



Rural
Municipality Of
Leask No. 464
Zoning Bylaw
2020

Zoning Bylaw for the RM of Leask No. 464

The Rural Municipality Of Leask No. 464
Bylaw No. __: 2020

A Bylaw of the Rural Municipality of Leask No. 464 to adopt a Zoning Bylaw.

The Council of the Rural Municipality of Leask, in the Province of Saskatchewan, in open meeting assembled enacts as follows:

- 1. Pursuant to Section 46(1) of *The Planning and Development Act, 2007* the Council of the Rural Municipality of Leask hereby adopts the Rural Municipality of Leask Zoning Bylaw, identified as Schedule "A" to this bylaw.
- 2. The Reeve and Rural Administrator are hereby authorized to sign and seal Schedule "A" which is attached to and forms part of this bylaw.
- 3. Bylaw No. 6-92, the Zoning Bylaw, and all amendments thereto, are hereby repealed.
- 4. This bylaw shall come into force on the date of final approval by the Minister of Government Relations.

Read a First Time the 18 day of March, 2020.

Read a Second Time the _____ day of _____, _____.

Third Reading and Adoption of this bylaw the _____ day of _____, _____.

REEVE



ADMINISTRATOR

Zoning Bylaw

Schedule "A" to Bylaw No. 2-2020

Rural Municipality of Leask No. 464

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1 INTRODUCTION

1.1 Title

This bylaw shall be known as the “Zoning Bylaw” of the Rural Municipality of Leask No. 464.

1.2 Scope

All development within the limits of the Rural Municipality of Leask No. 464 (RM) shall be in conformity with the provisions of the Zoning Bylaw to ensure the RM is able to achieve its development goals. The Zoning Bylaw reflects municipal and provincial regulations and policies, including those in the RM’s Official Community Plan (OCP). Other bylaws, regulations and provincial legislation must also be observed. Where the provisions in this Zoning Bylaw conflict with those of any other municipal, provincial or federal requirement, the higher and/or more stringent standards shall prevail.

1.3 Severability

If any part of this bylaw, including anything shown on the Zoning District Map and accompanying Subdivision Zoning Maps, is declared to be invalid for any reason by an authority of competent jurisdiction, that decision shall not affect the validity of the bylaw as a whole, or any other part, section or provision of this bylaw.

2 ADMINISTRATION

2.1 Development Officer

- 2.1.1 The Administrator of the RM of Leask No. 464 (RM) shall be the Development Officer responsible for the administration of this bylaw unless another designate has been appointed by Council by resolution.
- 2.1.2 The Development Officer shall be responsible for receiving all applications for development. The Development Officer shall make the decision on permitted use development permit applications based on the provisions of this Zoning Bylaw.
- 2.1.3 The Development Officer shall refer decisions for discretionary use development permit applications, subdivision proposals, Zoning Bylaw amendments, OCP amendments and servicing agreements to Council for decision.
- 2.1.4 The Development Officer may refer any planning inquiries, questions or permitted use applications for the purpose of clarification to Council for comment.

2.2 Application for a Development Permit

- 2.2.1 Every person shall obtain a development permit before commencing any development within the RM, except those developments that are listed as exempt.
- 2.2.2 The completed development permit application shall include, where applicable:
 - a) Description of the intended use or proposed development including any change in building use or land use change;
 - b) Legal land description;
 - c) Signature of the applicant and the registered landowner(s);
 - d) Copy of the Certificate of Title;
 - e) Estimated commencement and completion dates;
 - f) Floor plans and elevations of the proposed development (which will be kept at the RM office for future reference);
 - g) Any other information needed by the Development Officer or Council to assess the application; and
 - h) An attached site plan which shall include:
 - i) All adjacent roads, highways, railways, service roads and access to the site (label on site plan)
 - ii) Rights-of-ways and easements (gas, oil, power, drainage easements, etc.)
 - iii) All drainage courses
 - iv) Location of proposed development

- v) Existing development on the site
- vi) Landscaping details (existing trees, removal of trees, proposed plantings, berming, water features, etc.)
- vii) Setbacks to all property lines, roads and services
- viii) Top of bank and water
- ix) Existing and proposed services
- x) Location of well or cistern or other water supply
- xi) Method and location of sewage disposal
- xii) Sign location and details like artwork, colors, size, lights, etc.
- xiii) Parking and loading facilities
- xiv) Sidewalks, patios, playgrounds
- xv) North arrow
- xvi) Any additional information deemed necessary by Council or the Development Officer

2.3 Referral of Development Permit Application

- 2.3.1 The Development Officer may refer the application to any internal or external departments or organizations for review or comment. The Development Officer may also refer any application to municipalities or communities with a potential interest for review and/or comment.
- 2.3.2 A copy of all approved development permit applications, involving the installation of water and sanitary services disposal, shall be sent to the Saskatchewan Health Authority.
- 2.3.3 Appropriate federal and provincial approvals shall be acquired prior to any alteration of or development adjacent to shorelands.

2.4 Development Not Requiring a Permit

The following developments shall be exempt from development permit requirements, but shall conform to all bylaw requirements unless otherwise stated in this bylaw (e.g., setbacks, environmental and development standards):

- 2.4.1 Agricultural Resource District:
 - a) Field crops
 - b) Pastures for the raising of livestock (excluding any intensive livestock operations (ILO) and the keeping of animals, non-intensive dairy farming, orchards and vegetable, horticultural or fruit gardens, beekeeping, grazing, and other similar uses customarily to general agriculture).
 - c) Temporary confinement of cattle during winter months as part of an approved farming operation.

2.4.2 All Zoning Districts

- a) Installation and repair of public utilities excluding solid and liquid waste facilities
- b) Erection of any wall, fence (less than or equal to 1.8 metres (5.91 feet) in height), gate, antennae, telecommunication or radio antennae
- c) Parking of private or agricultural vehicles on private lands
- d) Landscaping on private lands
- e) Sidewalks
- f) Keeping of animals limited to domestic pets
- g) Accessory uses unless specified otherwise in this bylaw
- h) Repairs and maintenance of an existing building including internal alterations/renovations provided that such alterations/renovations do not result in a change of use or an increase in the number of dwelling units within the buildings or on the site
- i) Signs subject to Section 3.13
- j) Outside storage
- k) Sea and rail containers (Agricultural Resource, Light Industrial and Highway Commercial Districts only) or where proposed for temporary placement for a period not to exceed (10) days in any six month period for the purpose of loading and unloading of items associated with the principle use.
- l) Municipal facility, use or structure owned and operated by the RM.

2.5 Issuing Permits

Upon completion of the review of an application for development, the Development Officer shall determine if the proposed development is either a permitted use or a discretionary use:

2.5.1 Permitted Use:

- a) The Development Officer will review the application and issue a development permit when the application conforms to the OCP and Zoning Bylaw, incorporating any special regulations, performance standards or development standards authorized by this bylaw.
- b) The Development Officer will issue a notice of refusal when the application does not comply with a provision or regulation of this bylaw and shall reference the specific provision or regulation the application did not meet.
- c) All applicants shall be provided a decision in writing, the effective date of the decision and information on their right of appeal.

2.5.2 Discretionary Use:

- a) The Development Officer will review the application and prepare a report for Council on the proposal discussing and examining the criteria for consideration of that discretionary use and submit the application, along with the report, to Council for a decision.
- b) At least 7 days before the application is to be considered by Council, the Development Officer shall provide notice to the public for the discretionary use application. The notice must be provided to:
 - i) The assessed owners of property within 75 metres (246.06 feet) of the boundary with the applicant's land; and
 - ii) Any other owners required to be notified by the OCP or Zoning Bylaw or who the Development Officer identifies as possibly being affected by the development or who may have an interest in the lands.
- c) The Development Officer shall inform the applicant of the date and time when Council will consider the matter.
- d) Council or the Development Officer may require the applicant to provide further information necessary to render a decision. Council may request comments or information from other government agencies to assist Council's review of the application.
- e) Council shall make a decision on a discretionary use, by resolution which instructs the Development Officer to either issue a development permit incorporating any specific development standards set forth by Council, subject to the limitations of the Act and in accordance with the provisions of this bylaw; or issue a notice of refusal to the applicant, stating the reasons for the refusal. Council's notice of refusal cannot be appealed to the Development Appeals Board.
- f) Council is deemed to have granted discretionary approval to a use, or specific intensity of use, that becomes discretionary on a site as a result of the adoption or amendment of this bylaw, as of the date that this bylaw or amendment comes into effect.

2.5.3 Minor Variance

- a) Council is authorized to provide for minor variances as per the Act:
 - i) A 10% variance for the minimum required distance of a building from the lot line.
 - ii) A 10% variance for the minimum required distance of a building to any other building on the lot.
- b) Applications for a minor variance may be made on the development permit application form, giving specifics as to the request, and that application shall be brought to the next regular council meeting of the RM. Council may:
 - i) Approve the minor variance;
 - ii) Approve the minor variance and impose terms and conditions on the approval; or
 - iii) Refuse the minor variance.

- c) Written notice shall be provided to the applicant and adjacent properties as outlined in Section 60 of the Act.
- d) A record shall be maintained by the RM of all minor variance applications in accordance with the Act.

2.5.4 A new development permit approval is required when:

- a) The approved use ceases and is replaced by another use;
- b) The approved use ceases for a 12 month period;
- c) The development or use is not started within 12 months; or
- d) The intensity or size of use increases.

2.5.5 To achieve conformity with the requirements of the OCP and the Zoning Bylaw, any approval may incorporate the following development standards:

- a) Mitigating measures identified to address potentially inappropriate environmental conditions which may be created or compounded by development;
- b) Conservation, mitigative and rehabilitation measures to maintain and enhance wildlife habitats, heritage and archaeological areas and previously developed areas;
- c) Mitigation measures and the incorporation of FireSmart principles to address risk of damage caused by wildfires;
- d) Sufficient amenities (recreational and services to address the needs of those utilizing the development);
- e) Accessibility and traffic patterns for persons and vehicles, the type and volume of that traffic and the adequacy of proposed off-street parking and loading;
- f) Safeguards afforded to minimize noxious or offensive emissions including noise, glare, dust and odour; and
- g) Landscaping, buffering, screening, lighting and signs to enhance the site and create a suitable interface between differing land uses.

2.6 Building Permits, Licenses, and Compliance with Other Bylaws

- 2.6.1 A building permit shall not be issued unless a development permit, where required, has been issued.
- 2.6.2 Nothing in this bylaw shall exempt any person from complying with the requirements of any building bylaw or any other bylaw in force within the RM or from obtaining permits or permission required from the RM, the provincial or the federal government.
- 2.6.3 Where the provisions in this bylaw conflict with those of any other municipal, provincial, or federal requirements, the higher or more stringent standards prevail.

2.7 Development Permit – Invalid

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

- a) If the development has not commenced within 12 months after the date of the approval of the permit.
- b) If the proposed development is not commenced within the period for which the permit is valid;
- c) If the proposed development is legally suspended or discontinued for a period of six or more months, unless otherwise indicated by Council or the Development Officer;
- d) When development is undertaken in contravention of this bylaw, the development permit and specified development standards; and/or

2.7.2 The RM will require a development to cease when a written appeal notice is received by the Development Appeals Board secretary regarding the development permit until a decision of the Development Appeals Board is provided.

2.8 Cancellation

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

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

2.9 Permit Re-Issuance

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

2.10 Appeals

2.10.1 The RM shall have a functioning Development Appeals Board (the Board).

2.10.2 The composition of the Board, the secretary, remuneration and expenses, powers, duties and responsibilities shall be determined by Council in accordance with *The Planning and Development Act, 2007*.

2.10.3 In making an appeal to the Board, and hearing such appeal, the provisions of *The Planning and Development Act, 2007* shall apply. Reference may also be made to *The Development Appeals Board Guide* created by the Ministry of Government Relations.

2.10.4 The Board has the authority to hear an appeal as outlined in *The Planning and Development Act, 2007*.

2.10.5 The Board does not have the authority to hear an appeal where:

- a) A discretionary use application is refused;
- b) Council refuses to amend the Zoning Bylaw or rezone land; and
- c) A decision concerning a subdivision application.

- 2.10.6 Anyone starting an appeal must send written notice of appeal to the Secretary of the Board within:
- a) 30 days of a Development Officer's decision being issued;
 - b) 30 days of the failure of a Council to make a decision;
 - c) 30 days of receiving a permit with terms and conditions; or
 - d) 30 days, under *The Planning and Development Act, 2007*, of an order being served to repair or correct contraventions.
- 2.10.7 The Board must hold a public hearing for the appeal within 30 days of receiving a notice of appeal.
- 2.10.8 At least ten days before the hearing, the Board must notify affected parties about the hearing. The notice must be served by personal service, ordinary mail or registered mail.

2.11 Amending the Zoning Bylaw

- 2.11.1 Any person who seeks to amend this Zoning Bylaw must submit an application for amendment to the Development Officer who shall review and then refer the application to Council for consideration.
- 2.11.2 The amendment application is subject to fees as set out in the RM's Fees Bylaw.
- 2.11.3 Prior to Council's decision, the Development Officer may refer the amendment application to any internal or external departments or organizations for review or comment (ie. provincial departments, interested stakeholders, etc).
- 2.11.4 The process for public notification and public participation during the bylaw adoption process shall be as per the regulations of *The Planning and Development Act, 2007*.
- 2.11.5 Premature rezoning of land for development shall not be practiced.
- 2.11.6 Council will only consider amendments which accommodate proposals, when specific development proposals, subdivision applications, servicing agreement and other information, as the case may be, have been presented to and reviewed by Council.

2.12 Servicing Agreements and Development Levy Agreements

- 2.12.1 Council may require a subdivision applicant to enter into a Servicing Agreement or development permit applicant to enter into a Development Levy Agreement to ensure conformity with the OCP and Zoning Bylaw and to ensure adequate funding for on-site and off-site infrastructure development as allowed for in *The Planning and Development Act, 2007*. The RM shall have a Development Levy Bylaw prior to entering into a Development Levy Agreement.
- 2.12.2 Council will ensure there are adequate municipal infrastructure and other public facilities prior to entering into the agreement with the applicant, which may include sewage disposal, solid waste disposal, availability and adequacy of source of water, recreational facilities, etc.

2.13 Fees and Advertising

- 2.13.1 The fees related to the Zoning Bylaw and OCP shall be set out in the RM's Fees Bylaw.

2.13.2 All advertising shall be as per the requirements of *The Planning and Development Act, 2007*.

2.14 Offences and Penalties

2.14.1 Pursuant to Section 242 of *The Planning and Development Act, 2007* the Development Officer may issue a written order to the owner, operator or occupant of the land, building or premises for any contravention to this Zoning Bylaw or the OCP.

2.14.2 Any person who violates this Zoning Bylaw is guilty of an offence and is liable, on summary conviction, to the penalties outlined in Section 243 of *The Planning and Development Act, 2007*.

2.15 Performance Bonds

2.15.1 Council may require a developer to post and maintain a performance bond, irrevocable letter of credit or similar legal mechanism to ensure developer performance and to protect the public interest.

2.16 Liability Insurance

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

2.17 Registered Interests

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

3 GENERAL REGULATIONS

The following regulations shall apply to all Zoning Districts in this bylaw:

3.1 Frontage On Road

A development permit shall not be issued unless the site intended to be used, or upon which a building or structure is to be erected, abuts or has frontage on a graded all-weather road or unless satisfactory arrangements have been made with Council for the improvement or building of a road, where required.

3.2 Buildings To Be Moved

No building shall be moved within, or into, the RM without first obtaining a development permit from the Development Officer; unless exempt under this bylaw.

3.3 Mobile Homes, Modular Homes

- 3.3.1 A mobile home or modular home is considered a residence for the purpose of this bylaw unless otherwise stated.
- 3.3.2 Wherever a dwelling is allowed it may be in the form of a modular home unless otherwise stated in this bylaw.
- 3.3.3 All residences, including mobile homes and modular homes, shall be attached to a permanent foundation.
- 3.3.4 Every mobile home shall bear CSA Z240 certification, have all wheels removed and skirted, and be attached to an approved septic tank system prior to occupancy.
- 3.3.5 Every modular home shall bear CSA A277 certification.

3.4 Public Utilities, Pipelines, and Municipal Facilities

- 3.4.1 Public utilities and municipal facilities, including dedicated lands and excluding solid and liquid waste disposal sites, shall be permitted in all districts unless otherwise specified by this bylaw and no site or yard requirements shall apply.
- 3.4.2 Where a pipeline, other utility or transportation facility crosses a municipal road Council may apply special design standards as considered necessary to protect the municipal interest in the road.

3.5 Water Supply

- 3.5.1 A proven potable water supply shall be available to service all development where water is required.
- 3.5.2 Council may require an applicant to provide written proof, from a qualified professional or a well driller, that a proven potable water supply of sufficient quality and quantity is available to service the proposed development or subdivision.

- 3.5.3 If subsection 3.5.2 above is not complied with, or if the proposed development or subdivision may jeopardize ground or surface water supplies, Council may refuse a development or recommend refusal of a proposed subdivision.

3.6 Waste Disposal Facilities

- 3.6.1 No development or use of land which requires sewage disposal or landfill facilities shall be permitted unless those facilities are approved by the appropriate provincial agencies.
- 3.6.2 Disposal of liquid, solid, or gaseous waste shall be governed by the appropriate acts and regulations administered by the Province of Saskatchewan or related agencies.
- 3.6.3 A waste disposal facility shall be located outside the 1:500 flood hazard area.
- 3.6.4 Private landfills and lagoons may be allowed, provided they meet provincial requirements and are located so they will not interfere with existing or future residential, recreational, or tourism development.
- 3.6.5 Development of a new solid or liquid waste disposal facility or expansion of an existing facility will be subject to the following, as specified by the RM, upon issuing a permit:
- a) Development and site maintenance shall be in accordance with provincial environmental and health regulations.
 - b) Any solid waste disposal facility shall be located 457 metres (1499.34 feet) from any residence. Council, at its discretion, may apply a lesser separation and may consider any agreement to a lesser separation distance by affected parties.
 - c) A buffer strip containing trees, shrubs or a berm shall be located surrounding a disposal area.
 - d) Any solid or liquid waste disposal facility shall be fenced.
 - e) Adequate precautions shall be taken to prevent pollution of ground water by disposal operations.
 - f) Solid waste disposal facilities shall be located in proximity to a provincial highway and adjacent to an all-weather road.
 - g) The development of any new disposal sites shall take into consideration direction of prevailing winds.
 - h) Council shall place any additional conditions for approval deemed necessary based upon a specific application.

3.7 Storage of Chemicals, Fertilizers, and Combustible Materials

The storage of chemicals, fertilizers and combustible materials are subject to the requirements of both the federal and provincial governments. All necessary requirements and permits from other regulatory agencies must be met and obtained prior to the storage of hazardous substances.

3.8 Flood Hazard Lands

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

3.9 Groundwater Protection

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

3.10 Slope Instability

- 3.10.1 Development or subdivision proposed on potentially unstable slope areas shall require supporting evidence of slope stability by a professional engineer.
- 3.10.2 No new development shall be permitted in any readily eroded or unstable slope area if the proposed development will be affected by or increase the potential hazard presented by erosion or slope instability.
- 3.10.3 For the purpose of this bylaw, the area considered to present potential erosion and/or slope instability hazard includes but is not limited to a slope greater than 15% and the slopes of watercourses, creeks or any other tributary creeks and gullies extending from the edge of the flood plain, in the valley, to the ridge of the slope, at the top, plus a setback of 100 metres (328.08 feet). Council may require a surveyor to determine where the crest of the slope is located at the developer's expense and development will be setback from the crest of the slope as determined by the geotechnical engineer.
- 3.10.4 The geotechnical engineer shall answer the following questions:
- a) Will the proposed development be detrimentally affected by natural erosion or slope instability?
 - b) Will the proposed development increase the potential for erosion or slope instability that may affect the proposed development, or any other property?
- 3.10.5 Unless the geotechnical engineer can answer "no" in response to both of the above questions, further analysis will be required. The required analysis must define the hazard, as it may affect the proposed development and any other potentially affected property. The engineering report will identify hazard mitigation measures, including engineered works and other measures deemed to be effective in eliminating or managing anticipated erosion and slope stability impacts, and will identify and explain known and suspected residual hazards. The responsibility for monitoring and responding to monitored findings shall be resolved before approval is granted.
- 3.10.6 A development permit shall not be issued unless the report on the site, presented by the professional consultant, indicates that the site is suitable for development or outlines suitable mitigating measures and documents residual hazard.
- 3.10.7 If such an evaluation is not done, or having been done, Council determines that excessive remedial or servicing measures are necessary to safely and efficiently accommodate the proposed development, Council may refuse the application for development.

3.11 Number of Principal Buildings and Uses on a Site

- 3.11.1 Not more than one principal building, use and residence shall be allowed on any one titled area excluding:
- a) Principal agricultural and industrial uses, public use and private institution(s) or principal uses within the Conservation District;
 - b) Additional farm residences, to a maximum of two, on an agricultural parcel (agricultural residence) of at least 64 hectares (160 acres) or equivalent in size. Agriculture shall be the principal use of the parcel, and the additional residences are

to be occupied by a person who is engaged in the agricultural operation as an employee or partner;

- c) A multiple unit dwelling (where it is allowed in accordance with this bylaw);
- d) A communal dwelling group (i.e. Hutterite Colony) where it is allowed in accordance with this bylaw; the maximum number of residences and uses for communal dwellings on one titled site may be determined at the discretion of Council;
- e) Natural and mineral resource extraction and related uses;
- f) Commercial developments at the discretion of Council.
- g) Public utility or municipal facility

3.11.2 A development permit application for an additional residence will not be approved unless the additional residence is designed, sited, constructed, and finished in a manner that is visually compatible and harmonious with the character of the surrounding residential developments.

3.12 Non-conforming Uses, Sites and Buildings

- 3.12.1 Any lands which do not conform to the site requirements as set out in this bylaw shall be deemed to be conforming with regards to site size and frontage, provided that a registered title for the site existed prior to the coming into force of this bylaw.
- 3.12.2 All bylaw requirements shall be based on the stated metric unit. The imperial units shown in this bylaw shall be approximate guidelines only. Where an existing structure or site falls into non-conformity by reason of conversion from the Imperial System of Measurement to the Metric System of Measurement, and solely from such change, such existing structure or lot shall not be deemed non-conforming.
- 3.12.3 An existing non-conforming use or intensity of use may continue if the use existed when this bylaw was adopted and has not been discontinued for 12 consecutive months.
- 3.12.4 Existing non-conforming buildings may be repaired and maintained, but shall not have reconstruction performed to them such as structural alterations or addition, pursuant to all the requirements of *the Act*.
- 3.12.5 All other regulations for non-conforming buildings, sites and uses shall be subject to the provisions of *the Act*.

3.13 Signs and Billboards

- 3.13.1 All signs situated along a highway or in a highway sign corridor are required to comply with *The Provincial Highway Sign Control Regulations, 2012* as may be amended from time to time.
- 3.13.2 Signs and billboards located outside of a highway sign corridor will require municipal approval if the following uses or occupations are advertised:
 - a) Agricultural commercial uses;

- b) Home occupations;
- c) Principal use of a premises; or
- d) Principal products offered for sale.

3.13.3 Signs and billboards that require municipal approval are subject to the following requirements:

- a) No more than two (2) signs will be permitted on the premises;
- b) Each sign may be double faced;
- c) Unless otherwise stated in a specific district, no sign shall be in excess of 6 square metres (64.5 square feet) in area, but the two (2) permitted signs may be combined and the total facial area shall not exceed 12 square metres (129.17 square feet); and
- d) The maximum height of any sign shall be 6 metres (19.69 feet).

3.13.4 Signs not requiring a development permit:

- a) Address Signs – one address designation per use which denotes the numerical address and/or name of the occupant.
- b) Agricultural Related Signs – agricultural related signs are permitted on a temporary basis, such as herbicide, or insecticide or seed advertising promotional signs.
- c) Construction Signs – signs that indicate the impending development of a site are permitted on a temporary basis.
- d) Directional Signs – signs such as traffic warning signs, parking or no trespassing signs.
- e) Election Signs – election signs for any level of government are permitted.
- f) Government Signs – all signs erected by any level of government.
- g) Memorial Signs – memorial signs such as plaques, tablets and headstones.
- h) Real Estate Signs – real estate signs are permitted only on the property which is being advertised.
- i) Signs in a highway sign corridor.

3.13.5 All signs, including those listed above, shall be located so that no part of the sign encroaches on a public right of way or interfere with the sightline of any intersection.

3.14 Home Occupation

3.14.1 A buffer or screening may be required where the display or storage of goods or equipment upon or inside the premises is exposed to public view from the exterior.

- 3.14.2 No variation in the residential character and appearance of the dwelling, ancillary residential building, or land shall be permitted.
- 3.14.3 Advertising signs may be limited in size and number by the Development Officer or Council in addition to Section 3.13 to maintain the character of the area.
- 3.14.4 The use shall not generate substantially more vehicular and/or pedestrian traffic and vehicular parking than normal within the district.
- 3.14.5 The permitted use shall be valid only for the period of time the property is occupied by the applicant for such permitted use.
- 3.14.6 Council may apply special standards in the issuing a development permit limiting the size of operation, and buildings used for the operation.
- 3.14.7 All permits issued for home occupations may be revoked at any time if, in the opinion of the Development Officer or Council, the use is or has become detrimental to the residential character and amenities of the area.
- 3.14.8 Any increase in a home occupation operation as applied for or approved shall require a new discretionary use approval.

3.15 Dwelling Group

- 3.15.1 All service and other common buildings shall be of permanent construction.
- 3.15.2 Access to sites shall be from a road internal to the dwelling group parcel.
- 3.15.3 No dwelling shall be closer than 6 metres (19.69 feet) to any other dwelling.
- 3.15.4 All buildings on a dwelling group parcel shall maintain the required yards to the property lines of the parcel provided for in the district and the required setback to the centreline of a road.
- 3.15.5 Before occupancy, a dwelling group site shall provide and, at all times, maintain the following:
 - a) Storage facilities necessary for site service and maintenance equipment.
 - b) Screening in the form of landscaping and fencing around service buildings, storage compounds and refuse collection points.
 - c) A neighborhood sign, not to exceed 4 square metres (43.06 feet) of face area.

3.16 Kennel

- 3.16.1 A kennel shall not be located within or adjacent to a multi-parcel residential subdivision or closer than 304.8 metres (1,000 feet) from the boundary of a multi-parcel residential subdivision. Exceptions may be made when a highway, arterial road or secondary road bisects the 304.8 metres (1,000 feet) separation distance.
- 3.16.2 All pens, rooms, exercise runs and holding stalls shall be soundproofed.

- 3.16.3 All facilities shall meet provincial regulations, when necessary.
- 3.16.4 No facility or exterior exercise area used to accommodate the animals shall be located within 25 metres (82.02 feet) of any property line of the parcel on which the facility is to be sited;
- 3.16.5 All exterior exercise areas (runs) shall be enclosed with a fence with a minimum height of 1.83 metres (6 feet);
- 3.16.6 All facilities, including buildings and exterior exercise areas, shall be required to be sited behind the residence; and
- 3.16.7 All facilities shall be visually screened from existing dwellings on adjoining parcels.

3.17 Bed and Breakfast and Vacation Farm Operations

- 3.17.1 A bed and breakfast or vacation farm operation shall be a secondary use on the property.
- 3.17.2 The agricultural use or residential use shall be established on the property prior to the establishment of the operation.
- 3.17.3 The operation may include rooms, cabins, and overnight camping areas.
- 3.17.4 Proposed structures shall be suitable and comfortable for the proposed site and the development shall not be in conflict with adjacent uses or uses currently on site.
- 3.17.5 The maximum number of rooms, cabins or overnight camping areas permitted will be specified as a condition of the development permit.
- 3.17.6 Onsite signs will be permitted in accordance with Section 3.13.
- 3.17.7 There shall be suitable services for the facility.
- 3.17.8 All operations shall be licensed pursuant to *The Public Health Act* where tourist accommodations require provincial approval and obtaining this license will be a condition of approval.
- 3.17.9 There shall be appropriate levels of access to the site and off-street, or road parking where permitted, for the users of the facility.
- 3.17.10 Bed and breakfast operations shall be located in a residence used as the operator's principal residence or located in a dwelling accessory to and established on the same site as the operator's principal residence.

3.18 Campgrounds and Long Term Campgrounds

- 3.18.1 The following uses are allowed within a campground and long term campground:
 - a) One recreational vehicle shall be permitted on each campsite, subject to standards within this bylaw;

- b) Recreational uses, such as sports fields, parks, playgrounds, picnic grounds, lodges, hiking and cross country trails and other similar uses, generally associated with campgrounds;
- c) Washroom facilities, laundry facilities, and a confectionery designed to meet the needs of the occupants of the campsites;
- d) One residence for the accommodation of the operator; and
- e) Public utilities, excluding solid and liquid waste facilities.

3.18.2 The following uses are allowed on a campsite within a long term campground:

- a) One storage accessory building per campsite that does not exceed 9.29 square metres (100 square feet) and that receives building permit approval, if necessary. The building shall have a minimum setback of 3.05 metres (10 feet) from the roadway within the campground.
- b) One deck per campsite that is contained within the campsite with no portion located in any roadway or required buffer area and that receives building permit approval, if necessary. The deck shall have a minimum setback of 3.05 metres (10 feet) from the roadway within the campground.

3.18.3 The uses prohibited within campgrounds and long term campgrounds shall include:

- a) Dwelling units on permanent foundations, mobile homes, park model trailers, and modular homes, excluding one residence for the accommodation for the operator;
- b) Recreational vehicles with axles and/or wheels removed;
- c) Converted buses partially dismantled or inoperative vehicles;
- d) Home occupation; and
- e) Outhouses.

3.18.4 Site Plan Required:

- a) The operator of the campground or long term campground shall provide the Development Officer a plan of the campground, identifying any buildings, uses of land, the location of campsites with dimensions, any changes to grading and drainage, and a stormwater management plan. The site plan shall also show internal circulation requirements, street widths, site access and egress, emergency access, parking areas, storage areas, washroom facilities and utilities, laundry areas, recreational areas, and any other information the Development Officer or Council deem necessary.
- b) The addition or rearrangement of campsites, the construction or moving of buildings, the material change in the use of the portions of land or the filling or clearing of land shall require a development permit and the operator shall submit for approval an amended plan incorporating the development.

3.18.5 Roads and Access:

- a) The campground or long term campground shall be accessible by a registered and developed all-weather road.
- b) The number of access points shall be limited to control the entry and exit of vehicles. The access points shall also minimize interference with traffic flow and neighbouring uses. The location of these access points shall not route traffic through residential areas.
- c) Each campsite shall have direct and convenient access to a developed internal roadway which is not located in any required buffer area.
- d) The space provided for internal roadways shall be at least 7.5 metres (24.61 feet) in width for two way traffic and 5.5 metres (18.04 feet) for one way traffic. No portion of any campsite, other use or structure shall be located in any roadway or required buffer area.
- e) The campground or long term campground and each site within shall have clear access and identification for emergency vehicles and personnel.

3.18.6 A campground or long term campground shall have within its boundaries a buffer area abutting the boundary of not less than 4.5 metres (14.76 feet) which shall contain no buildings.

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

3.18.8 The individual campsites shall not be fenced. A fence may be erected around the perimeter of the campground or long term campground and shall form part of the development permit application.

3.18.9 Long term outside storage of materials shall be kept in a neat and orderly fashion.

3.18.10 Each campsite shall have at least one vehicular parking space provided on site, in addition to the parking space for one recreational vehicle.

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

3.18.12 All developments may be subject to the RM's bylaw for The Licensing of Operators of Trailer Parks, or Camps and The Licensing of Trailers.

3.18.13 In addition to meeting the regulations of this bylaw, Council will consider applications with respect to the following criteria:

- a) The campground or long term campground site is located with convenient access to the recreational features or facilities that it is intended to serve.
- b) The size and shape of the parcel and the design of the campground or long term campground will ensure that each site is accessed from an interior roadway.
- c) The size, shape and density of campsites is sufficient to accommodate recreational vehicles and provide sufficient buffer between each campsite and the interior

roadway. Campsites shall accommodate a minimum setback of 1.52 metres (5 feet) from a recreational vehicle to the interior roadway.

- d) There is a water source suitable for public consumption that meets provincial standards and has been approved by the province prior to the approval of a development permit.
- e) There is a system for sewage and waste water disposal that meets provincial standards and has been approved by the province prior to the approval of a development permit.
- f) The development will not be in conflict with adjacent uses or uses currently on site.

3.19 Mineral Resource Development

- 3.19.1 All mineral resource development shall meet provincial requirements and guidelines as well as municipal requirements.
- 3.19.2 Land use incompatibility, nuisance and pollution shall be minimized by considering appropriate routes, buffers, screening, etc.
- 3.19.3 Signage, fencing, lighting restrictions or other safety measures may be required at the developer's expense.
- 3.19.4 All operations shall have efficient servicing, haul routes and have a high consideration for public safety.
- 3.19.5 To provide appropriate access, egress and sewage, water, stormwater and/or drainage works, the construction of or upgrades to municipal infrastructure may be required at the developer's expense.
- 3.19.6 Council will specify development conditions in conjunction with recommendations from provincial agencies and reports from qualified individuals regarding site development, services, modifications to application and location of operation.
- 3.19.7 Council will specify conditions regarding cost recovery and cost-sharing of municipal road construction and maintenance expenses due to increased haulage by trucks carrying resources.
- 3.19.8 All operations shall have direct access to a developed road.
- 3.19.9 Applicants will be required to provide:
 - a) A plan showing the location of the proposed area of operation and site boundaries;
 - b) A description of the life cycle of the operation, including:
 - i) A detailed timing and phasing of the project, including the length of the proposed operation;
 - ii) A decommissioning and restoration plan showing the final site conditions and post-development land use plan following the completion of the operation;

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

3.20 Sand and Gravel Operations

- 3.20.1 Applicants proposing a sand and gravel operation, or an expansion to an existing operation, shall meet applicable provincial and municipal requirements.
- 3.20.2 Applicants will be required to provide:
 - a) A plan showing the location of the proposed area of operation, site boundaries, storage of extracted materials, the depth of excavation and the quantity of topsoil to be removed;
 - b) A description of the excavation, disposal and stripping or grading operation;
 - c) A description of the timing and phasing of the project, including the length of the proposed operation;
 - d) A reclamation plan showing the final site conditions following the completion of the operation;
 - e) 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;
 - f) Information that identifies the projected volumes of truck traffic on the roads, the proposed road impacts and the proposed measures to minimize negative impacts on the other road users and the public;
 - g) Method for stormwater management/drainage control and erosion and sediment control; and
 - h) Any other information that Council deems necessary.
- 3.20.3 Council will specify conditions regarding cost recovery and cost-sharing of municipal road construction and maintenance expenses due to increased haulage by trucks carrying sand and gravel resources. The applicant, operator or person that hauls the sand and gravel resources may be required by the RM to enter into a road maintenance agreement.
- 3.20.4 All gravel operations shall have direct access to a developed road.
- 3.20.5 Approaches to the development shall be located away from existing residences.

- 3.20.6 Where a sand and gravel development is proposed within the vicinity of a water source, the development permit application may be required to be accompanied by an appropriate hydrological study which outlines necessary mitigation measures.
- 3.20.7 Sand and gravel development shall have regard to adjacent land uses and no material is to be stored or piled on any road allowance or within 30.48 m (100 ft) of the bank of any watercourse or the shore of any waterbody.
- 3.20.8 The owner of the land and the operator proposing a sand and gravel operation, or an expansion to an existing operation, may be required to enter into a reclamation agreement with the RM.
- 3.20.9 The reclamation agreement shall identify the appropriate restoration condition of the land that is environmentally safe, stable and compatible with adjoining lands.
- 3.20.10 The reclamation agreement may be registered as an interest on the title to the affected lands as a development permit condition to protect municipal and public interests.
- 3.20.11 An approval for a sand and gravel extraction development permit will be issued for a maximum of 5 years and may be renewed at the discretion of Council through the development permit process.
- 3.20.12 To address potential land use conflicts, Council may limit the week days and hours of operation as a development condition.

3.21 Intensive Livestock Operation (ILO)

- 3.21.1 The RM will require the developer to apply for a municipal development permit, in addition to any provincial approval that may be required.
- 3.21.2 In order to manage the development of ILOs and surrounding land use interests, Council will consider applications for development of an ILO, including any rendering facility or abattoir.
- 3.21.3 Location Separation Criteria
 - a) In order to ensure ILO development occurs in acceptable locations, new ILO developments proposed subsequent to the date of the adoption of this bylaw or a proposed expansion of an existing ILO (existing at the date of adoption of this bylaw) shall comply with the location separation criteria in Table 3.21.
 - b) Council, at its discretion, may apply a lesser separation distances than given in Table 3.21, considering the following:
 - i) The developer shall provide written notice, approved by Council, to the owners of all residences within the distance provided in Table 3.21 and to the hamlet board of a hamlet or council of an urban municipality or Chief of a First Nation within the specified distance.
 - ii) A lesser separation distance than described in Table 3.21 will not negatively impact the specific use or surrounding development. Prior to granting a reduction, Council may consult with appropriate agencies and adjacent

landowners, and may consider any written agreement to a lesser separation distance provided by adjacent owners.

- c) Where Council approves a lesser separation distance than given in Table 3.21, a written agreement may be required between the ILO developer and any landowner or jurisdiction agreeing to the lesser separation distance. The agreement may be registered against the applicable parcel titles of both parties at the cost of the developer.

Table 3.21: Minimum Separation Criteria for ILO to Specific Uses (in metres)

Specific Use	Animal Units				
	100-299	300-499	500-2000	2001-5000	>5000
Residence, tourist accommodation, campground or long term campground	300 (450)	400 (600)	800 (1200)	1200 (1600)	1600 (2000)
Area authorized for a multi-parcel residential subdivision, or First Nation Reserve <100 population	400 (600)	800 (1200)	1200 (1600)	1600 (2400)	2000 (2400)
Urban municipality or First Nation Reserve 100-500 population	800 (1200)	1200 (1600)	1600 (2000)	2400 (2400)	2400 (2400)
Urban municipality or First Nation 501-5000	1200 (1600)	1600 (2000)	2400 (2400)	3200 (3200)	3200 (3200)
Urban municipality or First Nation Reserve >5000	1600 (2000)	2400 (2400)	3200 (3200)	3200 (3200)	3200 (3200)

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

3.21.4 Public Consultation

- a) Council will advertise any proposal for an ILO in the local newspaper and will provide an opportunity for public comment for a minimum of 21 days prior to making a decision. All costs associated with advertising will be the responsibility of the developer.
- b) Council will encourage developers to hold a separate public open house prior to development permit consideration to provide information to affected landowners.
- c) If the developer does not hold a public open house, Council will hold a separate public meeting prior to development permit consideration to ensure community interests are considered before a decision is made by the Council, at the cost of the developer.

- d) Council will make a decision on a proposed livestock operation within 45 days of receiving all information necessary to make a decision. If an extension is required, Council will notify the developer in writing, including reasons for the extension and the length of the extension.

3.21.5 Water Supply and Protection

- a) There shall be a water supply adequate for the proposed development and the development shall not contaminate any water supply source. Prior to approval, Council may:
 - i) Require the applicant to demonstrate that appropriate measures will be in place to minimize the risk of contamination of water sources.
 - ii) Require the applicant demonstrate an adequate water supply is available for the development and that the supply for neighbouring developments will not be adversely affected by the proposed operation.

3.21.6 Additional Information

- a) Council may require the applicant to obtain recommendations from appropriate agencies and address issues regarding water supply, quality, quantity considerations, manure management plans and other issues that Council may require the applicant to address to evaluate the suitability of the site.
- b) *The Agricultural Operations Act* and other provincial legislation may apply to the development of an ILO. When considering the operational or environmental aspects of a proposed project, Council may wish to refer a development permit application to the appropriate agencies for advice and recommendations.

3.21.7 Permit Conditions

- a) As a condition of approval, Council shall specify the maximum number of animal units for which the approval is made to reduce the potential for land use conflicts with neighbouring uses.
- b) As a condition of approval, Council may specify land which may or may not be used for the disposal of manure from an ILO by spreading of manure, in order to minimize potential land use conflicts such as residences, planned residential development, recreational areas, tourist sites etc.
- c) Council may require manure to be incorporated into the soil within 24 hours of spreading, unless such incorporation is prevented by adverse weather conditions, in which case incorporation shall take place as soon as practical thereafter or by any other normal acceptable agricultural practice that council may approve.
- d) Council may impose development standards which specify the location of holding areas, buildings or manure storage facilities on the site.
- e) Council may require screening or encourage the use of innovative technologies which mitigate odour or other nuisances.

3.21.8 Existing Livestock Operations

- a) Any ILO existing at the time of the adoption of this bylaw may continue as approved; however, if there is any expansion of the operation or change of animal species or type of operation the developer will be required to obtain approval from Council in accordance with the requirements and conditions of this bylaw.

3.21.9 Development permits are required for any proposed:

- a) New ILO;
- b) Expansion of an existing ILO;
- c) Any temporary facility or part of a site; and
- d) Change of animal species or type of operation, if it meets the definition of an ILO, as defined within this bylaw.

3.22 Parking Requirements

3.22.1 Provision of off-street parking spaces may be required when a new subdivision or development is applied for.

3.22.2 Parking site standards: parking stall dimensions shall be a minimum of 3 metres (9.84 feet) wide, 5.5 metres (18.04 feet) long and 15 square metres (161.46 square feet) in area.

3.22.3 Number of spaces required:

- a) Residential: 1 per dwelling unit
- b) All other uses: 1 per 10 square metres (107.64 square feet) of building floor space

3.22.4 Access to parking from the municipal right-of-way shall be in a location that provides for safe entrance and egress.

3.23 Storage of Vehicles

3.23.1 No site shall be used for the parking or outside storage of junked vehicles except:

- a) Permitted salvage or autobody wrecker yards;
- b) A maximum of 2 such vehicles on any Country Residential District and Country Residential Lakeshore District site;
- c) A maximum of 12 such vehicles on any Agricultural Resource District, Light Industrial and Highway Commercial District site; or
- d) If specified otherwise in this bylaw.

3.23.2 All sites shall be kept in a neat and tidy manner. The RM may require the coverage of stored vehicles, the screening from a roadway or neighbouring property by landscaping or fencing, or a combination of.

3.24 Grading and Levelling of Sites

- 3.24.1 Unless specified otherwise by the RM, lot slope and elevations shall not be altered. Council shall require verification of approval by the responsible provincial agency and/or by a qualified professional for alterations of lot slope and elevations and drainage plans.
- 3.24.2 The final lot grading and landscaping shall be the responsibility of the individual property owner who must comply with the elevations as shown on the overall approved drainage plan.
- 3.24.3 The placing or storage of fill and topsoil may be allowed providing that there is no adverse effect on adjacent lands as a result of any drainage alteration and there is no negative impact on water flows to or from adjacent lands. No construction shall be permitted which creates or aggravates water stagnation or a drainage problem on adjacent properties.
- 3.24.4 All applicable provincial and federal requirements shall be adhered to.

3.25 Access and Roads

- 3.25.1 Every development shall have access to a developed road.
- 3.25.2 Council may require applicants and developers to pay for any or all costs associated with road construction and short-term maintenance where the cost is directly associated with the development or subdivision.
- 3.25.3 A development permit shall not be issued or a site to be created by subdivision shall not be permitted unless the site intended to be used and the remainder of the parcel being subdivided, or upon which a building or structure is to be erected, abuts, or has frontage on a developed road or unless satisfactory arrangements have been made with the Council for the improvement or building of a road.
- 3.25.4 For the purposes of this section "developed road" shall mean an existing graded all-weather road on a registered right of way or a road for which a signed servicing agreement has been made with Council to provide for the construction of the road on a registered right of way to a standard approved by Council.
- 3.25.5 The requirement of a service road or internal subdivision roadway to provide access may be imposed as a condition of approval for any new development other than those deemed approved.
- 3.25.6 All site access from roads shall be to the satisfaction of Council with respect to location, design, and construction standards. Council shall take into account the physical capability and safety of the roads that are proposed to serve the development.
- 3.25.7 Development adjacent to a provincial highway shall meet all requirements of the Saskatchewan Ministry of Highways and Infrastructure.
- 3.25.8 When any development is approved on land adjacent to an unconstructed road allowance and access is required from said road allowance, the owner/applicant shall be responsible for all costs related to the construction of the road to the standards set out by the Development Officer.

- 3.25.9 The Development Officer shall decide upon all approach applications and, based on location, drainage, traffic flow, sightlines, road standards, and safety considerations, may approve or refuse an application for an approach.

3.26 Recreation Vehicles

- 3.26.1 For lands zoned in the Agricultural Resource District, Country Residential District, Country Residential Lakeshore District, Lakeshore Development District, Lakeshore Development District 1, Lakeshore Development District 2 and Duncan's Beach Resort District:
- a) Only one recreational vehicle, which is not a mobile home or park model trailer, may be allowed for a period not exceeding 30 consecutive days for the temporary sleeping accommodations of guest of a dwelling.
 - b) The recreational vehicle shall be located on the same site as a permanent dwelling unit.
 - c) The recreational vehicle shall not be connected to any piped water supply or waste disposal system on any residential site.
 - d) Notwithstanding the above, a recreational vehicle may be used in a campground, long term campground, or on a temporary basis while construction is taking place in accordance with a building permit.

3.27 Communication Towers

- 3.27.1 The erection of communication towers, including cellular telephone communication towers, shall comply with federal regulations.

3.28 Buffers

- 3.28.1 Buffers are intended to improve land use compatibility and environmental quality by reducing noise, lighting glare and other nuisances or facilitating natural drainage. Buffers, where required to separate uses from adjacent properties, may require a minimum 1 metre (3.28 feet) vegetative landscape buffer, unless a fence is required for other reasons.
- 3.28.2 Residential subdivisions may be required to establish a shelterbelt or landscape buffer to reduce land use conflicts.
- 3.28.3 The Development Officer may require that site landscaping be provided in conjunction with and addressed as part of any development permit approval in any zoning district.

3.29 Pipelines and Transmission Lines

- 3.29.1 Any development involving pipeline and/or powerline transmission rights-of-way shall be sited to comply with all relevant federal and provincial legislation. Setbacks from pipelines and other utility corridors shall be in accordance with appropriate provincial regulations or acts and any regulations or directives established by crown corporations. The RM may refer to "Land Use Planning for Pipelines publication by Canadian Standards Association (CSA) PLUS663", which may be amended from time to time.

3.30 Temporary Development Permits

- 3.30.1 The Development Officer may issue a development permit with specified conditions for a specified period of time to accommodate developments.
- 3.30.2 Every temporary development or use shall be approved for a specified period, but in no case shall it exceed 12 months. The permit may be renewed at Council's discretion for another period.
- 3.30.3 A temporary use may be approved for development in any zone, unless specified elsewhere in this Zoning Bylaw.
- 3.30.4 Council may, at its discretion, revoke a temporary development permit should the use violate any of the permit conditions, conflict with adjacent land uses or cause a nuisance. Permanent structures shall not be permitted in association with a temporary development permit.
- 3.30.5 Temporary uses include but are not limited to:
- a) Developments established or erected for special holidays;
 - b) Temporary asphalt and asphalt mixing plants;
 - c) Temporary sea and rail containers/storage during construction or moving;
 - d) Agriculturally supportive commercial and industrial development, including fertilizer operations and similar uses;
 - e) Small temporary, seasonally or periodically used sand, gravel, gravel crushing and commercial topsoil stripping operations, including accessory equipment;
 - f) Temporary accommodation: agricultural operators may be issued a temporary development permit for recreational vehicle(s) on an agricultural parcel for the temporary accommodation of persons engaged in the agricultural operation on a temporary basis (e.g. harvesting field crop);
 - g) Temporary accommodation: licensed contractors or developers may be authorized to erect a maximum of 2 temporary accommodations, on or off site (e.g. campers, travel trailers, construction bunk houses), excluding a mobile home; or
 - h) Temporary Dwelling: Council may issue a development permit for a temporary dwelling where an existing dwelling is damaged or destroyed as a result of a disastrous situation (e.g. fire); or where temporary accommodations are needed during construction. Temporary dwellings shall not be connected to permanent sewer or water services.
- 3.30.6 Except in the Agricultural Resource District, temporary buildings or structures shall not include a mobile home or recreation vehicle as a temporary use, unless specified elsewhere in this bylaw.

3.31 Moving of Buildings

- 3.31.1 No building shall be moved within, into or out of the area covered by this bylaw without obtaining a development permit from the Development Officer, unless such building is exempt under Section 2.4 of this bylaw.

3.32 Demolition of Dwellings

- 3.32.1 No dwelling shall be demolished without first obtaining a development permit from the Development Officer. Such permit shall not be issued unless a proposal for the interim or long term use or redevelopment of the site is also submitted and the proposed use is in conformity with this bylaw. A separate development permit is required for any redevelopment of the site.
- 3.32.2 An applicant for a demolition permit for a dwelling may be required to fill, grade, fence or follow other special permit conditions for public and environmental safety reasons.

3.33 Swimming Pool Regulations

- 3.33.1 All swimming pools and the appurtenances thereto shall be constructed and located so as to have a yard not less than 1.5 metres (4.92 feet) in width on all sides except where the pool is attached to or part of a principal structure. No swimming pool shall be located in a required front or side yard setback.
- 3.33.2 For the protection of the general public, all swimming pools shall be effectively fenced by an artificial enclosure not less than 1.8 metres (5.91 feet) in height. Any openings in the enclosure affording access to the pool proper shall have a gate containing an automatic or manual locking device affixed in such a manner so as to exclude small children.
- 3.33.3 Artificial lights for the illumination of swimming pools shall be designed, constructed and maintained so that no direct ray shall cross any property line.
- 3.33.4 Any maintenance equipment including heating, filtering, disinfectant and re-circulation equipment shall not be located at any point within 1.5 metres (4.92 feet) from adjacent property lines and shall be effectively screened and enclosed so as to not adversely affect the character of surrounding properties. No equipment shall be permitted, the use of which by reason of the emission of noise, vibrations, dust or odours would be considered obnoxious or dangerous to the health and safety of the public.

3.34 Critical Wildlife Habitat Management

- 3.34.1 Where development is proposed in an area identified as containing critical wildlife habitat, the Development Officer may require the applicant provide additional information as required by *The Wildlife Habitat Protection Act (WHPA)* and any other relevant provincial regulations. Consultation with the applicable provincial agency may be required prior to the issuance of a development permit.

3.35 Heritage Lands

- 3.35.1 The RM may consult with the Heritage Conservation Branch, Ministry of Parks, Culture and Sport, prior to issuing a development permit.

- 3.35.2 Where a proposed development is located in a potentially heritage sensitive area, as identified on the Development Constraints Map in the OCP, the RM will require the developer to refer to the provincial Heritage Conservation Branch to determine if a Heritage Resource Impact Assessment is required. Applicants may reference the Heritage Conservation Branch's Exempt Activities Checklist for Private Landowners and the Developer's Online Screening Tool to determine if a proposed development is exempt from requiring further heritage screening.
- 3.35.3 A developer shall demonstrate clearance from the Heritage Conservation Branch where a proposed development is located in a potentially heritage sensitive area prior to a development permit being issued.

3.36 Garden Suites

A single garden suite may be placed in the backyard of a single detached residential development in the Agricultural Resource District, Country Residential District, and Country Residential Lakeshore District under the following conditions:

- 3.36.1 The owner(s) of the host residence live on the site.
- 3.36.2 The footprint of the garden suite dwelling shall not be less than 20 square metres (215.28 square feet) and not greater than 45 square metres (484.38 square feet). The garden suite may be a single width mobile home.
- 3.36.3 The maximum height of the garden suite shall not exceed 5 metres (16.4 feet) from grade level and shall have only one story.
- 3.36.4 Garden suite dwellings shall only be located on sites where the dwelling can be serviced by existing utilities and can be hooked up to the services of the host residence.
- 3.36.5 Garden suite dwellings shall be attached to a permanent foundation.
- 3.36.6 Residents of the garden suite must have access to the rear yard amenities.
- 3.36.7 The accessory dwelling shall be placed so that all site and setback requirement of this Zoning Bylaw are met.
- 3.36.8 An attached garage to a maximum of 23 square metres (247.57 square feet) is permitted.
- 3.36.9 A parking space will be required to be provided onsite for the resident(s) of the garden suite dwelling.
- 3.36.10 There shall be direct and separate access to the garden suite dwelling by an onsite driveway or by public roadway or alley.
- 3.36.11 Any additional conditions for approval as deemed necessary by Council.

3.37 Gas and Service Stations

Automotive service development, gas pumps and associated buildings, structure and vehicular movement shall conform to the following standards:

- 3.37.1 Gas pumps and islands shall be set back 6 metres (19.68 feet) from any site line.
- 3.37.2 Gas and service stations shall locate storage tanks in accordance with all applicable provincial fire regulations.
- 3.37.3 Propane and natural gas pumps (retail or wholesale) shall be setback according to provincial regulations.
- 3.37.4 Access/egress points shall not be continuous along a street and shall be at least 10 metres (32.81 feet) apart.
- 3.37.5 Off-site traffic circulation shall be accommodated on the site.
- 3.37.6 Vehicles and parts storage shall not locate in any yard abutting a road and must be screened from view by a solid fence with the location and height being first approved by the Development Officer.

3.38 Small Wind Energy Systems

- 3.38.1 Only one small wind energy system shall be permitted as an accessory use to the principal use, subject to the minimum site size requirement.
- 3.38.2 The minimum site size for the allowance of any small energy system shall be 2 hectares (4.94 acres).
- 3.38.3 Maximum total wind tower height or total system height shall be:
 - a) 45 metres (147.64 feet) above grade level
- 3.38.4 Wind tower base and system setbacks:
 - a) From any property line: 1.5 times tower/system height
 - b) From on-site dwelling: 1.5 times tower/system height
 - c) From neighbouring dwellings:
 - < 10 kW: 100 metres
 - > 10 kW: 300 metres
- 3.38.5 For residential applications, wind energy components and towers shall be erected in rear yards only.
- 3.38.6 The bottom point of an operating rotor shall be above grade level, to manufacturer's specification at minimum, but in no case nearer than 5 metres (16.4 feet) above grade level.
- 3.38.7 All wind energy systems and towers shall be enclosed within a locked protective chain link fence of a minimum height of 1.85 metres (6.07 feet) and the design shall be included in the development permit application for Council's approval.
- 3.38.8 Development and building permit applications for a small wind energy system shall include either a manufacturer's engineering certificate of structural safety or certification of structural safety via a Saskatchewan Professional Engineer.

- 3.38.9 Installation plans (concrete specifications, anchoring specifications) shall be certified by a Saskatchewan Professional Engineer.
- 3.38.10 Proof that an approved electrical permit has been obtained shall be provided to the RM in regards to small wind energy systems.
- 3.38.11 The small wind energy system shall be finished in a non-reflective matte colour or to the satisfaction of Council.

3.39 Restoration to a Safe Condition

- 3.39.1 Nothing in this bylaw shall prevent the structural improvement or restoration to a safe condition of any building or structure, provided that such structural improvement or restoration shall not increase the height, area or volume so as to contravene the provisions of this bylaw.

3.40 Prohibited and Noxious Uses

- 3.40.1 Any use is prohibited which, by its nature or the materials used therein, is declared by *The Public Health Act and Regulations* to be a noxious trade, business, or manufacture.
- 3.40.2 Notwithstanding any use contained within a building, no land shall be used and no building or structure shall be erected, altered or used for any purpose that is noxious and, without limiting the generality of this subsection, for any purpose that creates or is likely to become a nuisance or offence, or both:
 - a) By the creation of noise or vibration;
 - b) By the emission of light and glare;
 - c) By reason of the emission of gas, fumes, smoke, dust or objectionable odour;
 - d) By reason of the unsightly storage of goods, wares, merchandise, salvage, refuse matter, motor vehicles, trailers or parts of vehicles or trailers, machinery, or other such material; or
 - e) By any combination of things in this subsection.
- 3.40.3 The storage of chemicals, fertilizers and combustible materials are subject to the requirements of both the federal and provincial governments. All necessary requirements and permits from other regulatory agencies must be met and obtained prior to the storage of hazardous substances.

3.41 Site Size Adjustments

- 3.41.1 In all zones, all minimum site size requirements shall be as stated, except that the site size of the remnant shall be deemed to be conforming in any of the following instances:
 - a) Where roads, railways, pipelines and other linear public utilities, including their widening, are subdivided or registered as easements; or
 - b) Where adjustments are required due to irregularities in the primary survey system.

3.41.2 Lots of Irregular Shape

In residential districts lot frontages on irregularly shaped asymmetrical lots or pie-shaped lots may be reduced at Council's discretion below the minimum prescribed widths. The average lot width throughout the depth of the lot measured along a perpendicular line from the centre of the property shall comply with the required minimum lot width.

3.42 General Development Standards and Criteria for Discretionary Uses

- 3.42.1 Council shall have regard for the Official Community Plan and conformity with the plan goals, objectives and policies. Council shall refer to *Appendix A: Development Review Criteria* in the Official Community Plan.
- 3.42.2 A site plan and supporting documentation must be supplied to Council prior to making a decision on a discretionary use application.
- 3.42.3 The proposed development shall be located on a parcel conforming to all requirements of this Zoning Bylaw, including site size, frontage, setbacks and access identified for the zoning district.
- 3.42.4 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.
- 3.42.5 Upon approval of a discretionary use by resolution of Council, the Development Officer shall issue a development permit subject to any development standards prescribed by Council which shall be based on the following, *the Act* or other standards identified in this Zoning Bylaw:
- a) Sites shall be landscaped and fenced where necessary to maintain the character and amenity of the neighbourhood;
 - b) Adequate on-site parking shall be provided and maintained;
 - c) Parking, storage and other non-landscaped areas shall be suitably screened from adjacent properties and streets;
 - d) Adequate receptacles for refuse and litter shall be supplied;
 - e) Vehicle access points shall be provided in suitable locations so as to minimize traffic congestion and possible hazards;
 - f) The density, size, height and location of principal or accessory structures shall be regulated so as not to detract from the character and amenity of the neighbourhood;
 - g) Council may attach special conditions to the development permit to regulate sound, light, glare, heat, dust, electrical interference, or other emission and limit hours of operation if, in Council's opinion, it would detract from the amenity of the neighbourhood.

3.43 Membrane Covered Structures

- 3.43.1 Anchored membrane covered structures shall be allowed as an accessory use in all zoning districts unless specified otherwise in this bylaw.
- 3.43.2 Development applications for all membrane covered structures, except for those structures proposed for temporary placement, must include a drawing stamped by a professional engineer to prove that the structure will meet Section 4 of *The National Building Code*.
- 3.43.3 In all cases, the placement of an anchored membrane covered structure must comply with the site and yard requirements for the applicable zoning district.
- 3.43.4 Temporary membrane covered structures may be placed on a site in any district for a period not to exceed seven days in a calendar year to accommodate special events such as weddings, parties or community functions.

3.44 Sea and Rail Containers

- 3.44.1 Sea and rail containers shall be accessory to a principle building or use on a site.
- 3.44.2 Sea and rail containers may be permitted in any zoning district on a temporary basis.
- 3.44.3 A development permit or temporary development permit is required for every sea and rail container, except for those listed in Section 2.4 including the temporary placement for a period not to exceed ten days in any six month period for the purpose of loading and unloading of items associated with the principle use.
- 3.44.4 A site plan of the location of the sea and rail container is required where a permit is required.
- 3.44.5 When placed on a site, the sea and rail container shall be located so as not to create a safety hazard.
- 3.44.6 Sea and rail containers must meet the setback distances for the zoning district.
- 3.44.7 The purpose of the sea and rail container must be for storage only and they must not be stacked on top of one another.
- 3.44.8 No windows, plumbing, electrical, mechanical or structural improvements or modifications are permitted.
- 3.44.9 In addition to all other regulations in Section 3.44, Council shall use the following criteria in making a decision on a development permit application for sea and rail containers in zoning districts where they are listed as a discretionary use:
 - a) The proposed location and intended use shall be appropriate, in Council's opinion, with regard to buildings on the site and adjacent properties; and
 - b) The exterior finish of the sea and rail container shall conform to other buildings on the site and the character of the neighbourhood or be screened from adjacent properties and streets.

3.45 Cannabis

- 3.45.1 Cannabis facilities and uses shall be prohibited unless explicitly identified and defined with reference to cannabis in this bylaw or permitted for personal use by the federal and provincial government.
- 3.45.2 Cannabis facilities shall meet all applicable federal and provincial regulations and the applicant shall provide proof of all required federal and provincial licenses and permits.
- 3.45.3 Cannabis facilities shall provide sufficient separation to adjacent properties. A buffer area, landscaping and screening may be required to separate adjacent uses.
- 3.45.4 Cannabis facilities shall have adequate water supply, waste disposal, utilities, access and onsite parking and loading spaces.
- 3.45.5 Any potential nuisances or hazards shall be disclosed to the RM including but not limited to sounds, light, glare, heat, odours, fumes, liquid effluence, traffic, dust or fire and explosion hazards. The applicant may be required to implement mitigation measures to address potential nuisances or hazards.
- 3.45.6 Cannabis facilities shall be a discretionary use in the Agricultural Resource District and Light Industrial and Highway Commercial District and prohibited in all other districts.

3.46 Fence and Hedges

- 3.46.1 Fences, hedges, or screening devices shall be exempt from required yard setbacks.
- 3.46.2 No fence or screening device shall exceed 1.8 metres (5.91 feet) in height within a required yard.
- 3.46.3 Notwithstanding clauses 3.46.2 above, a fence or screening device may be permitted to a height deemed necessary by Council to separate incompatible land uses and to provide adequate screening for unsightly uses.
- 3.46.4 All fences, hedges, or screening devices shall be located so that no part encroaches on a public right of way or interfere with the sightline of any intersection.

4 ZONING DISTRICTS

4.1 Districts

4.1.1 For the purpose of applying this bylaw, the RM is divided into zoning districts.

4.2 Boundaries

4.2.1 The boundaries of all zoning districts are shown on the map entitled Zoning District Map and accompanying Subdivision Zoning Maps, which are attached to and form a part of this Zoning Bylaw. Unless otherwise shown on a map, the boundaries of the Zoning Districts are site lines, centre lines of streets, lanes, roads or such lines extended, and the boundaries of the RM.

4.3 Regulations

4.3.1 Regulations for the zoning districts are outlined in the following sections and applicable sections of this Zoning Bylaw:

- a) Agricultural Resource District – AR
- b) Country Residential District – CR
- c) Country Residential Lakeshore District - CRLD
- d) Lakeshore Development District – LD
- e) Lakeshore Development District 1 – LD1
- f) Lakeshore Development District 2 – LD2
- g) Resort Commercial District – RC
- h) Light Industrial and Highway Commercial District – M1
- i) Provincial Forest District – F
- j) Duncan’s Beach Resort District – DB
- k) Conservation District - CA

5 AGRICULTURAL RESOURCE DISTRICT (AR)

The objective of this district is to provide for the primary use of land in the form of agricultural development and associated agricultural uses. Other uses compatible with agricultural development are also provided for as well as location dependent natural and mineral resource development. Fragmentation of agricultural land in this district will generally be avoided.

5.1 Permitted Uses

- 5.1.1 Field crops
- 5.1.2 Pastures for the raising of livestock (excluding any Intensive Livestock Operations (ILO)), the keeping of animals, non-intensive dairy farming, orchards and vegetable, horticultural or fruit gardens, beekeeping, grazing, and other similar uses customarily to general agriculture
- 5.1.3 Tree and garden nurseries, market gardens and greenhouses
- 5.1.4 Residence
- 5.1.5 Mineral resource exploration, extraction and development
- 5.1.6 Historical/heritage sites, archaeological sites, wildlife and conservation management areas
- 5.1.7 Accessory uses, buildings and structures customarily accessory to a principal use, excluding dwellings

5.2 Discretionary Uses

- 5.2.1 Agricultural uses
 - a) New or expanding ILO
 - b) Intensive agricultural operations
 - c) Agricultural product processing
 - d) Agricultural equipment, fuel and chemical supply establishment
 - e) Hatcheries and mushroom farms
 - f) Grain elevators, inland grain terminals
 - g) Agriculture service and contracting establishments
 - h) Abattoirs and related facilities
 - i) Temporary holding and loading facilities
- 5.2.2 Cannabis facility

- 5.2.3 Bed and breakfast and vacation farm operations
- 5.2.4 Garden suite
- 5.2.5 Home occupations
- 5.2.6 Kennel
- 5.2.7 Commercial Uses
 - a) Salvage and storage yards
 - b) Recreational commercial uses (sports arenas and fields, boat launches, drive-in theatres, golf courses, or similar type uses)
 - c) Agricultural commercial
- 5.2.8 Community uses
 - a) Places of worship, cemeteries and schools without a dormitory or residence
 - b) Radio, television and microwave towers
 - c) Public parks and public recreational facilities
 - d) Institutional camps
- 5.2.9 Solid and liquid waste disposal sites
- 5.2.10 Communal dwellings
- 5.2.11 Additional farm residence
- 5.2.12 Mineral resource processing including ancillary uses and buildings related to processing
- 5.2.13 Agricultural tourism
- 5.2.14 Sand and gravel operations

5.3 Regulations

- 5.3.1 Subdivision
 - a) The subdivision of any land within the Agricultural Resource District is subject to the policies contained in the OCP.
 - b) No more than one separate parcel shall be subdivided from any quarter section (2 separate titles per quarter section).
 - c) Where a part of a section of land is physically separated from the remainder of the quarter section by a railway, a registered road plan containing a highway or developed road, river, lake or significant stream the separated land may be

subdivided from the quarter-section in addition to the one subdivision provided for. The separated site shall have direct access to a developed road.

5.3.2 Frontage

- a) Minimum site frontage shall be 100 metres (328.08 feet) for all parcels unless otherwise specified in this bylaw.

5.3.3 Frontage requirements may be reduced at Council's discretion for the purpose of resource based uses, community uses, conservation, farmland consolidation, or due to topographical/physical limitations or where legitimate agricultural activities require a lesser amount.

5.3.4 Site Size

- a) Field crops

Minimum site size shall be 14 hectares (34.59 acres)

- b) Pastures for the raising of livestock (excluding any ILO), the keeping of animals other than domestic pets, non-intensive dairy farming, orchards and vegetable, horticultural or fruit gardens, beekeeping, grazing and other similar uses customarily to general agriculture.

Minimum site size shall be 14 hectares (34.59 acres)

- c) Community uses, conservation uses, recreational commercial uses, mineral resource uses and sand and gravel development.

No minimum

- d) All other uses, unless specified elsewhere in this bylaw

Minimum site size shall be 1 hectare (2.47 acres).

- e) A reduced agricultural site area may be permitted at Council's discretion for the purpose of farmland consolidation or due to topographical/physical limitations or where legitimate agricultural activities require a lesser amount.

5.3.5 Setback Requirements

- a) The minimum setback of buildings, including a dwelling, from the centerline of a developed road, municipal road allowance, or provincial highway shall be 45.72 metres (150 feet).
- b) The minimum setback of buildings, including a dwelling, from the intersection of the centerlines of two or more municipal road right-of-ways shall be 91.44 metres (300 feet).
- c) The minimum setback of buildings, including a dwelling, that does not abut a municipal road allowance, municipal grid road, and main farm access road or provincial highway shall be:

- i) Front Yard: 10 metres (32.81 feet)
- ii) Side Yard: 10 metres (32.81 feet)
- iii) Rear Yard: 10 metres (32.81 feet)
- d) Trees, shrubs, stone piles, portable structures or other objects, such as wells, dugouts, or reservoirs, on private property shall also adhere to the regulations in 5.3.5(a) and (b).
- e) The required separation distances from residential developments to other forms of development shall also apply to the locating of residential development proposals near those forms of development.
- f) No residence shall be located with less than a minimum separation distance to an operation, other than the residence of the operation, as follows:
 - i) The separation distance to an ILO as regulated in Section 3.21;
 - ii) 457 metres (1499.34 feet) from a licensed public or private liquid waste disposal facility;
 - iii) 457 metres (1499.34 feet) from a licensed public or private solid waste disposal facility;
 - iv) 305 metres (1000.66 feet) to a non-refrigerated anhydrous ammonia facility licensed by Province of Saskatchewan;
 - v) 600 metres (1968.5 feet) to a refrigerated anhydrous ammonia facility licensed by the Province of Saskatchewan; and
 - vi) A lesser separation distance may be allowed upon approval by Council. Where Council approves a lesser separation distance, a written agreement between the impacted parties may be required.

5.4 Criteria and Standards for Discretionary Uses

- 5.4.1 In making a decision on a discretionary use development permit application in this district, Council shall use criteria identified in Section 3.42 and all other applicable sections of this bylaw.
- 5.4.2 Commercial uses:
 - a) Any unsightly outdoor storage of machinery, vehicles, or materials, including any salvage or vehicle storage yard, shall be adequately screened from the public's view.
 - b) A road of a standard that meets the demands of the operation shall provide access to the site. If required, the operator will enter into a heavy haul agreement with the RM.
 - c) In the application for an intensive operation, the applicant shall identify the proposed supply of water for the operation where intensive irrigation is required,

showing that the supply shall be sufficient to meet the needs of that operation without adverse effects on the supply of water used by neighbouring properties.

- d) A commercial use, to diversify an agricultural production use, shall be located on the same site and accessory to an agricultural production use.

5.4.3 Additional Farm Residence:

- a) A maximum of two additional farm residences may be permitted on an agricultural parcel.
- b) Additional farm residences shall be located on a parcel of at least 64 hectares (160 acres) or equivalent in size, where agriculture is the principal use of the parcel.
- c) Additional farm residences shall be occupied by a person who is engaged in the agricultural operation as an employee or partner.

5.4.4 Communal Dwellings:

- a) All dwellings are to be located on a parcel conforming to all requirements of the Zoning Bylaw, including area, setbacks, frontage, and access.
- b) No new or expanded dwelling(s) will be located in the 1:500 flood elevation.
- c) Utilities, including sewage disposal system(s), must meet provincial standards.
- d) Council may specify the maximum number of dwelling units permitted.
- e) Council may require a communal dwelling to be served by an internal road to a standard acceptable to Council.
- f) No dwelling shall be closer than 3 metres (9.84 feet) to any other dwelling.

5.4.5 Agricultural Tourism:

- a) Agricultural tourism uses shall be accessory to an agricultural farm operation or dwelling allowed in the Agricultural Resource District.
- b) Agricultural tourism uses shall display a high visual quality and shall be integrated into the rural environment by virtue of appropriate design, location and landscaping.
- c) Agricultural tourism uses may only be approved where they would not:
 - i) Unduly interfere with the amenities or change the character of the neighborhood;
 - ii) Materially interfere with or affect the use and enjoyment of adjacent properties;
 - iii) Adversely impact upon the environment; and
 - iv) Result in excessive demand on municipal services, utilities or public roadways.

- d) Agricultural tourism uses shall comply with all provincial environmental and health regulations.

5.4.6 Temporary Holding and Loading Facilities:

- a) Council may restrict the maximum number of cattle and time of confinement as a condition of approval.

6 COUNTRY RESIDENTIAL (CR)

The objective of this district is to provide for residential subdivision and development. Residential development may be accommodated by this district where there are more sites proposed than are allowed in the Agricultural Resource District. This district will be used for residential purposes with limited agricultural uses allowed on the sites.

6.1 Permitted Uses

- 6.1.1 Single detached dwelling
- 6.1.2 Accessory uses, buildings and structures customarily accessory to a principal use, excluding dwellings

6.2 Discretionary Uses:

- 6.2.1 Gas and service stations
- 6.2.2 Institutional uses such as churches, education and/or religious institutions, hospitals or schools
- 6.2.3 Recreational uses and facilities
- 6.2.4 Dwelling groups
- 6.2.5 Mobile homes
- 6.2.6 Home occupations
- 6.2.7 Bed and breakfast operations
- 6.2.8 Garden suite
- 6.2.9 Solid and liquid waste disposal facilities
- 6.2.10 Keeping of animals on the same site as an established residence
- 6.2.11 Sea and rail containers

6.3 Regulations

- 6.3.1 Subdivision
 - a) Residential subdivision of any land within the Agricultural Resource District that does not meet the subdivision requirements within the Agricultural Resource District may be required to be rezoned to this district and are subject to the policies contained in the OCP for Country Residential Development.
 - b) All residential subdivisions shall be located adjacent to an existing developed road.

- c) All residential subdivisions shall be serviced to meet municipal standards.
- d) A buffer strip may be required in all residential subdivisions to separate residential uses and existing agricultural development.

6.3.2 Frontage

- a) Minimum site frontage shall be 45 metres (147.64 feet) for all parcels.

6.3.3 Site Size

- a) Minimum site size shall be 1 hectare (2.47 acres).
- b) Exemptions from minimum area requirements may be considered by Council for community uses.

6.3.4 Setback Requirements

- a) Yard Requirements:
 - i) Front Yard: 9 metres (29.53 feet)
 - ii) Side Yard: 9 metres (29.53 feet)
 - iii) Rear Yard: 9 metres (29.53 feet)
- b) The yard requirements shall not apply to any public recreational use.
- c) The required separation distances from residential developments to other forms of development shall also apply to the locating of residential development proposals near those forms of development.
- d) No residence shall be located with less than a minimum separation distance to an operation, other than the residence of the operation, as follows:
 - i) The separation distance to an ILO as regulated in Section 3.21.
 - ii) 457 metres (1499.34 feet) from a licensed public or private liquid waste disposal facility.
 - iii) 457 metres (1499.34 feet) from a licensed public or private solid waste disposal facility.
 - iv) 305 metres (1000.66 feet) to a non-refrigerated anhydrous ammonia facility licensed by Province of Saskatchewan.
 - v) 600 metres (1968.5 feet) to a refrigerated anhydrous ammonia facility licensed by the Province of Saskatchewan.

6.3.5 Building Requirements

- a) Footprint for garden suite:

- i) Minimum 20 square metres (215.28 square feet)
 - ii) Maximum 45 square metres (484.38 square feet)
 - b) Minimum footprint for all other residential: 100 square metres (1076.39 square feet).
- 6.3.6 Site requirements for public recreational uses shall be specified by Council at time of approval based on proposal and site layout.

6.4 Criteria and Standards for Discretionary Uses

- 6.4.1 In making a decision on a discretionary use development permit application in this district, Council shall use criteria identified in Section 3.42 and all other applicable sections of this bylaw.
- 6.4.2 Home occupations:
- a) Shall comply with Section 3.14.
 - b) No home occupation in this district shall include auto body repair, small engine equipment repair, or repainting operations.
 - c) No heavy construction or industrial equipment or supplies shall be stored on any site for a home occupation in this district.
- 6.4.3 Keeping of animals
- a) One large animal (horse or cattle) will be permitted on a site of at least 2 hectares (4.94 acres).
 - b) For each additional 0.8 hectare (1.98 acres), one additional large animal will be permitted.
 - c) All other animals shall be limited to domestic pets of the residents of the site.
 - d) Animals shall not be pastured within 15 metres (49.21 feet) of any dwelling not owned by the operator of the pasture or owner of the animals and 2 kilometres (1.24 miles) from the corporate limits of villages, resort villages or hamlets.
 - e) The use of vacant residential sites for the pasturing of animals is prohibited.

7 COUNTRY RESIDENTIAL LAKESHORE DISTRICT (CRLD)

The objective of this district is to provide provisions for existing low density country residential development along the lakes in the RM.

7.1 Permitted Uses

- 7.1.1 Single-detached dwellings
- 7.1.2 Accessory uses, buildings and structures customarily accessory to a principal use, excluding dwellings

7.2 Discretionary Uses

- 7.2.1 Home occupations
- 7.2.2 Recreational uses and facilities
- 7.2.3 Bed and breakfast operations
- 7.2.4 Mobile homes
- 7.2.5 Garden suite
- 7.2.6 Sea and rail containers

7.3 Regulations

- 7.3.1 Site Area Requirements
 - a) Minimum – 1 hectare (2.47 acres)
- 7.3.2 Site Frontage Requirements
 - a) Minimum site frontage shall be 45 metres (147.64 feet) for all parcels.
 - b) Lots existing at the passing of this bylaw shall be considered conforming with respect to the minimum frontage requirements.
- 7.3.3 Setback Requirements
 - a) Yard Requirements
 - i) Front Yard: 9 metres (29.53 feet)
 - ii) Side Yard: 9 metres (29.53 feet)
 - iii) Rear Yard: 9 metres (29.53 feet)
 - iv) The yard requirements shall not apply to any public recreational use.

- b) The required separation distances from residential developments to other forms of development shall also apply to the locating of residential development proposals near those forms of development.

7.3.4 Building Requirements

- a) Footprint for garden suite:
 - i) Minimum 20 square metres (215.28 square feet)
 - ii) Maximum 45 square metres (484.38 square feet)
- a) Minimum footprint for all other residential: 100 square metres (1076.39 square feet).

7.3.5 Additional Sign Regulations

- a) Notwithstanding the regulations in Section 3.13 of this bylaw, the maximum facial area of a sign on residential sites shall be 1.2 square metres (12.92 square feet) and the maximum facial area of a sign for commercial and/or recreational sites shall be 3.5 square metres (37.67 square feet).

7.3.6 Keeping of Animals

- a) Other than domestic pets, no animals shall be allowed on any site.

7.4 Criteria and Standards for Discretionary Uses

7.4.1 In making a decision on a discretionary use development permit application in this district, Council shall use criteria identified in Section 3.42 and all other applicable sections of this bylaw.

7.4.2 Home Occupations

- a) Shall comply with Section 3.14.
- b) No home occupation in this district shall include auto body repair, small engine equipment repair, or repainting operations.
- c) No heavy construction or industrial equipment or supplies shall be stored on any site for a home occupation in this district.

8 LAKESHORE DISTRICT (LD)

The objective of this district is to provide provisions for existing higher dense development along the lakes in the RM with the exception of Island View Resort and Duncan's Beach.

8.1 Permitted Uses

- 8.1.1 Single-detached dwellings
- 8.1.2 Accessory uses, buildings and structures customarily accessory to a principal use, excluding dwellings

8.2 Discretionary Uses

- 8.2.1 Home occupations
- 8.2.2 Recreational uses and facilities
- 8.2.3 Bed and breakfast operations
- 8.2.4 Mobile homes
- 8.2.5 Sea and rail containers

8.3 Regulations

- 8.3.1 Site Area Requirements
 - a) Minimum – 1115 square metres (12,001.76 square feet)
- 8.3.2 Site Frontage Requirements
 - a) Minimum – 23 metres (75.46 feet)
- 8.3.3 Setback Requirements
 - a) Yard Requirements
 - i) Front Yard: 3 metres (9.84 feet)
 - ii) Side Yard: 1.5 metres (4.92 feet)
 - iii) Rear Yard: 3 metres (9.84 feet)
 - iv) The yard requirements shall not apply to any public recreational use.
 - b) The required separation distances from residential developments to other forms of development shall also apply to the locating of residential development proposals near those forms of development.
- 8.3.4 Building Requirements

- a) Minimum footprint for residential: 20 square metres (215.28 square feet).

8.3.5 Additional Sign Regulations

- a) Notwithstanding the regulations in Section 3.13 of this bylaw, the maximum facial area of a sign on residential sites shall be 1.2 square metres (12.92 square feet) and the maximum facial area of a sign for commercial and/or recreational sites shall be 3.5 square metres (37.67 square feet).

8.3.6 Keeping of Animals

- a) Other than domestic pets, no animals shall be allowed on any site.

8.4 Criteria and Standards for Discretionary Uses

8.4.1 In making a decision on a discretionary use development permit application in this district, Council shall use criteria identified in Section 3.42 and all other applicable sections of this bylaw.

8.4.2 Home Occupations

- a) Shall comply with Section 3.14.
- b) No home occupation in this district shall include auto body repair, small engine equipment repair, or repainting operations.
- c) No heavy construction or industrial equipment or supplies shall be stored on any site for a home occupation in this district.

9 LAKESHORE DISTRICT 1 (LD 1)

The objective of this district is to provide provisions for existing higher density development at Island View Resort along Iroquois Lake.

9.1 Permitted Uses

- 9.1.1 Single-detached dwellings
- 9.1.2 Accessory uses, buildings and structures customarily accessory to a principal use, excluding dwellings

9.2 Discretionary Uses

- 9.2.1 Home occupations
- 9.2.2 Recreational uses and facilities
- 9.2.3 Bed and breakfast operations
- 9.2.4 Mobile homes
- 9.2.5 Sea and rail containers

9.3 Regulations

- 9.3.1 Site Area Requirements
 - a) Minimum – 670 square metres (7211.82 square feet)
- 9.3.2 Site Frontage Requirements
 - a) Minimum – 18 metres (59.06 feet)
- 9.3.3 Setback Requirements
 - a) Yard Requirements
 - i) Front Yard: 3 metres (9.84 feet)
 - ii) Side Yard: 3 metres (9.84 feet)
 - iii) Rear Yard: 3 metres (9.84 feet)
 - iv) The yard requirements shall not apply to any public recreational use.
 - b) The required separation distances from residential developments to other forms of development shall also apply to the locating of residential development proposals near those forms of development.

9.3.4 Building Requirements

- a) Minimum footprint for residential: 20 square metres (215.28 square feet).

9.3.5 Additional Sign Regulations

- a) Notwithstanding the regulations in Section 3.13 of this bylaw, the maximum facial area of a sign on residential sites shall be 1.2 square metres (12.92 square feet) and the maximum facial area of a sign for commercial and/or recreational sites shall be 3.5 square metres (37.67 square feet).

9.3.6 Keeping of Animals

- a) Other than domestic pets, no animals shall be allowed on any site.

9.4 Criteria and Standards for Discretionary Uses

9.4.1 In making a decision on a discretionary use development permit application in this district, Council shall use criteria identified in Section 3.42 and all other applicable sections of this bylaw.

9.4.2 Home Occupations

- a) Shall comply with Section 3.14.
- b) No home occupation in this district shall include auto body repair, small engine equipment repair, or repainting operations.
- c) No heavy construction or industrial equipment or supplies shall be stored on any site for a home occupation in this district.

10 LAKESHORE DISTRICT 2 (LD 2)

The objective of this district is to provide provisions for new development along the lakeshores in the RM other than commercial or dwelling groups. The Lakeshore Development District 2 shall be used when considering a bylaw amendment to allow for a newly proposed residential subdivision near or adjacent to any lake, unless specified otherwise within the Zoning Bylaw and excluding dwelling groups.

10.1 Permitted Uses

- 10.1.1 Single-detached dwellings
- 10.1.2 Accessory uses, buildings and structures customarily accessory to a principal use, excluding dwellings

10.2 Discretionary Uses

- 10.2.1 Home occupations
- 10.2.2 Recreational uses and facilities
- 10.2.3 Bed and breakfast operations
- 10.2.4 Mobile homes
- 10.2.5 Sea and rail containers

10.3 Regulations

- 10.3.1 Site Area Requirements
 - a) Minimum – 3035.14 square metres (0.75 acres)
- 10.3.2 Site Frontage Requirements (lakefront, where applicable)
 - a) Minimum – 45 metres (147.64 feet)
- 10.3.3 Setback Requirements
 - a) Yard Requirements
 - i) Front Yard: 7.6 metres (24.93 feet)
 - ii) Side Yard: 7.6 metres (24.93 feet)
 - iii) Rear Yard: 7.6 metres (24.93 feet)
 - iv) The yard requirements shall not apply to any public recreational use.
 - b) The required separation distances from residential developments to other forms of development shall also apply to the locating of residential development proposals near those forms of development.

10.3.4 Building Requirements

- a) Minimum footprint for residential: 50 square metres (538.2 square feet).

10.3.5 Additional Sign Regulations

- a) Notwithstanding the regulations in Section 3.13 of this bylaw, the maximum facial area of a sign on residential sites shall be 1.2 square metres (12.91 square feet) and the maximum facial area of a sign for commercial and/or recreational sites shall be 3.5 square metres (37.67 square feet).

10.3.6 Keeping of Animals

- a) Other than domestic pets, no animals shall be allowed on any site.

10.4 Criteria and Standards for Discretionary Uses

10.4.1 In making a decision on a discretionary use development permit application in this district, Council shall use criteria identified in Section 3.42 and all other applicable sections of this bylaw.

10.4.2 Home Occupations

- a) Shall comply with Section 3.14.
- b) No home occupation in this district shall include auto body repair, small engine equipment repair, or repainting operations.
- c) No heavy construction or industrial equipment or supplies shall be stored on any site for a home occupation in this district.

11 RESORT COMMERCIAL DISTRICT (RC)

The objective of this district is to provide provisions for subdivisions and development associated with resort commercial land use. The Resort Commercial District will be used when considering a bylaw amendment to allow for a proposed commercial development near or adjacent to any lake within the RM.

11.1 Permitted Uses

- 11.1.1 Personal service shops
- 11.1.2 Restaurants and take-out food establishments
- 11.1.3 Retail merchandise shops
- 11.1.4 Accessory uses, buildings and structures customarily accessory to a principal use, excluding dwellings

11.2 Discretionary Uses

- 11.2.1 Motels and hotels
- 11.2.2 Recreational uses and facilities including marinas and boat launches
- 11.2.3 Gas and service stations
- 11.2.4 Dwelling groups
- 11.2.5 On common property within a bare land condominium development, the following are permitted where accessory to a dwelling group:
 - a) Community centres
 - b) Golf courses
 - c) Parks
 - d) Public sports fields
 - e) Maintenance shops
- 11.2.6 Tourist cabins
- 11.2.7 Campgrounds and long term campgrounds
- 11.2.8 Sea and rail containers

11.3 Regulations

11.3.1 Site Size

- a) The minimum site size shall be 500 square metres (5,381.96 square feet)
- b) Exemptions from minimum area requirements may be considered by Council for public community uses or recreational uses.

11.3.2 Site Frontage

- a) The minimum site frontage shall be 15 metres (49.21 feet)

11.3.3 Setback Requirements

- a) Yard Requirements
 - i) Front Yard: 6 metres (19.69 feet)
 - ii) Side Yard: 1.5 metres (4.92 feet)
 - iii) Rear Yard: 6 metres (19.69 feet)
 - iv) The yard requirements shall not apply to any public recreational use.
 - v) Yard requirements for campgrounds and long term campgrounds shall comply with site requirements identified in Section 3.18.
- b) The required separation distances from residential developments to other forms of development shall also apply to the locating of residential development proposals near those forms of development.

11.3.4 Building Requirements

- a) Principle Buildings Maximum Height: 10.5 metres (34.45 feet) from ground to peak

11.3.5 Additional Sign Regulations

- a) Notwithstanding the regulations in Section 3.13 of this bylaw, the maximum facial area of a sign for commercial and/or recreational sites shall be 3.5 square metres (37.67 square feet).

11.3.6 Parking

- a) Parking spaces shall comply with Section 3.22 of this bylaw.

11.3.7 Keeping of Animals

- a) Other than domestic pets, no animals shall be allowed on any site.

11.4 Criteria and Standards for Discretionary Uses

- 11.4.1 In making a decision on a discretionary use development permit application in this district, Council shall use criteria identified in Section 3.42 and all other applicable sections of this bylaw.
- 11.4.2 Approval of motels, hotels and tourist cabins shall be based on the following criteria and standards:
- a) The site is located in proximity to a recreational feature or facility that it is intended to serve;
 - b) There is suitable parking, potable water source and system, and sewage disposal system capable of servicing the development at the cost of the developer. The provision of potable water and the disposal of wastewater is subject to provincial regulations and approval.
 - c) The development will not be in conflict with adjacent uses or uses currently on site;
 - d) The density, location, and timing of the development is appropriate considering availability of existing motels, hotels, tourist cabins and campsites within proximity to the recreational feature or facility that it is intended to serve; and
 - e) Council may limit the density of the development and number cabins or rooms that may be permitted in conjunction with the operation. Council shall consider the capacity of the recreational feature or facility that it is intended to serve, existing inventory, and the local capacity to service the development including roads, fire and emergency protection and other applicable services and infrastructure.

12 LIGHT INDUSTRIAL AND HIGHWAY COMMERCIAL DISTRICT (M1)

The objective of this district is to provide appropriate regulations and standards to allow for industrial and highway commercial developments and uses within the RM.

12.1 Permitted Uses

- 12.1.1 Agricultural and automobile services, implement sales, contracting and supply establishments
- 12.1.2 Commercial nurseries or greenhouses, including retail
- 12.1.3 Gas and service stations
- 12.1.4 Motor vehicle dealers and service establishments
- 12.1.5 Motels and hotels
- 12.1.6 Retail stores
- 12.1.7 Drive-in theatres
- 12.1.8 Convenience stores
- 12.1.9 Accessory uses, buildings and structures customarily accessory to a principal use, excluding dwellings

12.2 Discretionary Uses

- 12.2.1 Abattoirs, skinning and tanning facilities
- 12.2.2 Manufacturing
- 12.2.3 Fabricating
- 12.2.4 Agricultural product processing
- 12.2.5 Auction marts
- 12.2.6 Restaurants
- 12.2.7 Storage facilities, warehouses, supply and distribution facilities
- 12.2.8 Veterinary clinics
- 12.2.9 Welding and machine shops
- 12.2.10 Cannabis facility

12.3 Regulations

- 12.3.1 Where development is being proposed in proximity to a highway, the application (permitted or discretionary) will be referred to the Ministry of Highways and Infrastructure to ensure the proposal is consistent with provincial setback requirements and other regulations.
- 12.3.2 Subdivision
- All subdivisions shall be serviced to meet municipal and provincial standards.
- 12.3.3 Frontage
- a) Minimum site frontage shall be 30 metres (98.43 feet) for all parcels.
- 12.3.4 Site Size
- a) Minimum site size shall be 1114.83 square metres (12,000 square feet).
- b) Maximum site size shall be at the discretion of Council.
- 12.3.5 Access
- a) Access may be required to be provided by a service road that meets provincial and municipal standards.
- b) A subdivision shall not be permitted unless the proposed parcels and the remainder of the parcel being subdivided abuts, or has frontage on a registered developed road, including any road to be developed under a signed servicing agreement.
- c) All lots within a subdivision shall be provided access from an internal subdivision road. The number of accesses from the municipal road and provincial highway will be limited to provide for the safety of the travelling public.
- 12.3.6 Setback Requirements
- a) Front Yard:
- i) The minimum setback for buildings, trees, shrubs, stone piles, portable structures, or other objects on private property from the centerline of a provincial highway shall be at the discretion of Council after discussions with the Ministry of Highways and Infrastructure.
- ii) The minimum setback for buildings on private property from the centerline of a municipal road allowance, municipal grid road, and main farm access road shall be 45.72 metres (150 feet).
- iii) The minimum setback for buildings on private property from the internal subdivision road shall be 7.6 metres (24.93 feet).

- b) Side Yard: 3 metres (9.84 feet)
- c) Rear Yard: 3 metres (9.84 feet)

12.3.7 Additional Sign Requirements

- a) One business name sign is permitted per visible business unit front and shall not exceed 15% of the area of the front of the building and shall not exceed 30 square metres (322.92 square feet) parallel to the front of the building, nor exceed a depth of 0.3 metres (1 foot).
- b) All signs and artwork shall be approved.

12.4 Criteria and Standards for Discretionary Uses

- 12.4.1 In making a decision on a discretionary use development permit application in this district, Council shall use criteria identified in Section 3.42 and all other applicable sections of this bylaw.
- 12.4.2 Council will apply the criteria of the Official Community Plan when considering locations for commercial and industrial uses.
- 12.4.3 Year round access to the site shall be available.
- 12.4.4 A road of adequate standard shall provide access and egress to the operation from a provincial highway to the site.
- 12.4.5 Other requirements of this bylaw specific to the proposed use shall be met.

13 PROVINCIAL FOREST DISTRICT (F)

The objective of this district is to provide for the preservation of the forest resources within the RM while providing for limited development that is administered and regulated by the Ministry of Environment. Subject to the approval of the Ministry of Environment, the following uses shall be permitted on any site within the Provincial Forest District.

13.1 Permitted Uses

- 13.1.1 Forestry: logging and processing timber and related resource extraction
- 13.1.2 Botanical resource use: Berry picking, grazing, haying, wild rice harvesting
- 13.1.3 Game resource use: angling, hunting, trapping
- 13.1.4 Recreational uses: cross-country skiing, hiking, nature interpretation and nature trails, picnic sites, snowmobile trails and other similar uses

13.2 Regulations

- 13.2.1 All operations shall comply with provincial regulations including regulations set out by the Ministry of Environment.
- 13.2.2 No development permit is required unless the development involves permanent buildings or requires registered road access.
- 13.2.3 The RM will consult with the provincial department and agencies responsible for managing the forest area prior to issuing a development permit. The RM may apply conditions to a development based on FireSmart principles or provincial recommendations for the protection of forest resources.

14 DUNCAN'S BEACH RESORT DISTRICT (DB)

The objective of the Duncan's Beach Resort District is to provide for existing residential development for the area known as Duncan's Beach to allow existing buildings to continue as conforming uses and for each dwelling to be upgraded or replaced.

14.1 Permitted Uses

- 14.1.1 Single detached dwellings
- 14.1.2 Accessory uses, buildings and structures customarily accessory to a principal use, excluding dwellings

14.2 Discretionary Uses

- 14.2.1 Recreational uses and facilities
- 14.2.2 Sea and rail containers

14.3 Regulations

- 14.3.1 Single detached dwellings and accessory buildings existing as of January 9, 2002
 - a) Minimum site area: 380 square metres (4090.29 square feet)
 - b) Minimum site frontage: 12.5 metres (41.01 feet)
- 14.3.2 New and replacement single detached dwellings, including structural alterations
 - a) Minimum site area: 380 square metres (4090.29 square feet)
 - b) Minimum site frontage: 12.5 metres (41.01 feet)
 - c) Minimum front yard: 1.5 metres (4.92 feet)
 - d) Minimum rear yard: 1.5 metres (4.92 feet)
 - e) Minimum side yard: 1.5 metres (4.92 feet)
- 14.3.3 Building Requirements
 - a) Minimum footprint for residential: 20 square metres (215.28 square feet).
- 14.3.4 New and replacement accessory buildings, including structural alterations
 - a) Minimum front, side and rear yard: 1.5 metres (4.92 feet)
- 14.3.5 No site requirements for recreational uses and facilities.

14.3.6 The required separation distances from residential developments to other forms of development shall also apply to the locating of residential development proposals near those forms of development.

14.3.7 Keeping of Animals

a) Other than domestic pets, no animals shall be allowed on any site.

15 CONSERVATION DISTRICT (CA)

The objective of the Conservation District is to provide for conservation projects and allow for passive open space uses.

15.1 Permitted Uses

- 15.1.1 Wildlife and wildfowl habitat and conservation management areas
- 15.1.2 Historical and heritage sites
- 15.1.3 Archaeological sites
- 15.1.4 Natural exhibits and interpretive sites
- 15.1.5 Pastures for the raising of livestock, excluding any Intensive Livestock Operations (ILO)

15.2 Discretionary Uses

- 15.2.1 Passive open space recreational uses including cross-country skiing, hiking trails, nature trails, snowmobile trails and other similar uses
- 15.2.2 Accessory uses, buildings and structures
 - a) Equipment storage structures
 - b) Shelters
 - c) Viewing Platforms

15.3 Regulations

- 15.3.1 Only accessory uses, buildings and structures listed as a discretionary use in Section 15.2 may be allowed.
- 15.3.2 All accessory uses, buildings and structures in the Conservation District shall require development permit approval.
- 15.3.3 In making a decision on a discretionary use development permit application in this district, Council shall use criteria identified in Section 3.42 and all other applicable sections of this bylaw.

16 DEFINITIONS

In this bylaw when the following words or terms are used, they have the following meaning, unless the context provides otherwise:

Accessory Building: a subordinate detached building apart from the main building or main use and located on the same site, which provides better and more convenient function of the main building or main use.

Accessory Use: a use customarily incidental, subordinate, and exclusively devoted to the principal use or building and is located on the same site with such principal use or building.

Act: *The Planning and Development Act, 2007.*

Adjacent: contiguous or would be contiguous if not for a river, stream, railway, road or utility right-of-way or reserve land; and any other land identified in this bylaw as adjacent land for the purpose of notifications.

Administrator: the official administrator for the Municipality pursuant to *The Municipalities Act.*

Agricultural: a use of land, buildings or structures for the purpose of animal husbandry, fallow, field crops, forestry, market gardening, pasturage, private greenhouses and includes the growing, packing, treating, storing and sale of produce produced on the premises and other similar uses customarily carried on in the field of general agricultural.

Agricultural Commercial: a use related to the sale of products or machinery of an agricultural nature or the provision of services to the agricultural community, and without restricting the generality of the above may include livestock auction marts, farm implement dealerships, veterinary clinics and animal hospitals, bulk fuel sales, fertilizer distribution, grain and seed cleaning and drying, implement and machinery assemblage, sale and service, stockyards and other similar uses.

Agricultural Holding: the cumulation of all sites owned by an agricultural operator and does not include a hobby farm or country residence.

Agricultural Operator: a household unit whose principal source of income is derived from the agricultural production of an agricultural holding.

Agricultural Tourism: a tourism oriented commercial land use related to the retail sale of products or the provision of entertainment associated with an agricultural operation or a rural environment and without limiting the generality of the above includes historical and vacation farms, farm zoos, gift shops, restaurants, art galleries and cultural entertainment facilities.

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

Ancillary Use: a use that is secondary and subordinate in size, extent and purpose to the principal use on the same site, but is not necessary for the operation of the principal use on that site.

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

Kind of Animal	Number of Animals = 1 Animal Unit
Poultry	Hens, Cockerels, Capons 100
	Chicks, Broiler Chickens 200
	Turkeys, Geese, Ducks 50
	Exotic Birds 25
Hogs	Boars and Sows 3
	Gilts 4
	Feeder Pigs 6
	Weanling pigs 20
Sheep	Rams or Ewes 7
	Lambs 14
Goats	including llamas and Alpacas 7
Cattle	Cows and Bulls 1
	Feeder Cattle 1.5
	Replacement Heifers 2
	Calves 4
Horses	Colts and Ponies 2
	Other 1
Other	Domesticated Native
	Ungulates
	Bison 1
	Elk / Reindeer 4
	Deer 7

Applicant: a developer or person applying for a development permit under this bylaw, for a subdivision approval to an approving authority under *the Act*.

Bare Land Condominium: a condominium divided into bare land units as defined within *The Condominium Property Act, 1993*.

Bare Land Unit: a bare land unit as defined within *The Condominium Property Act, 1993*.

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.

Beverage Room: an establishment, licensed by the Province of Saskatchewan, in that alcoholic beverages are served for a fee for consumption on the premises and may include a licensed lounge that is ancillary to a restaurant. Food preparation or serving of food maybe an accessory use to the drinking establishment but is subject to all applicable provincial regulations.

Billboard: a poster panel or painted bulletin and includes any structure panel, board or object designed exclusively to support such poster, panel or a painted bulletin.

Building: a structure used for the shelter or accommodation of persons, animals, or goods.

Building Permit: a permit issued under a Building Bylaw of the Municipality authorizing the construction of all or part of any building.

Building Residential: a single-detached, semi-detached, duplex or mobile dwelling unit.

Building Site: the specific site on which the principal building is to be erected.

Campground: the seasonal operation of an area of land managed as a unit, providing temporary short-term accommodation for tents, tent trailers, travel trailers, recreational vehicles and campers, used by travellers and tourists.

Campground, Long Term: the seasonal operation of an area of land managed as a single unit, which provides long term accommodation for recreational vehicles used by the same occupant(s) for the entire season. The difference between a long term campground and a campground is that a long term campground is intended for prolonged visits and shall be located near amenity areas.

Cannabis: as defined in The Cannabis Act (Canada).

Cannabis Facility: means either:

- a) a facility, licensed by the Federal Government, for the cultivation, synthesis, harvesting, altering, propagating, processing, packaging, labeling, storage and shipping of cannabis; or
- b) a facility, provincially authorized, for the warehousing and wholesale distribution of cannabis.

Cannabis Production Facility: a facility, licensed by the Federal Government, for the cultivation, synthesis, harvesting, altering, propagating, processing, packaging, labeling, storage and shipping of cannabis.

Cannabis Retail Store: a retail store, provincially authorized, for selling cannabis to consumers.

Cannabis Warehouse and Distribution Facility: a facility, provincially authorized, for the warehousing and wholesale distribution of cannabis.

Care Services: means development to provide daytime personal care and education to children or elderly persons, but does not include overnight accommodation. Typical facilities would include daycare or "elder care" centres, day nurseries, family day home child care, nursery schools and play schools.

Communal Dwelling: is identified as the dwelling unit(s) on land owned by Hutterite, Mennonite or any other type of colony who use the land for agricultural, educational, and other shared purposes.

Convenience Store: A store offering for sale primarily food products, beverages, tobacco, personal care items, hardware and printed matter and which primarily provides a convenient day to day service to residents in the vicinity.

Council: the Council of the Rural Municipality of Leask No. 464.

Country Residential Use: a dwelling or site whose owner's principal source of household income is from a source other than the principal agricultural use of that site.

Developed Road: an existing paved or graded all-weather road on a registered right-of-way, or a road for which arrangements have been made with Council to provide for the construction of the road on a registered right of way to a standard approved by Council.

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

Development Permit: a document authorizing a development issued pursuant to this bylaw.

Discretionary Use: means a use of land or building or development that is prescribed as a discretionary use in this Zoning Bylaw and requires the approval of Council pursuant to *the Act*.

Dwelling Group: a group of principal buildings used as dwellings, located on a single parcel, developed as a project, that may include rental, condominium or bare land condominium forms of tenure.

Dwelling, Multi-Unit: a detached building consisting of two or more dwelling units which are occupied or intended to be occupied as a permanent home or residence.

Dwelling, Single Detached: a detached building consisting of one dwelling unit as defined here; and occupied or intended to be occupied as a permanent home or residence, but shall not include a mobile home, park model trailer or recreational vehicle as defined here.

Dwelling Unit: one or more habitable rooms constituting a self-contained unit and used or intended to be used together for living and sleeping purposes by one or more persons and not to be used exclusively for storage purposes.

Farmstead Site: a site which includes the residence of the farm operator and those buildings or facilities which are related to the farm operation, and are normally surrounded by the farmstead shelterbelt.

Flood Fringe: means the portion of the flood plain where the waters in the 1:500 year flood are projected to be less than a depth of one metre or a velocity of one metre per second.

Flood Plain: means the area prone to flooding from a waterbody or watercourse that comprises the combined area of the flood way and flood fringe.

Flood Proofed: means a measure, or combination of structural and non-structural measures, incorporated into the design of a structure that reduces or eliminates the risk of flood damage to a defined elevation.

Flood Way: means the portion of the flood plain adjoining the channel where the waters in the 1:500 year flood are projected to meet or exceed a depth of one metre or a velocity of one metre per second.

Floor Area: the sum of horizontal area contained within the outside of the outside walls of a building at each floor level at or above grade, excluding in the case of a dwelling, any private garage, porch, veranda, sun lounge, or unfinished room or attic.

Footprint: the horizontal area, as seen in plan, measured from outside of all exterior walls and supporting columns.

Garden Suite: an additional dwelling unit that is separate from and secondary to the principal single detached dwelling on the residential lands but shall not include a recreational vehicle or park model trailer as defined in this bylaw.

Grocery Store: the use of a building, or a portion of a building, for the sale of foodstuffs and convenience goods to serve the needs of the surrounding residents and the traveling public.

Hazard Land: land which may be prone to flooding, slumping, subsidence, landslides, erosion, any other instability, or is located within the flood plain of a river, stream or lake.

Hazardous Substance: a substance that, because of its quality, concentration or physical, chemical or infectious characteristics, either individually or in combination with other substances on the site is an existing or potential threat to the physical environment, to human health or to other living organisms.

Highway Sign Corridor: a strip of land parallel and adjacent to a provincial highway; where private signs may be permitted to advertise goods and services of local area businesses and attractions, as provided by regulations of the Ministry of Saskatchewan Highways and Infrastructure entitled *The Provincial Highway Sign Control Regulations, 2012*, as may be amended or replaced from time to time.

Home Occupation: an occupation carried on by the occupants of a residence or agricultural operation and is a use secondary to the permitted use.

Hostel: an establishment that provides budget-oriented, sociable lodging for a specific group of people, such as students, workers or travelers.

Hotel: a building which provides sleeping accommodation for which a fee is charged and may also contain commercial uses, facilities or services such as a restaurant, dining room, room service or convention room.

Intensive Agricultural Operation: a principal use that produces a crop that is grown in buildings or under structures, using hydroponic techniques, or by use of intensive irrigation and fertilizer application, but not including an intensive livestock operation or cannabis production facility.

Intensive Livestock Operation (ILO): the operation or facilities for the permanent or temporary rearing, confinement or feeding (excluding wintering of animals) of poultry, hogs, sheep, goats, cattle, horses, or domesticated game animals in such numbers that the facility and portion of a parcel or site used for the operation does any of the following conditions:

- a) will contain 100 or more animal units;
- b) provides less than 370 m² of space for each animal unit;
- c) will contain more than 20 animal units for 10 or more days of the month within 300 m of water body not controlled by the operator; or
- d) will contain more than 20 animal units for 10 or more days of the month within 30 m of a domestic well not controlled by the operator.

Junked Vehicles: any automobile, tractor, truck, trailer or other vehicle that:

- a) has no valid license plate
- b) is in rusted, wrecked, partly wrecked, dismantled, partly dismantled, inoperative or abandoned condition
- c) is not contained within a permitted building

d) does not form part of a permitted business

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

Liquor Sales: the wholesale or retail sale or distribution to the public of any and all types of alcohol spirits/beverages.

Membrane Covered Structure: a structure consisting of a frame that is covered with plastic, fabric, canvas or similar non-permanent material, which is used to provide storage for vehicles, boats, recreational vehicles, or other personal property. The term shall also apply to structures commonly known as hoop houses, canopy covered carports, tent garages and can be fully or partially covered, but does not include gazebos or outdoor tents.

Mobile Home: a structure that may be used as a dwelling all year round; has water faucets and shower or other bathing facilities that may be connected to a water distribution system; and has facilities for washing and a water closet or other similar facility that may be connected to a sewage system; and is certified by the manufacturer that it complies with the Canadian Standards Association Standard No. CSA-Z240 MH; and is attached to a permanent foundation.



Double-Wide Mobile Home

Modular Home: a building that is manufactured in a factory as a whole or modular unit to be used as one single dwelling unit and is certified by the manufacturer that it complies with the Canadian Standards Association Standard No. CSA-A277, and is attached to a permanent foundation.



Modular (Manufactured) Home

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

Municipality: the Rural Municipality of Leask No. 464

Non-Conforming Building: a building:

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

Non-Conforming Site: a site, consisting of one or more contiguous parcels, that, on the date a Zoning Bylaw or any amendment to a Zoning Bylaw becomes effective, contains a use that conforms to the bylaw, but the site area or site dimensions do not conform to the standards of the bylaw for that use.

Non-Conforming Use: a lawful specific use:

- a) being made of land or a building or intended to be made of land or of a building lawfully under construction, or with respect to which all required permits have been issued, at the date the Zoning Bylaw or any amendment to the Zoning Bylaw affecting the land or building becomes effective
- b) that on the date the Zoning Bylaw or any amendment to the Zoning Bylaw becomes effective does not, or in the case of a building under construction or with respect to which all required permits have been issued will not, comply with the Zoning Bylaw.

Outhouse: a structure and the pit over which the structure sits, in which human waste is emitted from the pit into the soil and shall not include a system using a watertight septic tank for the temporary retention of sewage that is hauled off site.

Outside Storage: the storing, stockpiling or accumulating of goods, equipment or material in an area that is open or exposed to the natural elements.

Park Model Trailer/Unit: a unit designed to facilitate occasional relocation, with living quarters for a temporary or seasonal use; has water faucets and shower or other bathing facilities that may be connected to a water distribution system; and has facilities for washing and a water closet or other similar facility that may be connected to a sewage system; and it has a gross floor area not exceeding 50 m² (540 ft²); and is certified by the manufacturer that it complies with the Canadian Standards Association Standard No. CSA-Z241.



Park Model Trailer 102



Park Model Recreational Unit

Passive Recreation Use: means a recreational land use that does not require significant development upon the site and does not lessen the natural character of the area.

Pasture: a site that is used for the raising and feeding of livestock by grazing.

Permitted Use: a use or form of development rightfully allowed in a zoning district, subject to the regulations contained in this bylaw.

Personal Service Shops: a facility for providing a service to individuals, including but not limited to barbershops, professional services, medical clinics, drycleaners, etc.

Principal Agricultural Use: the chief reason for the use and development of the land is its use for agricultural purposes, and that such use constitutes the chief source of income or anticipated chief source of income for the applicant for a development permit for land.

Principal Building: the main building in which the principal use of the site is conducted.

Principal Use: the main activities conducted on a site.

Public Road: a road allowance or a legally surveyed road vested in the name of Ministry of Highways and Infrastructure.

Public Utility: A system, work, plant, equipment or service (whether owned or operated by the RM or by a corporation under Federal or Provincial statute), that furnishes any of the following services and facilities or for the use of the inhabitants of the RM:

- a) Communication by way of telephone lines, optical cable, microwave and cable television services;
- b) Delivery of water, natural gas and electricity;
- c) Public transportation by bus, rail, or other vehicle production, transmission;
- d) Collection and disposal of sewage, garbage and other wastes; and
- e) Fire and police services.

Quarter Section: 64.8 hectares (160 acres) or a lesser amount that remains due to the original township survey, road widening, road right-of-way or railway plans, drainage ditch, pipeline or transmission line development, or other public utility; or natural features such as water courses or water bodies.

Ready-to-Move (RTM) Dwelling: a building that is manufactured in a factory to be used as one single dwelling unit and is certified by the manufacturer that it complies with the Canadian Standards Association Standard No. CSA-A277, and is attached to a permanent foundation.



Recreational Vehicle: shall mean a unit intended to provide temporary living accommodations for campers or travelers, built as part of, or to be towed by, a motor vehicle; and includes truck campers, motor homes, tent trailers and travel trailers.



Reeve: the Reeve of the Rural Municipality of Leask No. 464

Residence: a single detached dwelling, mobile home, or modular home.

Residential: the use of land, buildings or structures for human habitation.

RM: the Rural Municipality of Leask No. 464

Road: shall mean a public thoroughfare which affords the principal means of access to abutting property but shall not include an easement or lane.

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

Service Station: a building or place used for, or intended to be developed primarily for supplying vehicles with gasoline, diesel fuel, grease, tires or other similar items and for the repair, rental, greasing, washing, servicing, adjusting or equipping of automobiles or other motor vehicles, including painting, body work and major repairs.

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

- a) is a structure or any part thereof, or is attached to, painted on, or in any manner represented on a building
- b) is used to announce or direct attention to, or advertise
- c) is visible from outside the building.

Site: an area of land with fixed boundaries that has been registered with Information Services Corporation by Certificate of Title, and for which all portions of the land are consolidated under a single title.

Site Line, Front or Site Frontage: the boundary that divides the site from the street or road. In the case of a corner site, the front site line shall mean the

boundary separating the narrowest street frontage of the site from the street. Site frontage for a non-rectangular site shall be defined as the mean of the measured front and rear site lines.

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

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

Small Wind Energy System: any wind energy conversion system consisting of a wind turbine, a tower and associated control or conversion electronics, which has a rated capacity of not more than 300 kW, and is intended to provide electrical power for use on-site (either behind the metre or off-grid) and is not intended or used to produce power for commercial resale.

Storage Facility: a building or buildings containing storage units used primarily for private storage of personal goods, materials and equipment, household goods, furniture, general merchandise and vehicles but excluding storage of hazardous materials.

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

Structure: anything that is built, constructed, or erected, located in, on, or over the ground, or attached to something located in or over the ground.

Subdivision: a division of land, and includes a division of a quarter section into legal subdivisions as described in the regulations made pursuant to *The Land Surveys Titles Act, 2000*.

Tree Nursery: the use of land for raising shrubs, trees and bedding plants for the express purpose of commercial sale.

Units of measure: units of measure in this bylaw are metric abbreviated as follows:

m	- metre(s)
m ²	- square metre(s)
km	- kilometre(s)
ha	- hectare(s)
ac	- acre(s)
ft	- foot (ft.)

Use: the purpose or activity for which a piece of land or its buildings are designed, arranged or intended, occupied or maintained.

Vacation Farm: an operating farm which may, on a day basis or for overnight purposes, offer a farm life experience to groups, families, or individuals and which may provide either or both of the following:

- a) rental accommodation in the farm dwelling or adjacent private cabins comprising one or more rooms furnished to enable the preparation of meals if full board is not provided
- b) a tract of land on which one or more camping, tenting or parking sites is located, where electricity, potable water and toilet facilities are provided to the persons, families, or groups occupying any of the sites.

Waste Disposal Facility, Liquid: a facility to accommodate any liquid waste from residential, commercial, institutional and industrial sources, but does not include a septic system for a single residence or farmstead, or a manure storage area for an intensive livestock operation.

Waste Disposal Facility, Solid: a facility, not including a temporary storage facility, to accommodate discarded materials, substances or objects which originated from residential, commercial, institutional and industrial sources which are typically disposed of in municipal or private landfills, but not including dangerous goods, hazardous waste or biomedical waste.

Yard: the open, unoccupied space on a lot between the property line and the nearest wall of a building and any of a site unoccupied and unobstructed by a building or structure, unless authorized in this bylaw.

Yard, Front: that part of a site that extends across the full width of a site between the front site line and the nearest main wall of a building or structure.

Yard, Rear: that part of a site which extends across the full width of a site between the rear site line and the nearest main wall of a building or structure.

Yard, Required: the minimum yard required by a provision of this bylaw.

Yard, Side: the part of a site that extends from a front yard to the rear yard between the side line of a site and the nearest main wall of a building or structure.