side

- From a R.M. road centreline 46 metres (150 ft.)
- On an internal subdivision road, from the side site line 46 metres (150 ft.)
- Abutting no highway or road 15 metres (50 ft.)

(c) Rear 15 metres (50 ft.)

(2) Existing Developed Sites

Existing developed sites shall be deemed to be conforming.

(3) Prohibition

In the Critical Wildlife Habitat Zone, new separate residential sites shall be prohibited.

(4) Vegetation

The cutting of vegetation shall be prohibited, unless specified on a development permit.

(5) Site Modification

Site modifications shall be prohibited, unless specified on a development permit.

(6) Requirements

(i) For Crown Lands

All activities and development on Crown critical wildlife habitat shall conform to the standards defined in "The Critical Wildlife Habitat Protection Act" (February, 1985) and "The Critical Wildlife Habitat Lands Disposition and Alteration Regulations" (May, 1985).

(ii) For Private Lands

All activities and development on privately owned Critical Wildlife Habitat shall conform to the standards in section (i) above, as determined by council, at its discretion.

PART XI. - BYLAW APPROVALS

1. Effective Date

This bylaw shall come into force on the date of approval by the Minister of Rural Development.

2. Council Readings and Adoption

Read a first time this 6th day of March, 1990

Read a second time this 6th day of March, 1990

Adopted this 12th day of June, 1990

\_\_\_\_\_  
Reeve

SEAL

\_\_\_\_\_  
R.M. Administrator

3. Ministerial Approval

SEAL

PART XII. - APPENDICES

- A - Guidelines For Environmental Protection During Development and Restoration of Sand and Gravel Pits, Saskatchewan Environment and Public Safety, 1983.
  
- B - Guide To Private Signing, Saskatchewan Highways and Transportation, 1988.

**Part XIII. – “CR” Country Residential**1. Purpose

The objective of this zone is to provide for the subdivision and development of Country Residential developments. It will be used to accommodate residential development for sites that are between 1 and 6 acres in size. The Country Residential zone will be used for residential purposes with limited agricultural uses allowed on the sites.

## 2. Permitted Uses that are exempt from permit approval provided they meet the requirements of this Zoning Bylaw, including setback regulations if applicable, include:

- 1) Landscaping on private lands.
- 2) Sidewalks, steps, patios, decks.
- 3) Signs (subject to Part IV of the Zoning Bylaw).
- 4) Keeping of Animals
  - (i) Domestic Pets permitted and Farm Animals limited pursuant to Part IV, Section D, Development and Subdivision Subsection 25, Farm Animals on Residential Sites.
- 5) Orchards, vegetable, horticultural or fruit gardens.

## 3. Permitted Uses that require development permit approval:

- 1) Public Utilities.
- 2) Residential:  
Single detached dwellings,  
Double width mobile homes.
- 3) Signs (Subject to part IV of the Zoning Bylaw).
- 4) Residential Accessory Buildings and Uses:
  - i. Private garages.
  - ii. Private garden sheds.
  - iii. Private greenhouses.
  - iv. Accessory uses and buildings related to an approved discretionary use.



- v. Home Occupations (subject to Part IV of the Zoning Bylaw).
- 5) Recreational uses:
- i. Public sports fields and parks.
  - ii. Other public or non-profit recreational facilities.
4. Discretionary Uses:
- 1) Solid and liquid waste disposal facilities (subject to Part IV of the Zoning Bylaw).
  - 2) Bed-and-breakfast Operations.
5. Regulations
- 1) Subdivision:
    - 1) The subdivision of any land that does not meet the subdivision requirements within the Agricultural District will be required to be rezoned to this district and are subject to the Medium Density Residential Development Policies within the Development Plan.
  - 2) Frontage
    - 1) Minimum site frontage shall be 30 m for all parcels.
    - 2) Minimum site frontage may be reduced to 20 m for residential locations on the end of a cul-de sac, or the outside curve of a curved or deflected street provided the parcel is at least 30m in width at the location of a principal building.
    - 3) Exemptions from minimum frontage may be considered by Council for public utility uses and municipal facilities.
  - 3) Site Size
    - 1) Minimum site size shall be 0.4 ha (1 acre).
    - 2) Maximum site size shall be 2.4 ha (6 acres).
    - 3) No minimum site size is required for public utility uses.
    - 4) Access (in addition to the regulations set out in Part IV of this Bylaw):

- 5) All lots within a subdivision may be required to be provided access from an internal subdivision road and all lots are required to have both legal and physical access. The number of accesses from the municipal road will be limited to provide for the safety of the travelling public.

#### 4) Setback Requirements

##### (i) Front Yard:

1. The minimum setback for buildings, trees, shrubs, stone piles, portable structures, or other objects such as wells, dugouts, or reservoirs on private property from the centreline of a developed road or municipal road allowance shall be 46 m (150 ft). At the discretion of Council, the 150 ft. setback may be reduced. The Ministry of Highways and Infrastructure may require further setbacks from Provincial Highways.
2. The minimum setback for buildings, trees, shrubs, stone piles, portable structures, or other objects such as wells, dugouts, or reservoirs on private property from the intersection of the center lines of two or more municipal road right-of-ways shall be 90 m (300 ft). At the discretion of Council, the 300 ft. setback may be reduced. The Ministry of Highways and Infrastructure may require further setbacks from Provincial Highways.
3. The minimum setback for buildings or other objects on private property from the internal subdivision road shall be 7.6 m (25 ft)

(ii) Side and Rear Yard:

1. The minimum setback for buildings or other objects on private property from any side or rear yard shall be a 1.5m (5 ft)

6. Criteria for Discretionary Use Applications

- 1) A site plan and supporting documentation must be supplied to Council prior to making a decision on a discretionary use application.
- 2) The proposed development shall be located on a parcel conforming to all requirements of this zoning bylaw, including site size, frontage, setbacks and access.
- 3) No permitted or 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.
- 4) 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.

7. Bed-and-breakfast Operation

- (i) The proposed structures are suitable and comfortable for the proposed development.
- (ii) There shall be a water source suitable for public consumption at the facility.
- (iii) There shall be suitable utilities and sewage disposal system for the facility.
- (iv) There shall be appropriate levels of access to the site and off-street or road parking for the users of the facility.
- (v) The development shall not be in conflict with adjacent uses or uses currently on site.
- (vi) Other requirements of this bylaw specific to the proposed use are met.

**Bylaw No. 161, 2013**  
**RM of Indian Head No. 156**

**A Bylaw to amend Bylaw No. 122-90 known as the Zoning Bylaw of the RM of Indian Head No. 156**

The Council of the RM of Indian Head No. 156, in the Province of Saskatchewan, enacts to amend Bylaw No.122-90 as follows:

1. **Part IV – General Development Standards is amended by repealing Section B.3.(2)(ii)(c) Boathouses.**

1. **Part VI – “R1” Medium Density Valley Residential Zone is amended by repealing Section 5: Accessory Uses and replacing it with the following:**

5. Accessory Uses

- (1) Guesthouses
- (2) Garage, Private
- (3) Garden Shed

2. **Part VI – “R1” Medium Density Valley Residential Zone is amended by repealing Section 7: Boathouses and replacing it with the following:**

7. Private Garages and Garden Sheds

Private garages and garden sheds shall be accommodated, as accessory uses, subject to the following development standards:

- (i) Both a private garage and a garden shed shall meet all yard requirements.
- (ii) The maximum size of a private garage shall be 83.6 square metres (900 square feet), the maximum wall height shall be 3.08 metres (10 feet) and the maximum roof pitch of 4/12.
- (iii) The maximum size of any one garden shed shall be 13.9 square metres (150 square feet).
- (iv) The maximum number of garden sheds on a property shall be two (2), the maximum number of private garages on a property shall be one (1).

3. **Part VI – “R1” Medium Density Valley Residential Zone is amended by adding to Section 8: Guesthouses the following:**

- (v) The maximum size of a guest house shall be 24' x 24' (53.5 square metres/576 square feet).

4. **This bylaw shall come into force and take effect when it has been approved by the Minister of Government Relations.**

BYLAW NO. 157/2012

A Bylaw to amend Bylaw No. 172/90 known as the Zoning Bylaw of the RM of Indian Head No. 156

The Council of the Rural Municipality of Indian Head No. 156, in the Province of Saskatchewan, enacts to amend Bylaw No. 172/90 as follows:

**1. PART V – “A” AGRICULTURAL ZONE, Section 6, Yards and Setbacks (minimum) is amended by adding the following at the end of Subsection (1):**

“at the discretion of council, less than 150 feet setback of buildings from the centerline of the road may be allowed.

**2. The Zoning Bylaw be amended by adding the following zone:**

Part XIII. – “CR” Country Residential

1. Purpose

The objective of this zone is to provide for the subdivision and development of Country Residential developments. It will be used to accommodate residential development for sites that are between 1 and 6 acres in size. The Country Residential zone will be used for residential purposes with limited agricultural uses allowed on the sites.

2. Permitted Uses that are exempt from permit approval provided they meet the requirements of this Zoning Bylaw, including setback regulations if applicable, include:

- 1) Landscaping on private lands.
- 2) Sidewalks, steps, patios, decks.
- 3) Signs (subject to Part IV of the Zoning Bylaw).
- 4) Keeping of Animals
  - (i) Domestic Pets permitted and Farm Animals limited pursuant to Part IV, Section D, Development and Subdivision Subsection 25, Farm Animals on Residential Sites.
- 5) Orchards, vegetable, horticultural or fruit gardens.

3. Permitted Uses that require development permit approval:

- 1) Public Utilities.
- 2) Residential:  
Single detached dwellings,  
Double width mobile homes.
- 3) Signs (Subject to part IV of the Zoning Bylaw).
- 4) Residential Accessory Buildings and Uses:
  - i. Private garages.

- ii. Private garden sheds.
  - iii. Private greenhouses.
  - iv. Accessory uses and buildings related to an approved discretionary use.
  - v. Home Occupations (subject to Part IV of the Zoning Bylaw).
- 5) Recreational uses:
- i. Public sports fields and parks.
  - ii. Other public or non-profit recreational facilities.
4. Discretionary Uses:
- 1) Solid and liquid waste disposal facilities (subject to Part IV of the Zoning Bylaw).
  - 2) Bed-and-breakfast Operations.
5. Regulations
- 1) Subdivision:
    - 1) The subdivision of any land that does not meet the subdivision requirements within the Agricultural District will be required to be rezoned to this district and are subject to the Medium Density Residential Development Policies within the Development Plan.
  - 2) Frontage
    - 1) Minimum site frontage shall be 30 m for all parcels.
    - 2) Minimum site frontage may be reduced to 20 m for residential locations on the end of a cul-de sac, or the outside curve of a curved or deflected street provided the parcel is at least 30m in width at the location of a principal building.
    - 3) Exemptions from minimum frontage may be considered by Council for public utility uses and municipal facilities.
  - 3) Site Size
    - 1) Minimum site size shall be 0.4 ha (1 acre).
    - 2) Maximum site size shall be 2.4 ha (6 acres).
    - 3) No minimum site size is required for public utility uses.
    - 4) Access (in addition to the regulations set out in Part IV of this Bylaw):
    - 5) All lots within a subdivision may be required to be provided access from an internal subdivision road and all lots are required to have both legal and physical access. The number of accesses from the municipal road will be limited to provide for the safety of the travelling public.
  - 4) Setback Requirements
    - (i) Front Yard:

1. The minimum setback for buildings, trees, shrubs, stone piles, portable structures, or other objects such as wells, dugouts, or reservoirs on private property from the centreline of a developed road or municipal road allowance shall be 46 m (150 ft). At the discretion of Council, the 150 ft. setback may be reduced. The Ministry of Highways and Infrastructure may require further setbacks from Provincial Highways.
2. The minimum setback for buildings, trees, shrubs, stone piles, portable structures, or other objects such as wells, dugouts, or reservoirs on private property from the intersection of the center lines of two or more municipal road right-of-ways shall be 90 m (300 ft). At the discretion of Council, the 300 ft. setback may be reduced. The Ministry of Highways and Infrastructure may require further setbacks from Provincial Highways.
3. The minimum setback for buildings or other objects on private property from the internal subdivision road shall be 7.6 m (25 ft)

(ii) Side and Rear Yard:

1. The minimum setback for buildings or other objects on private property from any side or rear yard shall be a 1.5m (5 ft)

6. Criteria for Discretionary Use Applications

- 1) A site plan and supporting documentation must be supplied to Council prior to making a decision on a discretionary use application.
- 2) The proposed development shall be located on a parcel conforming to all requirements of this zoning bylaw, including site size, frontage, setbacks and access.
- 3) No permitted or 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.
- 4) 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.

7. Bed-and-breakfast Operation

- (i) The proposed structures are suitable and comfortable for the proposed development.
- (ii) There shall be a water source suitable for public consumption at the facility.
- (iii) There shall be suitable utilities and sewage disposal system for the facility.
- (iv) There shall be appropriate levels of access to the site and off-street or road parking for the users of the facility.
- (v) The development shall not be in conflict with adjacent uses or uses currently on site.
- (vi) Other requirements of this bylaw specific to the proposed use are met.

**3. The following is added to Part II Definitions in the appropriate alphabetical order:**

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.

Domestic Pet- a household animal kept for companionship and a person's enjoyment, as opposed to livestock, laboratory animals, working animals and sport animals which are kept for economic reasons.

**4. Part IV Section D. Development and Subdivision Subsection 25. Farm Animals on Residential Sites is amended by repealing (3) and replacing it with the following:**

(3) A limited number of cattle, horses, sheep, goats, mules, donkeys, fowl and pigs shall be permitted in the A-Agricultural Zone and CR-Country Residential Zone, subject to the following development standard:

**5. The Table of Contents is amended by adding "CR" – Country Residential Zone.**

**6. This bylaw shall come into force and take effect when it has been approved by the Minister of Municipal Affairs.**

Certified a true copy of  
Bylaw No. 157/2012 passed by resolution  
of Council on April 10<sup>th</sup>, 2012



BYLAW NO. 139/2006

The Council of the Rural Municipality of Indian Head No. 156 in the Province of Saskatchewan enacts as follows:

1. The Zoning Bylaw, Bylaw No. 172/90, is amended as hereinafter set forth:
2. PART IV - GENERAL DEVELOPMENT STANDARDS, Section D - Development and Subdivision, Subsection (26) - Heritage Resources, Clause (8) - Heritage Resource Development, is amended by removing (ii) (b).
3. PART V - "A" AGRICULTURAL ZONE, Section 5 - Development and Minimum Site Standards, Subsection (iii) Reduced Farm Sites, is amended by adding:

(C) at the discretion of Council the remaining site size may be less than 56.6 hectares (140 acres) if in the opinion of Council the reduction in site size does not diminish the ability of the land to be used for agricultural purposes.
4. This bylaw shall come into force on the date of the final approval by the Minister of Saskatchewan Government Relations.

Certified a true copy of  
Bylaw No. 139/2006 passed by resolution  
of Council on December 12<sup>th</sup>, 2006.

**BYLAW NO. 209/98**  
**ZONING BYLAW AMENDMENT**  
**R.M. OF INDIAN HEAD NO. 156**

**Authority**

Pursuant to section 67, of The Planning and Development Act, 1983, the Council of the Rural Municipality of Indian Head No. 156, in the Province of Saskatchewan, hereby amends the original Zoning Bylaw No. 172-90 by enacting this Bylaw No. 208/98 as follows:

**Text Change**

To Add the following discretionary use to Part V,A - Agricultural Zone, Section 4 Discretionary Uses, Subsection (3) Commercial:

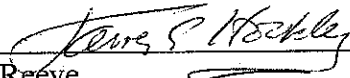
Part V,4,3 - wood and natural products processing and manufacturing

**Effective Date**

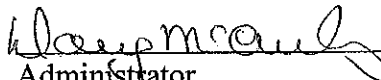
This bylaw shall come into force on the date of approval by the Minister of Saskatchewan Municipal Government.

**Readings**

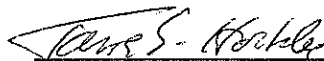
- 1st. Reading 8th day of September, 1998.
- 2nd Reading 8th day of September, 1998.
- 3rd Reading 13th day of October, 1998.
- Adoption 13th day of October,1998.

  
\_\_\_\_\_  
Reeve

SEAL

  
\_\_\_\_\_  
Administrator

Certified a true and correct copy of Bylaw #209/98 adopted by resolution of Council October 13, 1998

  
\_\_\_\_\_  
Reeve

SEAL

**APPROVED**  
REGINA, SASK.  
  
\_\_\_\_\_  
DEPUTY MINISTER OF

**Bylaw No. 145, 2010**

**RM of Indian Head No. 156**

A Bylaw to amend Bylaw No. 122-90 known as the Zoning Bylaw of the RM of Indian Head No. 156

The Council of the RM of Indian Head No. 156, in the Province of Saskatchewan, enacts to amend Bylaw No.122-90 as follows:

1. The Zoning Bylaw Map referred to in Part III (4) is amended by rezoning from A- Agricultural to R1 – Medium Density Valley a Pt. of NW 22-19-12-W2M and Pt. of SW 27-19-12-W2M as shown within the bold dashed line on the attached map which forms part of the bylaw
2. This bylaw shall come into force and take effect when it has been approved by the Minister of Municipal Affairs.

Certified a true copy of a  
Bylaw No. 145/2010 passed by  
resolution of Council on May 3<sup>rd</sup>, 2011.

**Bylaw No. 159, 2012**

**RM of Indian Head No. 156**

A Bylaw to amend Bylaw No. 172-90 known as the Zoning Bylaw of the RM of Indian Head No. 156

The Council of the RM of Indian Head No. 156, in the Province of Saskatchewan, enacts to amend Bylaw No.172-90 as follows:

1. The Zoning Bylaw Map referred to in Part III (4) is amended by rezoning from A- Agricultural to CR – Country Residential a Pt. of NW 22-19-12-W2M and is legally described as Parcel A, Plan No. 101965057 and proposed Parcel C, as shown on the attached map below, shown within the bold dashed line on the attached map which forms part of the bylaw
2. This bylaw shall come into force and take effect when it has been approved by the Minister of Municipal Affairs.

Certified a true copy of a  
Bylaw No. 159/2012 passed by  
resolution of Council on September, 2012

A BYLAW TO AMEND ZONING BYLAW - MAP AND TEXT

The Council of the Rural Municipality of Indian Head no. 156 in the Province of Saskatchewan enacts as follows:

1. Bylaw No. 172/90 Zoning Bylaw is amended as hereinafter set forth.
2. PART II Definitions is amended by adding:

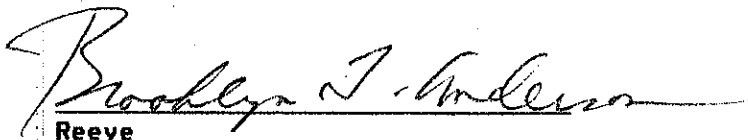
Vehicle Wrecking Yards shall mean the dismantling or wrecking of used motor vehicles or trailers, or the storage, and sale of dismantled, partially dismantled, obsolete or wrecked vehicles or their parts.

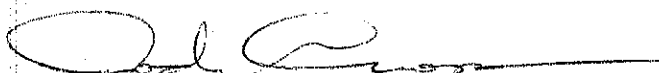
3. PART IX. - "M1" INDUSTRIAL ZONE, Section 4. Discretionary Uses is amended by adding:

5. Vehicle Wrecking

Dismantling or wrecking of motor vehicles or trailers, including the storage of and sale of dismantled, partially dismantled, obsolete or wrecked vehicles or their parts. Trailers may be stored temporarily as specified by the required permit.

4. PART IX. - "M1" INDUSTRIAL ZONE, Section 4. Subsection (2) is amended by deleting the words "junk vehicle" and "auto wrecking".
5. The Zoning District Map referred to in PART III Section 4 is amended in the following manner:
  - a) R2 Zone in Section 14, Township 18, Range 13, West of the Second Meridian is repealed.
  - b) By rezoning from A - Agricultural District to M1 - Industrial, that portion of NE 14-18-13-W2, shown as Parcel M on plan of record in the Regina Land Titles Office as No. 84R25948.
6. This bylaw shall come into force on the date of the final approval by the Minister of Municipal Government.

  
Reeve

  
Administrator

SEAL