

RURAL MUNICIPALITY OF BRITANNIA No. 502

ZONING BYLAW

Prepared for:

THE RURAL MUNICIPALITY OF BRITANNIA No. 502

Prepared by:

CROSBY HANNA & ASSOCIATES
LANDSCAPE ARCHITECTURE AND COMMUNITY PLANNING
SASKATOON, SK

ORIGINAL DATE: JANUARY 2022

Consolidated version including the following Amendments (including Zoning District Map Amendments):

Bylaw 06-2023
Bylaw 07-2024
Bylaw 23-2024
Bylaw 30-2024

Consolidation Date: January 28, 2025

Note:

This consolidation is not official. Amendments have been incorporated for convenience of reference and the original bylaws should be consulted for all purposes of interpretation and application of the law.

The Rural Municipality of Britannia No. 502

Bylaw No. 24-2021

A Bylaw of the Rural Municipality of Britannia No. 502 to adopt a Zoning Bylaw.

The Council of the Rural Municipality of Britannia No. 502, in the Province of Saskatchewan, in open meeting assembled enacts as follows:

- (1) Pursuant to Section 34(1) of *The Planning and Development Act, 2007* the Council of the Rural Municipality of Britannia No. 502 hereby adopts the Rural Municipality of Britannia No. 502 Zoning Bylaw, identified as Schedule "A" to this Bylaw.
- (2) The Reeve and Administrator of the Rural Municipality of Britannia No. 502 are hereby authorized to sign and seal Schedule "A" which is attached to and forms part of this Bylaw.
- (3) Bylaw No. 09-1989 the Zoning Bylaw for the Rural Municipality of Britannia No. 502, and all amendments thereto, are hereby repealed.
- (3) This Bylaw shall come into force on the date of final approval by the Minister of Government Relations.

Read a first time the 10th day of November, 2021

Read a second time the 26th day of January, 2022

Read a third time the 26th day of January, 2022

Adoption of Bylaw this _____ day of _____, _____

(Reeve)

SEAL

(Chief Administrative Officer)

Certified a True Copy of the Bylaw adopted by Resolution of Council

On the _____ day of _____, of the year _____

THE RURAL MUNICIPALITY OF BRITANNIA NO. 502
ZONING BYLAW

Being Schedule "A" to Bylaw No. 24-2021
of the Rural Municipality of Britannia No. 502

(Reeve)

SEAL

(Chief Administrative Officer)

Table of Contents

1	INTRODUCTION.....	7
1.1	Title.....	7
1.2	Scope.....	7
1.3	Purpose.....	7
1.4	Severability	7
2	INTERPRETATION	8
3	ADMINISTRATION	29
3.1	Development Officer.....	29
3.2	Application for Development Permit.....	29
3.3	Developments Not Requiring A Development Permit.....	29
3.4	Other Permit Requirements.....	30
3.5	Application Requirements.....	30
3.6	Development Permit Application Process.....	36
3.7	Discretionary Use Applications	36
3.8	Validity of a Development Permit.....	48
3.9	Amending the Zoning Bylaw	48
3.10	Development Appeals Board	48
3.11	Minor Variances	49
3.12	Fees	49
3.13	Zoning by Agreement	50
3.14	Offences and Penalties	50
4	GENERAL REGULATIONS	51
4.1	Frontage on the Road	51
4.2	Development on Hazard Lands.....	51
4.3	Building to be Moved	53
4.4	Waste Disposal.....	53
4.5	Water	53
4.6	Storage of Chemicals, Fertilizers and Combustible Materials.....	53
4.7	One Principal Building Permitted on a Site.....	54
4.8	Non-Conforming Buildings, Sites and Uses.....	54
4.9	Public and Private Utilities and Pipelines.....	54
4.10	Vehicle Storage	54
4.11	Fences	55
4.12	Shipping Containers.....	55
4.13	Setback from Centre Line of Roads.....	56
4.14	Landscaping	56
4.15	Outside Storage and Waste Material Storage.....	58
4.16	Permitted Yard Encroachments	58
4.17	Prohibited Uses in All Districts.....	59
4.18	Signs and Billboards	60
4.19	Temporary Uses	61
4.20	Visibility Clearance at Intersections.....	61
4.21	Membrane Covered Structures.....	62
4.22	Pole Sheds and Post Frame Structures.....	62

5	SPECIAL STANDARDS AND REGULATIONS	63
5.1	Accessory Uses, Buildings and Structures.....	63
5.2	Recreational Campgrounds and Tourist Camps	73
5.3	Public Works in the Form of Solid and Liquid Waste Management or Disposal Facilities	74
5.4	Bed and Breakfast Homes and Vacation Farms	74
5.5	Custodial Care Facilities and Residential Care Facilities	75
5.6	Service Stations.....	75
5.7	Gas Bars/ Bulk Fuel Sales.....	76
5.8	Fuel Storage Tanks.....	76
5.9	Home-based Businesses and Farm-based Businesses.....	77
5.10	Outfitter Base Camps and Tourism Base Camps	78
5.11	Kennels (Boarding and Breeding).....	78
5.12	Auction Markets.....	79
5.13	Truck Stops	79
5.14	Solar Energy Facilities (Individual).....	79
5.15	Wind Energy Facilities (one turbine).....	80
5.16	Wind Farms (two or more turbines).....	80
5.17	Transloading Facilities	81
5.18	Oil and Gas Exploration and Development	82
5.19	Junk and Salvage Yards and Auto Wreckers	83
5.20	Crematoriums.....	83
5.21	Communal Farm Settlements.....	83
5.22	Cannabis Production Facilities.....	84
5.23	Cannabis Retail Stores	84
5.24	Solar Farms	84
5.25	Secondary Suites.....	85
5.26	Small Farm Operations	85
5.27	Septic and Sanitary Services.....	86
6	ZONING DISTRICTS	88
6.1	Classification of Zoning Districts	88
6.2	Zoning District Maps	88
6.3	Boundaries	88
6.4	Regulations	89
6.5	Properties with More than One Zoning District.....	89
6.6	Transitional Zoning Provisions	89
7	DISTRICT SCHEDULES	90
7.1	AR – Agriculture Resource District.....	90
7.2	CR1 – Medium Density Country Residential District	97
7.3	CR2 – High Density Country Residential District.....	101
7.4	CRMU – Country Residential Mixed Use District	105
7.5	RR - Resort Residential District.....	114
7.6	H1 – Hamlet District.....	118
7.7	H2 – Hamlet Residential District.....	123
7.8	C1 – Commercial/ Industrial District.....	126
7.9	C2 – Restricted Commercial District.....	132
7.10	M1 – Industrial District.....	138
7.11	CON – Conservation District.....	144

8	REQUIRED SEPARATION DISTANCES BETWEEN USES	147
9	MAPS	149

1 INTRODUCTION

1.1 TITLE

This Bylaw shall be known as the "Zoning Bylaw of the Rural Municipality of Britannia No. 502".

1.2 SCOPE

All development within the limits of the municipality shall be in conformity with the provisions of this bylaw, subject to the right of appeal provisions of *The Planning and Development Act, 2007 (The Act)*.

1.3 PURPOSE

This is a Bylaw to control the use and development of the land in the municipality and assist in implementing the Official Community Plan for the Rural Municipality of Britannia No. 502.

1.4 SEVERABILITY

If any part of this Bylaw, including anything shown on the Zoning District Map, 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 INTERPRETATION

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

Abattoir: a premise where livestock is slaughtered and the meat is cut, cured, smoked, aged, wrapped, frozen, or otherwise processed for distribution.

Accessory Building or Use: a building or use which:

- (a) is subordinate to and serves the principal building or principal use;
- (b) is subordinate in area, extent and purpose to the principal building or principal use served;
- (c) contributes to the comfort, convenience or necessity of occupants of the principal building or principal use served; and,
- (d) is located on the same site as the principal building or principal use served.

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

Aggregate Extraction: the extraction, crushing, washing, screening, weighing, sorting, blending and/or refining of sand, gravel, clay, or similar materials.

Agricultural Operation: an agricultural operation as defined within *The Agricultural Operations Act*.

Agricultural Service and Contracting Establishments: premises used for the supply of goods, materials or services that support agricultural uses including the sale and storage of seeds, feed, fertilizer and chemical products and the rental, sale, repair or service of agricultural equipment or implements or any combination of the foregoing.

Agricultural Support Services: includes,

- (a) grain and seed storage, cleaning and drying;
- (b) fertilizer mixing sales (subject to provincial regulations);
- (c) livestock and poultry breeding services;
- (d) abattoirs;
- (e) bin yards, and;
- (e) other agriculturally related services.

Agroforestry: a collective name for the practice of intentionally using trees within land use systems and practices in which woody perennials are deliberately integrated with crops and/or animals on the same land management unit either in spatial or temporal sequence.

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

Amusement Park: a development including go-cart, paint ball and miniature golfing facilities, concessions and arcades, swimming pools, water slides, batting cages and other similar uses.

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, Exotic: any animal as per the interpretation provided for “exotic wildlife” in The Wildlife Act, 1998.

Animal Hospital: means a Building used by veterinarians primarily for the purposes of the consultation, diagnosis, and office treatment of household pets and large animals, but shall not include long-term board facilities for animals nor kennels

Animal Unit: the kind and number of animals calculated in accordance with The Agricultural Operations Regulations Appendix Table 1 [Section 2]

Applicant: a developer or person applying for a development permit under this bylaw.

Auction Market: a building, structure, or lot, or part thereof, used as a premises where goods and materials that are to be sold by public auction.

Bed and Breakfast Home: a dwelling unit in which the occupants thereof use a portion of the dwelling unit for the purpose of providing, for remuneration, sleeping accommodation and one meal per day to members of the general public, for periods of one week or less, and in which:

- (a) not more than three bedrooms within the dwelling unit are used to provide such sleeping accommodation;
- (b) the dwelling unit is the principal residence of the persons receiving the remuneration and providing the sleeping accommodation and one meal per day; and,
- (c) the meal which is provided is served before noon each day.

Bin pad: a foundation used for grain storage systems.

Bin yard: a site used for the storage of grain, fertilizer, machinery and other equipment.

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

Building Bylaw: any bylaw of the Rural Municipality of Britannia No. 502 regulating the erection, alteration, repair, occupancy or maintenance of buildings or structures.

Building Floor Area: the maximum habitable area contained within the outside walls of a building, excluding in the case of a dwelling unit any private garage, porch, sunroom, unfinished attic or unfinished basement.

Building Height: the vertical distance of a building measured from grade level to the highest point of the roof surface.

Building Line, Established: a line, parallel to the front site line (and, in the case of corner sites, a line, parallel to the side site line along the flanking street), and set back the average distance from the edge of the street to the main walls of the existing buildings on a side of any block of the street where more than half the lots have been built on.

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

Building, Principal: the main building in which the principal use of the site is conducted, or in cases when multiple principal uses are allowed, the main building for each principal use on the site.

Bylaw No.
07-2024

Campground, Recreational: 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 travelers and tourists.

Campsite: a designated and delineated area within a campground or tourist camp that is intended to accommodate a single tent, tent party or recreational vehicle.

Cannabis Production Facility: a facility, approved under federal and provincial regulations, that is used in whole or in part for the planting, cultivation, testing, harvesting, processing and distribution of the cannabis plant and any of its derivatives.

Cannabis Retail Store: a retail store, approved under federal and provincial regulations that sells cannabis and any of its derivatives.

Carport: a roofed enclosure for the parking of a motor vehicle or motor vehicles which has less than 60% of the total perimeter enclosed by walls, doors or windows and is attached to a principal building.

Cemetery: property used for the internment of the dead and may include facilities for the storage of ashes of human remains that have been cremated.

Club: a group of people organized for a common purpose, to pursue common goals, interests or activities, usually characterized by certain membership qualifications, payment of dues or fees, regular meetings, and a constitution and bylaws; and shall include lodges and fraternal organizations.

Compatible: with respect to land use, that land uses are able to exist near each other without conflict or are consistent and capable of being used in combination with each other.

Community Centre/ Hall: a building or facility used for recreational, social, educational or cultural activities and which is owned by a municipal corporation, non-profit corporation or other non-profit organization.

Construction Trades: offices, shops and warehouses, with or without associated retail sales of plumbing and heating, electrical, carpentry, masonry and other trades associated with construction.

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 Britannia No. 502.

Crematorium: a building fitted with the proper appliances for the purposes of cremation of human or

animal remains and includes everything incidental or ancillary thereto.

Custodial Care Facility: either:

- (a) a facility for the temporary detention or open custody of persons pursuant to the provisions of *The Youth Criminal Justice Act* (Canada) or *The Summary Offences Procedure Act*, 1990 (Saskatchewan); or,
- (b) a facility for the accommodation of persons participating in a community training program pursuant to *The Correctional Services Act*.

in which the number of persons in detention, custody or residence does not exceed five.

Day Care Centre: a facility for the non-parental care of over four (4) preschool age children on a daily basis and licensed under *The Child Care Act*.

Deck: a raised open platform, with or without rails, in conformance with National Building Code Standards, attached to a principal building.

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

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

Dwelling: a building used or intended for residential occupancy and may include a Modular Dwelling or a Ready-to-Move Dwelling (RTM), Manufactured Dwelling as herein defined.

**Bylaw No.
06-2023**

Dwelling, Accessory Recreation; a residence located within an accessory building, intended to allow for temporary accommodation which may include sleeping and / or sanitary facilities.

Dwelling, Business: an accessory dwelling unit accessory to a commercial or industrial use in a commercial, industrial or agricultural zoning district that is intended to accommodate an owner, manager, employee of the company who must live onsite to accomplish their tasks.

Dwelling, Manufactured: a single-unit dwelling manufactured in a facility to the CSA Standard A277 and usually transported on a steel frame. A manufactured dwelling is a mobile home that conforms to Canadian Standards Association No. Z240 MH series of standards for mobile homes or to such standards as may have been defined by the Canadian Standards Association or mobile homes at any time subsequent to the definition of the standard set out as Z240.

The CSA Standard A277 means that the dwelling (being transported to the site as modular sections or prefabricated off-site) meets the requirements of the National Building Code or other standard such as the Z240 MH Series Standard. The A277 Standard is not a building code, it is a procedure for certifying compliance with the building code or in the case of a mobile home, the Z240 MH series standard which replaced the building code in some places.

A manufactured dwelling is a dwelling that is used all year round and shall include:

- (a) water faucets and shower or other bathing facilities that are connected to a water distribution system; and
- (b) facilities for washing and a water closet or other similar facility that are connected to a sewage system.

Dwelling, Modular: a single unit dwelling which is constructed of pre-fabricated parts, unit modules and/or finished sections built in a factory and which are transported to the site for assembly on a fixed, approved foundation that complies with the requirements of the National Building Code of Canada and built to the CSA Standard A277.

Dwelling, Secondary Suite: a self-contained dwelling unit that is an accessory use to a single detached dwelling, and located within;

- a building in which the principal use is a single detached dwelling; or
- a building that is accessory to a single detached dwelling but is not otherwise a dwelling.

Dwelling, Ready-to-Move (RTM): a ready-to-move one unit dwelling which is built to completion off-site using conventional lumber and building practices according to the current National Building Code of Canada, or built under the CSA A277 standard, and which is transported to the site as a complete unit for placement on a fixed, approved foundation that complies with the requirements of the National Building Code of Canada.

Dwelling, Semi-Detached: a dwelling unit on its own site, with a common wall dividing the two dwelling units through at least 30% of the depth of the entire structure, measure from the front to the rear building lines.

Dwelling, Single Detached: a detached building consisting of one dwelling unit as herein defined with the exception of an approved Dwelling, Secondary Suite, but shall not include a manufactured dwelling as herein defined.

Dwelling, Two-Unit: a building divided into two separate dwelling units on the same site but not including single detached dwellings which contain a secondary suite as defined herein.

Dwelling Unit: a separate set of living quarters, whether occupied or not, usually containing sleeping facilities, sanitary facilities and a kitchen or kitchen components. For the purpose of this definition, "kitchen components" include, but are not limited to, cabinets, refrigerators, sinks, stoves, ovens,

microwave ovens or other cooking appliances.

Estimated Peak Water Level (E.P.W.L.): the estimated peak water elevation for the geographic area based on a 1:500-year flood event (0.5% chance of annual exceedance probability).

Estimated Peak Water Level Plus a Freeboard: the level defined by The Ministry of Municipal Affairs at time of subdivision and by municipal bylaw to which flood-proofing must be undertaken for developments in the flood hazard area. The freeboard allows for uncertainties in the calculations, and for other possible hazards such as ice shove, ice jams, and erosion. The Saskatchewan Watershed Authority usually recommends a freeboard of 0.5 m for most situations. For dykes used as flood-proofing, a freeboard of 0.6 m is usually recommended. In areas with high uncertainty in the hydrology or hydraulic response of the lake or river, a freeboard of up to 1.0 m may be recommended.

Farm: the land, buildings, and machinery used in the commercial production of farm products.

Farm-based Business: an occupation carried on by the operators of a farm, ancillary to the principal use.

Farm Dwelling: an accessory dwelling on a farm that is intended to accommodate farm workers.

Farm Operation: conditions or activities which occur on a farm in connection with the commercial production of farm products, including agroforestry, but not including Intensive Livestock Operations or Intensive Agricultural Operations.

Farm Operation (Small): a small agricultural land holding containing an occupied single detached, RTM, modular, or manufactured dwelling, *and* small-scale agricultural or horticultural production; the agricultural or horticultural production being either for personal consumption and use, direct sale on site, or to local market(s). Agricultural or horticultural production and sale may include small greenhouses and nurseries, animal shelters, market gardens, produce stands, and other similar uses. It shall not include any form of use which involves commercial processing or manufacturing for sale of product or of animals. The term may be cited as “Small Farm Operation” within this Bylaw and is considered an independent use from *Farm Operations*.

**Bylaw No.
23-2024**

Farm Product: those plants and animals useful to man and including, but not limited to:

- (a) forages and sod crops;
- (b) grains and feed crops;
- (c) dairy and dairy products;
- (d) poultry and poultry products;
- (e) livestock, including breeding and grazing;
- (f) fruits;
- (g) fish;
- (h) vegetables;
- (i) flowers;
- (j) seeds;
- (k) grasses;
- (l) trees;
- (m) apiaries and honey production;
- (n) equine and other similar products; and,

- (o) other product which incorporate the use of food, feed, fibre or fur

Fence: an artificially constructed barrier erected to enclose or screen areas of land.

Fence, Permeable: Any fence with a high degree of visual permeability which is used for the containment of animals or the separation of property boundaries, but does not add significant privacy or screening from wind or noise.

Fence, Solid: Any fence greater than 3 metres in height which is used to screen an area of land from sight or wind.

Flankage: the side site line of a corner site which abuts the street.

Flood Fringe: the portion of the flood plain inundated by the 1:500 year flood that is not floodway. It is a zone within the flood hazard area where some types of development may occur if suitably flood-proofed. The Flood Fringe is typically defined as that portion of the flood hazard area where:

- (a) depth of inundation above natural ground is less than 1.0 metre;
- (b) flow velocities are less than 1.0 metre per second; and,

Flood Hazard Area: the area below the E.P.W.L. The flood hazard area has two zones; the Flood Fringe and the Floodway.

Flood Plain: the area inundated by water from a watercourse or water body during a 1:500 year flood and is made up of the floodway and the flood fringe.

Flood Proofed: 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.

Floodway: the portion of the flood plain adjoining the channel where the waters in the 1:500 year flood are projected to:

- (a) meet or exceed a depth of one metre; or
- (b) meet or exceed a velocity of one metre per second.

Typically only necessary infrastructure is allowed in a floodway (eg. water intakes and outfalls, bridge piers and abutments, etc) or development that is of low value and non-obstructive (eg. parks, nature areas, parking lots, and recreational trails). The Floodway contains the deepest, fastest, and most destructive floodwaters.

Foreshore: the Crown Land lying between the shore of any watercourse and registered surface parcels.

Gas Bar: a building or facility used for the retail sale of motor vehicle fuels from fixed pumps.

Geotechnical Assessment: an assessment or estimation by a qualified expert of the earth's subsurface and the quality and or quantity of environmentally mitigated measures that would be necessary for development to occur.

Grade Level: the average level of the finished surface of the ground adjacent to the exterior walls of the building or structure.

Hazard Land: means land that is contaminated, unstable, prone to flooding, shoreline erosion, or otherwise unsuited for development or occupation because of its inherent danger to public health, safety, or property. Hazards may include surface and subsurface features such as unstable slopes, areas exhibiting subsidence, and other natural or human-made features.

**Bylaw No.
07-2024**

Hazardous Material: any product, substance or organism which, because of its quantity, concentration or risk of spill, or its physical, chemical or infectious characteristics, either individually or in combination with other substances, is an existing or potential threat to the physical environment, to human health or to living organisms, including but not limited to:

- (a) corrosives;
- (b) explosives;
- (c) flammable and combustible liquids;
- (d) flammable solids. substances liable to spontaneous combustion, substances that on contact with water emit flammable gases;
- (e) gases, compressed, deeply refrigerated, liquefied or dissolved under pressure;
- (f) oxidizing substances; organic peroxides;
- (g) poisonous (toxic) and infectious substances;
- (h) radioactive materials;
- (i) waste Dangerous Materials; and,
- (j) any other environmentally hazardous substance.

Health Care Clinic: a facility or institution engaged in the provision of services for health maintenance, diagnosis or treatment of human pain, injury or other physical condition on an out-patient basis.

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 Department of Highways and Transportation entitled "*The Erection of Signs Adjacent to Provincial Highway Regulations, 1986*", as may be amended from time to time.

Home-based Business: an occupation carried on by the occupants of a residence ancillary to a principal use.

Hotel: a building or part of a building used as a place for sleeping accommodation with or without meals, and which may have a licensed beverage room, but does not include a motel.

Institutional Camp: an area of land containing sleeping accommodations and facilities which are used to provide short term accommodation for persons engaged in passive or active recreation or leisure, which, without limiting the generality of the foregoing, shall include the following: children's camp or establishment, religious camp, artist's camp, retreat, educational camp, recreational camp, sports camp or other similar camp or establishment.

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.

Intensive Livestock Operation (ILO): as per the definition provided in the Agricultural Operations Act.

Intersection: an area where two or more streets or lanes meet or cross at grade.

Junk and Salvage Yards and Auto Wreckers: uses including, but not limited to, uses involved in salvaging, storing or selling scrap metal, paper, plastic, glass, wood and other waste material, as well as unlicensed vehicles and used vehicle parts.

Kennel: an establishment for the temporary accommodation, keeping, breeding, housing, exercising, training and/ or raising of four (4) or more domestic animals over six (6) months in age that are not Livestock, for commercial purposes, but does not include the keeping of animals in a Veterinary Clinic for the purpose of observation and/ or recovery necessary to veterinary treatment.

Lakeshore: the line denoting the high-water mark for any lake.

Landscaping: the modification and enhancement of a site through the use of any or all of the following elements:

- (a) *hard landscaping:* landscaping consisting of non-vegetative materials, such as brick, stone, concrete, tile and wood, but excluding monolithic concrete and asphalt;
- (b) *soft landscaping:* landscaping consisting of vegetation, such as trees, shrubs, hedges and grass;
- (c) *architectural elements:* landscaping consisting of wing walls, sculptures, etc.

Landscaping establishment: establishments primarily engaged in providing landscape care and maintenance services including the sale and / or installation of trees, shrubs, plants, lawns or gardens, and establishments engaged in these activities along with the construction (installation) of walkways, retaining walls, decks, fences, ponds and other similar structures and the retail sale of soft landscaping materials such as plants, trees, shrubs, as well as hard landscaping materials such as bricks, pavers, shale, crushed rock or other similar materials associated with landscaping, but does not include on-site outdoor and indoor cultivation or propagation of plants (green housing).

Lane: a public highway vested in the Crown as a secondary level of access to a lot or parcel of land.

Linear Park: dedicated land developed in a linear fashion, between 15 and 35 metres in width, intended to facilitate pedestrian and cycling transportation, and may also facilitate the management of storm water.

Livestock: poultry, hogs, sheep, goats, cattle, horses, fur-bearing animals, game and similar animals including those contained in the Agricultural Operations Act and Regulations.

Loading Space: a space, measuring at least 2.4 metres in width and 8.4 metres in depth, located on a site, and having access to a street or lane, in which a vehicle may park to load or unload goods.

Lot: an area of land with fixed boundaries and which is of record with the Information Services Corporation

by Certificate of Title.

Manufacturing and Processing Facilities: the manufacturing and assembly of goods, products or equipment and / or the processing of raw or finished materials, including the servicing, repairing or testing of materials, goods, equipment normally associated with the manufacturing, processing or assembly operation. It may include any storage and shipping facilities, indoor display, office, technical or administrative support areas or any sales operation accessory to the principal use.

Marina: a building, structure or place, containing docking facilities and located on a waterway, where boats and boat accessories are stored, serviced, repaired or kept for sale and where facilities for the sale of marine fuels and lubricants may be provided.

Membrane-Covered Structure: a structure consisting of a frame that is covered with plastic, fabric, canvass or similar non-permanent material, which typically is used to provide storage for vehicles, boats, recreational vehicles or other personal property, or on a larger scale, for storage of commercial goods and materials. The terms shall also apply to structures known commonly as 'hoop houses', 'canopy-covered carports' and 'tent garages', and can be fully or partially covered. Gazebos are not membrane-covered structures.

Mineral Resource Processing: the blasting, crushing, washing, screening, weighing, sorting, blending and/or refining of mineral resources.

Minister: the member of the Executive Council to whom, for the time being, is assigned the administration of *The Planning and Development Act, 2007*.

Motel: an establishment consisting of a group of attached or detached living or sleeping accommodations each with a bathroom, located on a lot or site and designed for use by the public, and may include a restaurant or licensed dining room.

Motor Vehicle, Farm and Heavy Equipment Use: any building, premises or land in which or upon which a business, service or industry involving the maintenance, servicing, storage or repair of commercial vehicles is conducted or rendered, including the dispensing of motor fuel or other petroleum products directly into moto vehicles and the sales of accessories or equipment for trucks or similar commercial vehicles.

Municipal Facility: land and / or structures owned by the Municipality that are used for:

- (a) office and meeting space;
- (b) storage of municipal equipment and supplies;
- (c) recreation; and/or,
- (d) other institutional purposes.

Municipality: The Rural Municipality of Britannia No. 502.

Nacelle: the framing and housing at the top of a wind tower that enclose the gearbox and generator.

Non-Conforming Building: a building:

- (a) that is lawfully constructed or lawfully under construction, or in respect of which all

required permits have been issued, at the date a Zoning Bylaw or any amendment to this Bylaw affecting the building or land on which the building is situated or will be situated becomes effective; and,

- (b) that on the date this Bylaw or any amendment to this Bylaw becomes effective does not, or when constructed will not, comply with this Bylaw.

Non-Conforming Site: a site, consisting of one or more contiguous parcels, that on the day of 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 zoning 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 a building lawfully under construction, or in respect to which all required permits have been issued, on the date of this bylaw or any amendment hereto becomes effective; and,
- (b) that on the date this Bylaw or any amendment hereto becomes effective does not, or in the case of a building under construction or in respect of which all required permits have been issued, will not comply with this Bylaw.

Office and Office Building: a building or part of a building used primarily for conducting the affairs of a business, profession, service, industry or government in which no goods or commodities of business trade are stored, transhipped, sold or processed.

Official Community Plan (OCP): the Official Community Plan Bylaw, as most recently amended, for the Rural Municipality of Britannia No. 502.

Outfitter Base Camp: a commercial recreation facility that provides outfitting services by a licensed outfitter and which may include accommodation licensed under *The Public Accommodation Regulations* and the storage and provision of related outfitting equipment, or the dressing, butchering, cleaning or freezing of game or fish, as part of the service.

Outfitting Equipment: equipment and supplies, including boats, canoes and other water vessels, aircraft, motor vehicles, motors, fuel, fishing and hunting gear and any other equipment for use in:

- (a) hunting, taking or catching wildlife;
- (b) angling, taking or catching fish; and/or,
- (c) ecotourism, including the viewing and photographing of natural areas, flora and fauna.

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

Personal Service Shops: establishments engaged in providing the care of a person or their apparel, which include barber shops, hairstyle salons, laundries, dry cleaners, shoe repair, photographic studios and other similar uses.

Place of Worship: a place used for worship and related religious, philanthropic or social activities and includes accessory rectories, manses, meeting rooms and other buildings. Typical uses include churches,

chapels, mosques, temples, synagogues and parish halls.

Pole Shed and Post Frame Structures: buildings and structures constructed using pole framing or post-frame construction technique.

Public Utility: a government, municipality or corporation under Federal or Provincial statute which operates one of the following:

- (a) systems for the production, distribution or transmission of electricity;
- (b) systems for the distribution, storage or transmission of natural gas or oil;
- (c) facilities for the storage, transmission, treatment, distribution or supply of water;
- (d) facilities for the collection, treatment, movement or disposal of sanitary sewage;
- (e) telephone, internet, cable television or light distribution or transmission lines; and,
- (f) facilities for the collection, storage, movement and disposal of storm drainage.

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

Private Utility: a private company which operates one of the following:

- (a) systems for the production, distribution or transmission of electricity;
- (b) systems for the distribution, storage or transmission of natural gas or oil;
- (c) facilities for the storage, transmission, treatment, distribution or supply of water;
- (d) facilities for the collection, treatment, movement or disposal of sanitary sewage;
- (e) telephone, internet, cable television or light distribution or transmission lines; and,
- (f) facilities for the collection, storage, movement and disposal of storm drainage.

Real Property Reports: a legal document that illustrates the location of all relevant visible public and private improvements relative to property boundaries. It is in the form of a plan or illustration of the various physical features of the property including a written statement detailing the surveyor's opinions or concerns. It is relied upon by the municipality as an accurate representation of the improvements to property

Recreational Facility: a recreation or amusement facility open to the general public.

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

Recreational Vehicle Park, Permanent: a site intended to accommodate one or more recreation vehicles or trailer coaches at a time on a temporary basis.

Recycling Collection Depot: a building or structure used for collection and temporary storage of recyclable household material such as bottles, cans, plastic containers and paper. The following shall not be allowed at a recycling collection depot:

- (a) processing of recyclable material other than compaction;
- (b) collection and storage of paints, oil, solvents or other hazardous material; nor,
- (c) outdoor compaction.

Reeve: the Reeve of the Rural Municipality of Britannia No. 502.

Rental Suite: dwelling unit accessory to, a single detached dwelling, including:

- (a) the development or conversion of basement space or above-grade space to a separate dwelling unit within the detached dwelling, or the addition of new floor space to an existing single detached dwelling, built to national building code standards; or
- (b) the development or conversion of space in a building accessory to a single detached dwelling, built to National Building Code Standards.

Repair Shops and Repair Services: a place where personal effects and household goods and appliances are repaired including the repair of large equipment such as motor vehicles, heavy equipment or heavy motors.

Residential Care Facility: a facility licensed under provincial statute to provide, in a residential setting, long term residential, social, physical, or personal care, including accommodation, meals, supervision or assistance for persons who have limits on ability for self-care, self-supervision, and who are unrelated to the operator or owner.

Restaurant: a place where food and beverages are prepared and served to patrons seated at tables or counters, in a motor vehicle on the premises, or for off-site consumption, and may include a drive-through service window.

Retail / Service Commercial: the sale or display of merchandise to the public, including the storage of merchandise on or about the premises in quantities sufficient only to supply the establishment or establishments engaged in such merchandise sales, or providing the care of a person or their apparel and accessories, including but not limited to childcare services, beauty salons and barber shops, massage services, health clubs, tanning beds, spas, esthetician services, laundry services, laundromats, dry cleaning, shoe repair, tailor or seamstress services, photographic studios, pharmacies and other similar uses, including the provision of health related services.

Rotor: the blades and hubs of a wind turbine that rotate during its operation.

Rural Municipal Chief Administrative Office: The Rural Municipal Chief Administrative Officer(s) for the Rural Municipality of Britannia No. 502.

Safe Building Elevation (S.B.E): an elevation of 0.5 metres above the 1:500 year flood elevation of any watercourse, water body in the flood fringe.

Salvage Yard: shall mean a building, structure, or premises where discarded or salvaged vehicles or machinery, including parts therefrom, are bought or sold, collected, dismantled, or otherwise processed.

School: a body of pupils that is organized as a unit for educational purposes, that comprises one or more instructional groups or classes, together with the principal and teaching staff and other employees assigned to such body of pupils, and includes the land, buildings or other premises and permanent improvements used by and in connection with that body of pupils.

Screening: a fence, wall, berm or planted vegetation located so as to visually shield or obscure one

abutting area of use from another.

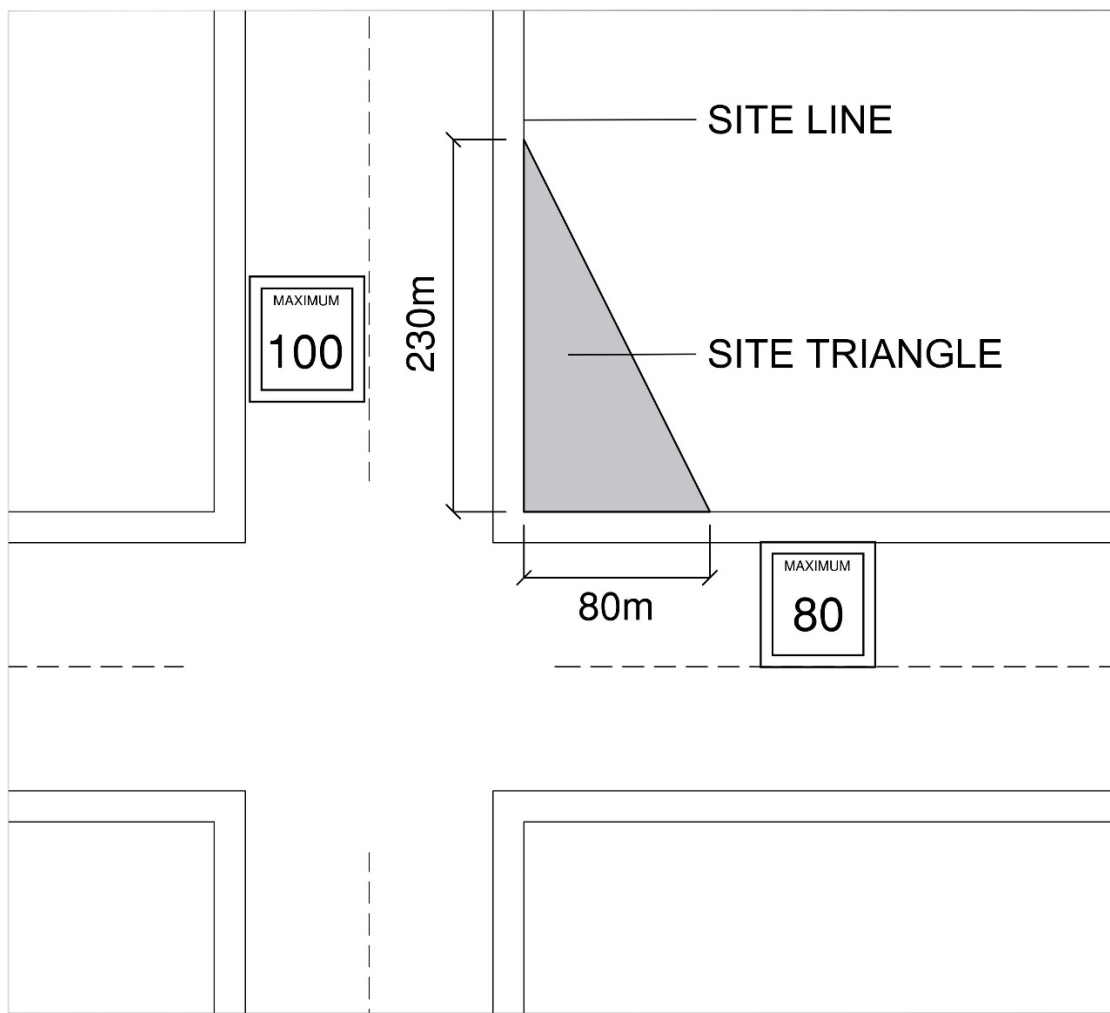
Service Station: a place where petroleum products are kept for retail sales for automobiles and other motor vehicles and where repairs, rental, servicing, greasing, adjusting or equipping of automobiles or other motor vehicles may be performed, but not including painting, body work and major repairs.

Septic and Sanitary Services: means the base of operations for a commercial service establishment which provides septic and sanitary services and may include a principal building used as an office and/or shop for servicing of equipment and vehicles, an area for storing service vehicles, and outdoor storage of portable toilets. It shall not mean a liquid waste disposal or storage facility, or a similar use.

**Bylaw No.
30-2024**

Shipping Container: a prefabricated metal container or box specifically constructed for the transport of goods by rail, ship or transport truck and used for storage.

Sight Triangle: the triangular area formed, on corner sites, by the intersecting front and side site lines at a street intersection and the straight line joining said site lines at point which are measured distance along said site lines. (refer to Figure 2-1).



DESIGN SPEED (KM/H)	STOPPING SITE DISTANCE (S.S.D.)
≤ 60	7.5 m
≤ 80	80 m
> 100	230 m

Figure 2-1: Sight Triangle

Sign: any writing (including letter or word), billboard, 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, direct attention to, or advertise a use or building; or,
- (c) is visible from outside the building

Sign, A – Board: A sign that is “A” shaped and is set upon the ground. An A-Board sign has no external support structure.

Sign, Awning: A sign attached to or constructed in or on the face of an awning or canopy.

Sign, Balloon: A inflated, three dimensional device that is affixed or anchored to the ground or structure.

Sign, Banner: A lightweight, flexible fabric or material mounted to a pole, structure or building and does not include federal, provincial or municipal flags

Sign, Digital: means any sign or portion of a sign that has electronically controlled, computer-generated changeable letter, numerical, or pictorial panel copy that remains static for a specified time frame and then regenerates to a new image. These signs include digital displays using incandescent lamps, LED’s, LCD’s, plasma or related technology whereby the message can be altered by electric or electronic means.

Sign, Fascia: Sign attached flush to, or marked, painted or inscribed on a vertical surface of a building, but does not include a billboard sign

Sign, Fence: A sign attached to a fence

Sign, Free Standing: A sign that is supported independently of a building wall or structure.

Sign, Hanging: A sign that is suspended from a structure

Sign, Neighborhood: A sign which states the name of a community

Sign, Roof: a sign which projects above the top eaves or is erected upon a roof of a building to which the sign is attached.

Site: one or more contiguous lots under one ownership and used, or intended to be used by single or multiple principal uses.

Site, Corner: a site at the intersection or junction of two (2) or more streets (refer to Figure 2-2).

Site, Interior: a site other than a corner site (refer to Figure 2-2).

Site, Lakeshore: any residential site that abuts the bank of a lake, or that abuts municipal or environmental reserve land that abuts the bank of the lake, or abuts the foreshore.

Site, Through: a site not more than one lot in depth, having a frontage on two streets more or less parallel (refer to Figure 2-2).

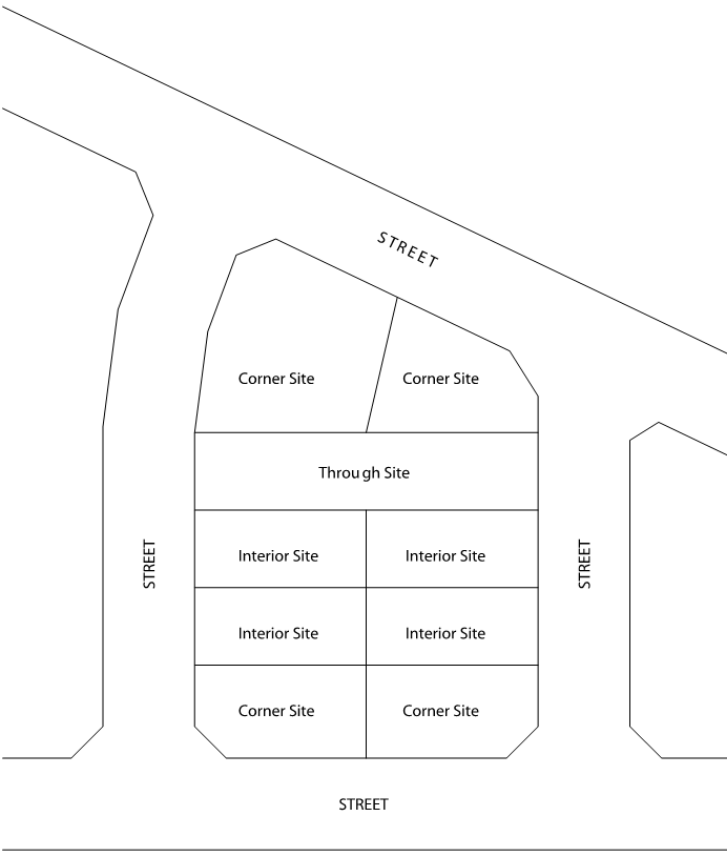


Figure 2-2: Illustration of Site Definition

Site Coverage: that portion of the site that is covered by principal and accessory buildings that require a building permit and are permanently roofed or enclosed. Uncovered decks, patios, and similar structures without permanent roofing or enclosures are excluded from this calculation.

Site Drainage Plan: a plan which shows the existing and proposed topography of a site, with contour intervals and drawn to scale, with appropriate dimensions and sufficient spot elevations to adequately

demonstrate to the Development Officer that the proposed drainage pattern will not have an adverse effect on neighbouring properties and streets.

Site Frontage:

- (a) for Rectangular Sites: the horizontal distance between the side site lines of the site measured along the front site line.
- (b) for Non-Rectangular Sites: the average of the horizontal distances between the side site lines of the site measured along the front and rear site lines.

Site Line, Front: the boundary at the front of the site.

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.

Solar Energy System: any solar collector panel, shingle, or other solar energy device or ancillary equipment mounted on a building or a free-standing structure, whose primary purpose is to provide for the collection, storage, and distribution of solar energy.

Solar Farm: Systems designed for the primary purpose of generating power for the sale to third parties via the electric grid. The systems can be roof-mounted systems or ground-mounted systems that may or may not have accessory structures on the same site.

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

Storage Yards and Establishments: establishments primarily engaged in renting or leasing space for self-storage. These establishments provide secure space (rooms, compartment, lockers, containers, or outdoor space) where clients retrieve and store their goods.

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 as described in the regulations pursuant to *The Land Surveys Act, 2000*.

Supply Depot: a facility that specializes in the bulk storage and sale of products and supplies.

Telecommunications Facility: includes,

- (a) microwave towers, including mobile (cellular) phone towers and associated facilities;
- (b) internet receiving and/or transmittal towers and associated facilities;
- (c) radar stations;
- (d) radio and television towers and associated facilities; and,
- (e) any other tower or structure used for receiving and/or transmitting electromagnetic radiation.

Temporary Building: a building without a foundation or footing, and that is to be removed upon expiration of a designated time period.

Temporary Sign: a sign which is not permanently anchored to a structure extending below grade or permanently affixed to, or painted on, a building and on which the copy has been painted or affixed in a permanent manner. The copy on the sign shall relate to an activity, use or event of limited time duration not exceeding 90 days, without prior approval from the municipality. Temporary signs include such signs as political campaign signs, real estate signs, construction identification signs, signs identifying seasonal businesses, signs advertising specific community events, and signs providing temporary identification for developments awaiting installation of a permanent sign.

Temporary Use: a use established for a fixed period of time and that is to be discontinued upon the expiration of the time period specified for that use.

Temporary Work Camp: a temporary residential complex used to house camp workers by various contracting firms on a temporary basis of more than 28 days and less than one (1) year. The camp is usually made up of a number of mobile units, clustered in such fashion as to provide sleeping, eating, recreation and other basic living facilities.

Tourism Base Camp: a commercial recreation facility which provides outfitting services for the viewing of natural areas and wildlife, but not including services for hunting, taking, catching or angling of wildlife or fish, and which may include accommodation licensed under *The Public Accommodation Regulations* and the storage and provision of related outfitting equipment.

Tourist Camp: a facility which has two or more cabins for the accommodation of the travelling public and may also have provision for the accommodation of trailers, tent trailers, tents and recreational vehicles.

Training Centre: an establishment that conducts technical training and instruction in a technical subject or trade.

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

Transload Facilities: facility for transferring bulk or breakbulk commodities between rail and truck freight. Common transload freight includes lumber, steel, bulk liquids (oil, fuel, fertilizers etc.) and solids (cement, grain, fly ash, etc.).

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

Truck Stop: any building, premises, or land in which or upon which a business, service, or industry involving the maintenance, servicing, storage, or repair of commercial vehicles is conducted or rendered, including the dispensing of motor fuel or other petroleum products directly into motor vehicles and the sales of accessories or equipment for trucks or similar commercial vehicles. A truck stop shall also be defined to include those overnight accommodations and restaurant facilities primarily for the use of truck crews.

Use: the purpose or activity for which a piece of land or its buildings is designed, arranged, occupied or

maintained.

Use, Agricultural Related Commercial or Industrial: a service to the agricultural community such as grain and seed cleaning and drying, fertilizer distribution, implement and machinery assemblage, sale and service, veterinary clinics, hatcheries, apiaries, bulk fuel sales, stock yards, feed mills, oil seed processing plants, and other similar uses.

Use, Discretionary: a use or form of development that may be allowed in a zoning district following application to, and approval of the Council; and which complies with the development standards, as required by Council, contained in this Bylaw.

Use, General Industrial: any of the following activities:

- (a) the processing of raw or finished materials;
- (b) the manufacturing or assembly of goods, products or equipment;
- (c) the cleaning, servicing, repairing or testing of materials, goods and equipment normally associated with industrial or commercial businesses or cleaning, servicing and repair operations to goods and equipment associated with personal household use, where such operations have impacts that would make them incompatible with non-industrial development;
- (d) the storage or transshipping of materials, goods and equipment, including warehouses;
- (e) the training of personnel in general industrial operations; and
- (f) indoor display, office, technical or administrative support areas or any sales operation accessory to the general industrial use.

Use, Hazardous Industrial: an industrial use involving the manufacturing, storage, processing, transshipment, collection, treatment or disposal of hazardous materials or chemicals (specifically excluding storage of agriculture fertilizer, herbicide or pesticide warehousing and/or sales facilities, and depots for the collection of farm chemical containers).

Use, Petroleum Related Commercial: a service to the petroleum and natural gas extraction industry such as drilling and oil well servicing operations, hauling services and storage facilities and other similar uses.

Use, Permitted: any use or form of development, other than a discretionary use, specifically allowed in a zoning district subject to the regulations applicable to that zoning district.

Use, Principal: the main purpose for which a building, structure, or site is used.

Use, Prohibited: any use or form of development that is not allowed because it is not listed as a Permitted or Discretionary Use within a given zoning district, or because it is specifically prohibited elsewhere in this Bylaw.

Veterinary Clinic: a place for the care and treatment of small and/or large animals involving outpatient care and medical procedures involving hospitalization, and may include the keeping of animals in outdoor pens.

Warehouse: a building used primarily for the storage of goods and materials.

Watercourse: any location where water flows or is present, whether or not the flow or the presence of water is continuous, intermittent, or occurs only during a flood, and includes but is not limited to wetlands and aquifers.

Wholesale Establishment: the sale of commodities to retailers or jobbers and shall include the sale of commodities for the purpose of carrying on any trade or business.

Waste Management or Disposal Facility, Liquid: a facility to accommodate any waste which contains animal, mineral or vegetable matter in solution or suspension, but does not include a manure storage area for an intensive livestock operation.

Waste Management or Disposal Facility, Solid: a facility, not including a waste transfer station, 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.

Wildlife Management Activities: activities involved in the proper management of an area or region for the continuous production of wildlife therefrom.

Wind Energy Facility: a single wind turbine and all equipment, machinery and structures utilized in connection with the conversion of wind to electrical energy. This includes, but is not limited to, all associated transmission, storage, collection and supply equipment, substations, transformers, site access, service roads and machinery.

Wind Farm: a wind energy facility consisting of two or more wind turbines.

Wind Turbine: a device that converts kinetic energy of the wind into rotational energy to turn an electrical generator shaft. A wind turbine typically consists of a rotor, nacelle and supporting tower. The height of a wind turbine tower is measured from the base of the tower foundation to the highest point of the blades at their apex.

Yard: an unoccupied space open to the sky on the same site with a building or structure.

Yard, Front: that part of a site which 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 this Bylaw and within which, unless specifically permitted, no building or structure, or part of a building or structure shall be erected.

Yard, Side: the part of a site which 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.

Zoning District: a specifically delineated area of the municipality within which certain uniform

requirements and regulations or various combinations thereof govern the use, placement, spacing and size of land and structures.

3 ADMINISTRATION

3.1 DEVELOPMENT OFFICER

The Rural Municipal Administrator (Administrator) shall be the development officer responsible for the administration of this Bylaw. The Administrator may appoint a Development Officer subject to the approval of Council, to whom duties in the administration of this Bylaw may be delegated.

3.2 APPLICATION FOR DEVELOPMENT PERMIT

3.2.1 No person shall undertake a development or commence a use unless a Development Permit has first been obtained, except as provided in Section 3.3. A Development Permit cannot be issued in contravention of any of the provisions of this Bylaw subject to Sections 213 to 227 of *The Act*.

3.2.2 All residences require a development permit, including farm residences.

3.2.3 Intensive livestock and poultry operations with 300 or more animal units shall be considered intensive livestock operations under this bylaw and will also require a development permit.

3.3 DEVELOPMENTS NOT REQUIRING A DEVELOPMENT PERMIT

3.3.1 Development listed in Section 3.3.2 of this Bylaw must be allowed in the zoning district in which they are located and must comply with the regulations of this Bylaw.

3.3.2 Developments which do not require a development permit include:

(1) Farm Operations

Any conditions or activities which occur on a farm in connection with the commercial production of farm products, including agroforestry, but not including intensive livestock operations or intensive agricultural operations. Accessory farm buildings and structures, where accessory to permitted farm operations shall require a permit.

(2) Small Accessory Buildings

Single storey accessory buildings with a building floor area less than 9.3 m²

(3) Public Work

Any operation for the purposes of inspecting, repairing, or renewing sewers, mains, cables, pipes, wires, tracks or similar public works as required and the installation of service connections to property in the municipality.

Note: a permit is required for the installation of all new transmission lines and mains associated with facilities and systems for public works as defined herein.

(4) Maintenance

Maintenance and repairs that do not include any structural alterations.

(5) Fences

(6) Temporary Confinement of Livestock

The temporary confinement of livestock during the winter months as part of a permitted farm operation.

3.4 OTHER PERMIT REQUIREMENTS

3.4.1 A building permit shall not be issued unless a Development Permit, where required, has been issued.

3.4.2 Nothing in this Bylaw shall exempt any person from complying with the requirements of a building bylaw or any other bylaw in force within the municipality, or from obtaining permission required by this or any other law or bylaw in the municipality, the province or the federal government.

3.4.3 Where the provisions in this Bylaw conflict with those of any other municipal, provincial or federal requirement, the higher and/or more stringent standards shall prevail.

3.5 APPLICATION REQUIREMENTS

3.5.1 Applications for a development permit and applications for a discretionary use shall be accompanied by the following:

- (1) The names, addresses and telephone numbers of the applicant, property owner and person or consultant who prepared the plans being submitted, including a local contact person.
- (2) The proposed use of the site or building to be constructed, or the proposed use of the existing building floor area to be altered or occupied, including the area of the proposed building or renovations.
- (3) The complete legal description of the subject property.
- (4) A copy of a site plan, drawn to scale with appropriate dimensions, showing the following information:
 - (a) north arrow, roads adjacent to the site, all property boundaries, identified frontage of site, site area, site elevations, and the location of any existing buildings, structures, utility poles and wires, underground utilities, easements,

- building encroachments, and type and location of existing trees;
 - (b) the location and size of proposed buildings or structures, including all front, side and rear yard setback dimensions where relevant;
 - (c) the location and size of all entrances and exits to the site; and,
 - (d) the method and location of on-site sewage disposal facilities and, where proposed, manure storage facilities, including a valid sewage disposal permit issued by Public Health.
 - (e) the method and location of fresh water supply
- (5) Proof of a heritage review and clearance from the provincial heritage agency or a completed Exempt Activities Checklist where applicable.
- (6) A copy of the title(s) for the subject property, retrieved no earlier than 21 days before the application is submitted
- (7) Where a building permit is required, a Real Property Report completed by a certified Saskatchewan Land Surveyor shall be submitted no later than 30 days after the municipal Building Official has completed the foundation inspection.
- (a) Section 3.5.1(7) shall not apply to residential development accessory to a principal agricultural use.
 - (b) Does not apply to interior alterations or renovations where no new foundation or alteration to an existing foundation is required.

**Bylaw No.
06-2023**

3.5.2 For certain developments or discretionary uses Council may consider proposals in the context of the information contained on the Development Maps in Section 6 of the Official Community Plan and additional information shall be required in support of the application, as follows:

- (1) Recreational Campground, Tourism Base Camp, Tourist Camp, Outfitter Base Camp and Institutional Camps.

An applicant for a discretionary use approval for the above uses shall provide documentation to Council's satisfaction:

- (a) a plan of the site, identifying any buildings, uses of land and the location of all roadways, buildings, structures, and campsites with dimensions, and a letter of intent, confirming applicants engagement with other applicable authorities, ministries, and agencies involved in licensing and permitting such operations. The addition or rearrangement of sites or accommodation facilities, the construction or moving of buildings, material changes in use of portions of land, or the filling or clearing of land shall require a development permit, and the applicant shall submit for approval an amended plan incorporating the proposed development.

- (2) Intensive Livestock Operation (ILO)

An applicant for a discretionary use approval for an intensive livestock operation shall provide the following documentation to Council's satisfaction:

- (a) of distances to the nearest land uses, development types and municipal limits, whether within the municipality or within an adjacent municipalities, listed in "Table 8-1 - Required Separation Distances Between Uses" and measured as specified in the notes to that table;
- (b) that the water supply is sufficient for the development and that the supply for neighbouring developments will not be adversely affected by the proposed operation;
- (c) of proposed methods of manure management, including on-site storage or stockpiling, transportation, and spreading, incorporation or disposal;
- (d) of proposed odour management and control measures, including proposed odour management and control related to earthen manure storage facilities and liquid manure lagoons, and odour management and control measures related to the ventilation of hog or poultry barns;
- (e) of the location and extent of sufficient lands to be used for the spreading of manure from the ILO, as well as proposals for the annual confirmation of the continued availability of such lands;
- (f) of the proposed methodology for monitoring on-site and neighbouring wells for water quality and quantity purposes after the ILO has begun operation, and for reporting on same to Council; and,
- (g) documentation, to Council's satisfaction, as specified in Section 3.5.2.4 of the Official Community Plan.

(3) Intensive Agricultural Operation

An application for a discretionary use approval for an intensive agricultural operation where intensive irrigation is required, shall provide the following documentation to Council's satisfaction:

- (a) that the water supply is sufficient for the development and that the supply for neighbouring developments will not be adversely affected by the proposed operation.

(4) Industrial Use

An applicant for a discretionary use approval for a commercial or industrial use may be required to provide:

- (a) documentation, to Council's satisfaction, as specified in Section 3.7.2.2 of the

Official Community Plan and documentation that the locational criteria in Table 8-1 – Required Separation Distances Between Uses are satisfied.

(5) Hazardous Industrial Use

An applicant for a discretionary use approval for a hazardous industrial use shall provide documentation, to Council's satisfaction:

- (a) of distances to the nearest land uses, development types and municipal limits, whether within the Municipality or within an adjacent municipality, listed in "Table 8-1 - Required Separation Distances Between Uses" and measured as specified in the notes to that table (refer to Section 3.7.2.2 of the Official Community Plan); and
- (b) of the distance to the nearest permanent surface water course or permanent water body.

(6) Solid or Liquid Waste Management or Disposal Facility

An applicant for a discretionary use approval for a public work in the form of a solid or liquid waste management or disposal facility shall provide documentation, to Council's satisfaction:

- (a) of distances to the nearest land uses, development types and municipal limits, whether within the municipality or within an adjacent municipalities, listed in "Table 8-1 - Required Separation Distances Between Uses" and measured as specified in the notes to that table (refer to Section 3.3.2.2 of the Official Community Plan).

(7) New Communal Water or Sewer System:

- (a) An application for any new communal water system or communal sewer system shall include a copy of the system drawings, as required by the *Public Health Act, 1994* and associated regulations or *The Environmental Management and Protection Act* and associated regulations.

(8) Dwelling in a Country Residential Zoning District

An application for a development permit for a dwelling in any country residential zoning district may be required to provide:

- (a) a copy of the site drainage plan, drawn to scale, with appropriate dimensions except for the following:
 - (i) development that does not involve the erection of buildings or changes in site grades.

(9) Wind Energy Facility

An application for a wind energy facility shall provide documentation, to Council's satisfaction as follows:

- (a) A site location plan showing the subject property, adjacent roads, railways, telecommunications facilities (to ensure avoidance of microwave transmission corridors), property lines and all habitable buildings within one (1) mile of the proposal.
- (b) A detailed site plan drawn to scale showing the location of the proposed wind turbine(s) and all associated facilities indicating cable locations for domestic usage and power grid connections, existing vegetation, proposed access and landscaping.
- (c) Confirmation of site ownership by the proponent or where the land is not owned by the proponent evidence of site control and right to access through provisions of a lease or easement agreement with the owner.
- (d) Proponents are responsible for obtaining any required federal or provincial permits, licenses and approvals for construction and maintenance of wind energy facilities and must remit a copy to the municipality.
- (e) Details respecting the colour and markings for the proposed tower including required lighting in accordance with federal aviation requirements.
- (f) Validation by a professional engineer of the structural integrity of the proposed supporting tower and foundation or a description of required manufacturing specifications.
- (g) For wind energy facilities consisting of two or more wind turbines additional information may be required respecting:
 - (i) illustration of sight line vistas and shadow flicker from residential buildings within one (1) mile of the proposed development utilizing photographic representations of the development area;
 - (ii) a decommissioning plan addressing the manner of physical removal of the facility, removal of any hazardous materials and site restoration to a natural condition, should the use of the facility be discontinued.

(10) Gravel/ Sand/ Clay/ Topsoil/ Borrow Operations

An application for excavating, stripping or grading of sand, gravel, clay, topsoil, borrows or similar materials, such as gravel pits and gravel crushing operations, shall include the following documentation:

- (a) a plan showing the location of the area of the operation relative to the site

boundaries, the estimated depth of excavation, and the estimated quantity of material to be removed;

- (b) a plan showing the distances to the adjoining land uses as listed in “Table 8-1 - Required Separation Distances Between Uses”;
- (c) a description of the excavation, stripping or grading operation proposed;
- (d) a detailed timing and phasing program covering the time span of the proposed operation;
- (e) a description of reclamation and rehabilitation measures to be conducted both during and following the operation consistent with *The Reclamation Guidelines for Sand and Gravel Operations* provided by the Ministry of Environment. Those guidelines recommend that “reclamation practices should ensure a physical stabilization of the soils and achieve a sustainable land use so that the land may be returned to a productive state as soon as possible after the operation has completed”, and that “reclamation operations should be carried out concurrently with extraction”;
- (f) a description of the measures to be taken for the prevention and lessening of dust and other nuisances during and after the operation;
- (g) road maintenance measures and proposed truck routes; and
- (h) clearances from Saskatchewan Heritage and Saskatchewan Environment stating proposed operations do not conflict with any areas of heritage or environmental sensitivity.

Council may impose requirements in addition to those set out above. Council may also require a performance bond by any person or company undertaking any work outlined in Section 3.5.2 (10) to ensure that the development is carried out in a professional manner and using the industry’s best practices. The amount of the performance bond is to be set at the discretion of Council.

Council may enter into a formal Road Maintenance Agreement with the Developer or Contractor.

(11) **Manufactured Dwelling**

Where an application is submitted for a manufactured dwelling that has been previously occupied:

- (a) A satisfactory Manufactured Home Inspection completed by the Municipal Building Official or designate, as per the Rural Municipality of Britannia’s Manufactured Dwelling Inspection Bylaw, must be submitted to the Development Services Officer before a decision of the development permit application is issued.
- (b) A satisfactory Manufactured Home Inspection shall include:
 - (i) A statement by the Building Official that the manufactured dwelling is in condition suitable to be considered for a development permit as

per the inspection report provided.

- (c) If a satisfactory Manufactured Home Inspection completed by the Building Official or designate is not or cannot be submitted to the Development Services Officer, the development permit will be denied.

3.6 DEVELOPMENT PERMIT APPLICATION PROCESS

3.6.1 The Development Officer shall review all applications for completeness and shall inform an applicant whose application is not complete of the information or documentation required to complete the application, and that the application will not be considered until it is complete.

3.6.2 The Development Officer may submit any application to Council for a decision on the interpretation of the bylaw, or on special conditions provided in the bylaw, and shall inform the applicant of this action. Council or the Development Officer may require the applicant to provide such further information as may be required to make a decision.

3.6.3 Upon completion of the review of a complete application for development, the Development Officer shall issue a development permit for a development that complies in all respects with the requirements of this Bylaw, the Official Community Plan and *The Act*.

3.6.4 Where an application is made for a development permit with respect to a development for a discretionary use which has been approved by Council, the Development Officer shall issue a development permit subject to any specified development standards and/ or conditions prescribed by Council pursuant to Section 56(3) of *The Act*.

3.6.5 Every decision of the Development Officer with respect to an application for a development permit shall be in writing and a copy of the decision shall be sent to the applicant.

3.6.6 The Development Officer may revoke a development permit where:

- (1) the development permit has been issued in error; and/or,
- (2) an approved development is not being developed or operated in accordance with the provisions of this Bylaw, or in accordance with the standards and conditions specified in the development permit; and/or,
- (3) it is determined that the permit has been issued based on inaccurate or incomplete information provided by the applicant, either intentionally or otherwise.

3.6.7 The Development Officer shall give the reasons for denying or revoking a development permit.

3.7 DISCRETIONARY USE APPLICATIONS

3.7.1 Discretionary Use Application Process

- (1) The following procedures shall apply to discretionary use applications:

- (a) Applicants must file with the Development Officer a development permit application, a site plan, any other plans and information as required by the Development Officer and pay the required application and advertising fees;
- (b) The application will be examined by the Development Officer for conformance with the Official Community Plan, this Bylaw, and any other applicable policies and regulations;
- (c) The Development Officer may request comments from other government agencies where applicable;
- (d) The Development Officer will prepare a report, to be presented to Council, concerning the application including recommendations that conditions be applied to an approval;
- (e) The Development Officer will set a date for the meeting at which the application will be considered by Council and will be given notice by ordinary mail to assessed owners of property as per the following:
 - i. for development within the Agricultural Resource District, notification to be issued to assessed owners of property within 2400 metres of the boundary of the applicant's land, except where otherwise prescribed by this Bylaw or an Act or Regulation.
 - ii. For development within Mixed Use Country Residential District, High Density Country Residential District, Medium Density Country Residential District, Commercial/ Industrial District, Restricted Commercial District, Industrial District, or Conservation District, notification to be issued to assessed owners of property within 800 meters of the boundary of the applicant's land, except where otherwise prescribed by this Bylaw or an Act or Regulation.
 - iii. for development within the Hamlet District, Hamlet Residential District, and Resort Residential District, notification to be issued to assessed owners of property within 75 metres of the boundary of the applicant's land, except where otherwise prescribed by this Bylaw or an Act or Regulation.
- (g) Council shall consider the application together with the report of the Development Officer, and any written or verbal submissions received by Council;
- (h) Council may reject the application or approve the application with or without conditions, including a condition limiting the length of time that the use may be conducted on site; and,
- (i) The Development Officer shall notify the applicant of Council's decision by the applicant's preferred method of written correspondence, as indicated on the application form.
- (j) Where an application for discretionary use is approved by resolution of Council, the Development Officer shall issue a development permit subject to any specified

development standards prescribed by Council pursuant to Section 3.7.4 below.

- (k) ~~Where an application for a discretionary use does not meet the zoning regulations for the applicable zoning district, the Development Officer shall:~~
 - ~~(i) advise the applicant that before the discretionary use can be considered by Council, the development permit application must be refused on the grounds of zoning non-compliance but that the applicant has the right to appeal.~~
 - ~~(ii) advise the applicant that if the appeal is granted, the discretionary use can then be considered by Council with any necessary rezoning requirements.~~
 - (l) The Development Officers shall maintain a registry of the location and all the relevant details respecting the granting of the discretionary use approval.
- (2) Discretionary uses, discretionary forms of development, and associated accessory uses are subject to the development standards and applicable provisions of the zoning districts in which they are located. In approving any discretionary use to minimize land use conflict, Council may prescribe specific development standards related to:
- (a) site drainage of storm water;
 - (b) the location of buildings with respect to buildings on adjacent properties;
 - (c) access to, number and location of parking and loading facilities including adequate access and circulation for pedestrian and vehicle traffic;
 - (d) the routing of traffic to and from site;
 - (e) appropriate space for vehicle line ups for drive through commercial facilities in order to reduce disruption of traffic flows on adjacent roadways;
 - (f) control of noise, glare, dust and odour;
 - (g) landscaping, screening, fencing, and preservation of existing vegetation to buffer adjacent properties;
 - (h) the size, shape and arrangement of buildings, and the placement and arrangement of lighting and signs;
 - (i) prescribed specific time limits for a use that is intended to be temporary or to allow Council to monitor the impact of a use on surrounding development; and
 - (j) intensity of use.
- (3) Council's approval of a discretionary use application is valid for a period of twelve (12) months from the date of approval. An approval shall be deemed to be invalid if the proposed use or proposed form of development has not commenced within that time or if the Council determines,

within the twelve (12) month period, that the proposed development is not proceeding in accordance with the terms and conditions of its approval. The Development Officer shall advise the applicant and Council when a prior approval is no longer valid.

- (4) Council may direct that a discretionary use approval extension be granted for an additional twelve (12) month period by the Development Officer.
- (5) If an approved discretionary use or discretionary form of development ceases to operate for a period of twenty-four (24) consecutive months or more, Council may require a new discretionary use approval where the use is subject to separation distances that may limit potential adjacent development. The Development Officer shall advise the owner and Council when a prior approval is no longer valid.
- (6) Where Council has approved a discretionary use for a fixed time, as provided in this Bylaw, and that time period has expired, that use of land and/or use of buildings on that land shall cease until such time as Council gives a new discretionary use approval and a new development permit is issued.

3.7.2 General Discretionary Use Evaluation Criteria

Council will apply the following general criteria in the assessment of the suitability of an application for a discretionary use or discretionary form of development:

- (1) The proposal must be in conformance with all relevant sections of the Official Community Plan and this Bylaw and must demonstrate that it will maintain the character, density and purpose of the zoning district where necessary through the provisions of buffer areas, separation and screening.
- (2) The proposal must be capable of being economically serviced by community infrastructure including roadways, water and sewer services, solid waste disposal, parks, schools, and other utilities and community facilities.
- (3) The proposal must not be detrimental to the health, safety, convenience or general welfare of persons residing or working in the vicinity or injurious to property, improvements or potential development in the vicinity.

3.7.3 Terms and Conditions for Discretionary Use Approvals

- (1) Discretionary uses, discretionary forms of development, and associated accessory uses are subject to the development standards and applicable provision of the zoning district in which they are located. In approving a discretionary use application, Council may prescribe specific development standards to minimize land use conflict with respect to:
 - (a) site drainage of storm water;
 - (b) the location of buildings with respect to buildings on adjacent property;
 - (c) access to, number and location of parking and loading facilities including

- adequate vehicular access;
 - (d) The erection of fencing and signs;
 - (e) control of noise, glare, dust and odour; and,
 - (f) the size, shape and arrangement of buildings, and the placement and arrangement of lighting and signs to ensure compatibility with the height, scale, setbacks and design of buildings in the surrounding area, and with land uses in the general area.
- (2) Council may approve discretionary use applications for a fixed period of time where it is considered important to monitor and reevaluate the proposal and its conformance with the objectives of this Bylaw.
- (3) *Gravel Pits & Gravel Crushing Operations*
- (a) Prior to issuance of a development permit for the establishment of a gravel pit or gravel crushing operation, Council may require the developer to enter into an agreement, pursuant to Section 235 of *The Act*, to define the responsibilities of the operator and operation requirements. Any of the following criteria, along with any additional criteria in accordance with an agreement set by Council and the developer, may be prescribed in such an agreement:
 - (i) Conditions respecting the operation of the pit or quarry;
 - (ii) Responsibilities of the developer and/or operator concerning the reclamation of the site;
 - (iii) The routing of trucks to and from the site;
 - (iv) The planting of trees on and/or near the site, and/or in another location to the satisfaction of Council;
 - (v) The erection of fencing and signs;
 - (vi) The maintenance of municipal roadways; and/or,
 - (vii) The posting by the developer of a performance bond to guarantee adherence to the above or any other requirements that Council may specify.

3.7.4 Use Specific Discretionary Use Evaluation Criteria

Council will apply the following use specific criteria to the assessment of the suitability of an application for a particular discretionary use or discretionary form of development.

(1) Mineral and aggregate resource extraction industries:

- (a) In reviewing an application, Council shall consider the environmental implications of the operation including plan for site restoration.
- (b) In addition to the public notification provisions for discretionary uses contained within this bylaw, council shall require details of the application be circulated to property owners adjacent to the proposed haul roads to obtain public input on the proposed site.
- (c) The applicant and operator shall ensure that dust and noise control measures are undertaken at the request of and to the satisfaction of Council to prevent the operations from becoming an annoyance to neighboring landowners.
- (d) The applicant and operator shall apply appropriate methods for minimizing the noise created from machinery and equipment through proper location and property screening including locating stockpiles to act as a noise barrier.
- (e) The applicant and operator shall keep the site in a clean and tidy condition free from rubbish and non-aggregate debris.
- (f) The disturbed area shall be progressively reclaimed to a land capability equivalent to pre-disturbance land capability (for example, agricultural land) or post-disturbance condition and land use (for example, conversion to a wetland) which is satisfactory to Council. These conservation and reclamation procedures shall be in accordance with the applicable provincial guidelines.
- (g) Property approaches shall be located away from existing residential dwelling units.
- (h) The resource extraction industry shall have regard to adjacent land uses and no materials is to be stored or piled on any road allowance or within 30 m (100ft) of the bank of any river or watercourse.
- (i) The applicant, operator or any person who hauls the mineral resource may be required buy Council to enter into a road maintenance agreement.

(2) Livestock auction facilities and stockyards:

- (a) Shall be located at least 300 m from all residential and community service districts.

(3) Ambulance stations:

- (a) The site shall be accessible from a major road network to avoid heavy traffic volumes on residential access roads.

- (b) Consideration shall be given to the location of entry and exit points of the site and their relationship with existing intersections and adjacent residential uses.
- (c) The character of adjacent residential uses shall be protected and maintained through the provision of buffer areas, separation distances and screening.

(4) Auto body shops, automotive sales and repair, construction trades and yards, landscaping establishments, repair shops and repair services, transportation and trucking, freight handling facilities including railway, taxidermy and accessory tanning of hides, warehouses, manufacturing and processing, welding and machine shops, metal fabricators and storage yards:

**Bylaw No.
07-2024**

- (a) The location of the use will only be favourably considered where it can be demonstrated that the use and intensity is appropriate to the site and that it will have a minimal impact on the surrounding adjacent areas. Consideration may be given but is not limited to the following effects:
 - (i) municipal servicing capacity;
 - (ii) anticipated levels of noise, odour, smoke, fumes, dust, lighting, glare, vibration or other emissions emanating from the operation;
 - (iii) anticipated increased levels or types of vehicle traffic, unsafe conditions or situations for vehicles, cyclists or pedestrians; and / or
 - (iv) utilization of hazardous substances.
- (b) All materials and goods used in conjunction with construction trades and yards, landscaping establishments, and manufacturing and processing facilities shall be stored within an enclosed building, or within an area hidden from view by screening;
- (c) Warehouses and freight handling facilities shall be accessible from a major road network to avoid heavy traffic volumes on access roads. Consideration shall be given to the location of entry and exit points to the site and their interrelation with existing intersections or land constraints; and,
- (d) Manufacturing and assembly operations in conjunction with a manufacturing plant shall be conducted within an enclosed building, when possible.

**Bylaw No.
07-2024**

(5) Asphalt and cement plants, gravel yards and coal yards:

- (a) The location of the use will only be favourably considered where it can be demonstrated that the use and intensity is appropriate to the site and that it will have a minimal impact on the surrounding adjacent areas. Consideration may be given but is not limited to the following effects:
 - (i) municipal servicing capacity;

- (ii) anticipated levels of noise, odour, smoke, fumes, dust, lighting, glare, vibration or other emissions emanating from the operation;
- (iii) anticipated increased levels or types of vehicle traffic, unsafe conditions or situations for vehicles, cyclists or pedestrians; and / or
- (iv) utilization of hazardous substances.

(6) Indoor/outdoor storage rental facilities, and recycling and collection depots:

- (a) The use shall be located, where practical, in a non-highly visible area, and screened to avoid any adverse visual impact. Landscaping and screening acceptable to Council shall be provided in all yards facing a public roadway or properties in residential use.

(7) Recreational Campgrounds:

- (a) Wherever possible and appropriate, any existing trees and mature landscaping shall be retained;
- (b) Solid waste storage facilities (including adequate spaces for both recycling and general waste bins) shall be provided on-site, appropriately located, and screened or landscaped to avoid any adverse visual impact from the road and within the development.
- (c) There shall be adequate supply of fresh water, access to wastewater, and storm water facilities to meet all current environmental health, public health, and other jurisdictional requirements.
- (d) There shall be adequate maneuvering space on-site; and,
- (e) The prevention of on-street congestion caused by the ingress and egress of vehicles shall be considered.
- (f) Proof of Saskatchewan Health consultation and or approval for operations.

(8) Golf courses:

- (a) Consideration will be given to the compatibility of the golf course with adjacent land uses;
- (b) Insofar as possible, proposed golf courses shall respond to the natural topography and drainways of the site, and employ minimal clearing of native vegetation;
- (c) Buffers shall be provided to protect existing, adjacent neighbourhoods by mitigating the adverse impacts of sound, visibility and traffic;

- (d) Council will consider the following as an asset in the development of a golf course:
 - (i) maximum use of existing landforms and native grasses and vegetation;
 - (ii) an alternative water source to potable water; and,
 - (iii) water conserving irrigation systems.

(9) Intensive agricultural uses (excluding livestock) agricultural product processing, agricultural service and contracting establishments and agricultural equipment, fuel and chemical supply establishments:

- (a) The location of these agricultural uses will only be favourably considered where it can be demonstrated that the use and intensity is appropriate to the site and that it will have a minimal impact on the surrounding adjacent areas. Consideration may be given, but is not limited to, the following effects:
 - (i) municipal servicing capacity;
 - (ii) anticipated levels of noise, odour, smoke, fumes, dust, lighting, glare, vibration or other emissions emanating from the operation;
 - (iii) anticipated increased levels or types of vehicular traffic, unsafe conditions or situations for vehicles, cyclists or pedestrians; and/or,
 - (iv) utilization of hazardous substances.

(10) Truck Stops:

- (a) An application for a truck stop shall provide documentation, to Council's satisfaction, as follows:
 - (i) The submission of an engineering report confirming an adequate potable water supply and sewage disposal system;
 - (ii) The submission of a traffic impact assessment, prepared by a professional engineer and satisfactory to the Ministry of Highways and Infrastructure, detailing level of service impacts and necessary infrastructure improvements;
 - (iii) municipal servicing capacity;
 - (iv) anticipated levels of noise, odour, smoke, fumes, dust, lighting, glare, vibration or other emissions emanating from the operation;
 - (v) anticipated increased levels or types of vehicular traffic, unsafe conditions or situations for vehicles, cyclists or pedestrians; and/or,

- (vi) utilization of hazardous substances;
- (vii) The prevention of on-street congestion caused by the ingress and egress of vehicles shall be considered;
- (viii) The site should be accessible from a major road network to avoid heavy traffic volumes on residential access roads;
- (ix) Consideration should be given to the location of entry and exit points of the site and their relationship with existing intersections and adjacent residential units;
- (x) Buffers shall be provided to protect existing, adjacent neighbourhoods by mitigating the adverse impacts of sound, visibility and traffic.

(11)Hotels and motels:

- (a) The prevention of on-street congestion caused by the ingress and egress of vehicles shall be considered.
- (b) The site should be accessible from a major road network to avoid heavy traffic volumes on residential access roads.
- (c) Consideration should be given to the location of entry and exit points of the site and their relationship with existing intersections and adjacent residential units.

(12)Accessory dwelling units (business dwelling units):

- (a) Dwelling units, where not already existing, shall be physically attached to the commercial or industrial establishment and shall have a main entrance separate from that of the principal establishment;
- (b) The attached business dwelling shall have a main entrance separate from that of the commercial or industrial establishment; and
- (c) Where dwelling unit is physically attached to the commercial or industrial establishment, an emergency exit must be provided in addition to the main entrance.

(13)Cannabis Production Facilities:

- (a) The location of cannabis production facilities will only favourably be considered where it can be demonstrated that the use and intensity of use is appropriate to the site and that it will have minimal impact on the surrounding, adjacent areas of the Municipality. Consideration may be given, but is not limited to, the

following effects:

- (a) municipal servicing capacity;
- (b) anticipated levels of noise, odour, smoke, fumes, dust, lighting, glare, vibration or other emissions emanating from the operation;
- (c) anticipated increased levels or types of vehicle traffic, unsafe conditions or situations for vehicles, cyclists or pedestrians; and
- (iv) utilization of hazardous substances.

(14) Cannabis Retail Stores:

- (a) The location of cannabis retail stores will only favourably be considered where it can be demonstrated that the use and intensity is appropriate to the site and that it will have a minimal impact on the surrounding, adjacent areas, particularly residential areas.

(15) Manufactured Dwellings:

- (a) The applicant shall provide proof that there is no caveat registered on the parcel title restricting manufactured dwellings.

**Bylaw No.
06-2023**

(16) Small Farm Operations:

- (a) Will only be considered on a parcel previously subdivided from a quarter section, or as per the density policies and regulation for agricultural and single parcel country residential subdivision as stated in the Official Community Plan for the creation of any new parcel.
 - (i) No new subdivided parcel will be favourably considered in excess of the density thresholds as per the above policy references.
- (b) Favourable consideration will be given to the conversion of pre-existing parcels to a small farm operation use, or the creation of a new parcel containing an existing developed farmyard. The establishment of new sites is generally discouraged.
- (c) Shall include a detailed narrative to supplement a development application outlining the nature, scope, and operational plans for Council's evaluation. The narrative shall include (as applicable), but is not limited to:
 - (i) The proposed use of any building or structure to be located within the site.
 - (ii) The keeping of livestock, their numbers, potential seasonal fluctuations, and proposed fencing.
 - (iii) The types of crops or plants to be cultivated or grown on site, and by what

**Bylaw No.
23-2024**

growing methods (eg. open air, greenhouse, hydroponic, irrigation, etc.).

(iv) Where irrigation is involved, the applicant's proposed source of water and estimated volume of consumption.

(v) The hours and days of operation where any commercial component is involved which attracts the traveling public to the site.

(vi) Anticipated traffic volumes and parking demand, by vehicle type, generated by the use.

(vii) The number of non-resident employees on site.

(viii) Rationale detailing the proposal's need and differentiation from treatment as single parcel country residential development (eg. non farm residential use).

(ix) The applicant's intentions for removal of development upon cessation, or permit expiry, of use as a small farm operation, and other means to make the site and its development compliant for future use (eg. non farm residential use).

(x) Any other matter deemed relevant by the Development Officer or Council in their review and evaluation of the specific application.

(d) Generally, will only be favourably considered where one small farm operation would be active within a quarter section at any given time. However, more than one small farm operation may be considered given the pre-existing circumstances and parcel density on the quarter section, and where meeting the balance of the evaluative criteria in this Bylaw to the satisfaction of Council.

(e) Should avoid densely populated areas, or areas zoned or identified for future residential development.

(f) Will be evaluated on the highest and best agricultural use of land and potential impacts to adjacent conventional farming operations.

(g) Where keeping of livestock is involved, evaluation for the suitability of the type and number of units, and any proposed plans for confinement, screening, or potential nuisance mitigation.

(17) Septic and Sanitary Services:

(a) The ability to adequately manage potential land use incompatibility through mitigation measures as identified in 3.7.1(2), 3.7.3(1), and 5.27.

- (b) The location of storage and parking areas within the site relative to adjacent land uses and the public realm.
- (c) The intensity of use as it relates to the number of vehicles or storage of portable toilets related with operations.
- (d) The ability of the roadways to and from the site to economically accommodate the additional heavy traffic.
- (e) Public feedback as a result of the discretionary use notification process.
- (f) The potential need to limit a permit validity period to allow for monitoring and feedback of the use and how it may (or may not) negatively impact surrounding lands.
- (g) Adjacent planned, designated, and existing land uses.

3.8 VALIDITY OF A DEVELOPMENT PERMIT

3.8.1 If development authorized by a development permit is not commenced within twelve (12) months of the date of issue, the permit ceases to be valid.

3.8.2 A development permit extension may be granted for an additional twelve (12) month period by the Development Officer.

3.9 AMENDING THE ZONING BYLAW

3.9.1 Any person seeking to amend this Bylaw may submit an application for such amendment and, upon payment of the required fee, the Development Officer shall refer such application to Council for consideration.

3.9.2 Council may authorize an amendment to this Bylaw, and that amendment shall be adopted by bylaw.

3.9.3 Sections 206 - 212 of *The Act*, shall govern the process to be followed with respect to public notice and public participation in the adoption of a bylaw proposed to amend this Bylaw.

3.10 DEVELOPMENT APPEALS BOARD

3.10.1 Council shall appoint a Development Appeals Board in accordance with Sections 49(j) and 213 to 227 of *The Act*.

3.10.2 A person who wishes to appeal to the Development Appeals Board shall, within 30 days of the date of issuance of or refusal to issue a development permit, file a written notice of intention to appeal, and the appeal fee, with the secretary of the Development Appeals Board.

3.10.3 A person whose application for a discretionary use or development has been approved with prescribed development standards may appeal any development standards considered excessive, to the Development Appeals Board.

3.10.4 An appellant shall make the appeal within 30 days of the date of the issuance of, or refusal to issue, a development permit.

3.10.5 Nothing in this section authorizes a person to appeal a decision of the council:

- (1) refusing to rezone land; or,
- (2) rejecting an application for approval of a discretionary use.

3.10.6 In making an appeal to the Development Appeals Board, and hearing such appeal, the provisions of *The Act* shall apply.

3.11 MINOR VARIANCES

3.11.1 Council may grant a variance of up to 10% of any yard requirement for a use that conforms to this bylaw. All such variances shall be subject to the conditions and granted in accordance with the procedures contained in Section 60 of *The Act*.

3.11.2 Council shall maintain a registry of the location and all relevant details of the granting of such variances.

3.11.3 Where any person applies for Council to grant a zoning variance, that person shall pay to the municipality an application fee of \$100.00.

3.12 FEES

3.12.1 Amendment of the Zoning Bylaw

In addition to an application fee, where a person requests Council to amend this Bylaw, that person shall pay to the municipality a fee equal to the costs associated with the public advertisement of the proposed amendment and the costs associated with providing direct written notice to owners of land that is the subject of the proposed amendment.

3.12.2 Application fees

- (1) An applicant for a development permit shall pay an application fee in accordance with the RM of Britannia Planning and Development Fee Bylaw. These fees shall be in addition to

any fee required by Section 3.12.1 above.

- (2) Detailed review costs:
 - (a) General: Where a development or subdivision proposal involves a detailed RM review, a plan or Zoning Bylaw Amendment, a development agreement, a servicing agreement, detailed development conditions, liability insurance, performance bonds, caveats, or RM legal and professional planning advice, Council may require the applicant pay the full cost of the additional application review and administration costs, as Council may determine by resolution.
 - (b) Items: Such costs may include RM legal and professional planning costs, municipal administration fees and RM site inspection fees, as determined by Council.
 - (c) Documentation: Such costs may be addressed and clarified in the RM Council specified documents, including development and servicing agreements.
- (3) Where a person applies to Council to amend this Bylaw, that person shall pay to the municipality the fee (s) as determined in the RM of Britannia Planning and Development Fee Bylaw.:

These fees shall be in addition to any fee required by Section 3.12.1 above.

3.13 ZONING BY AGREEMENT

3.13.1 A zoning designation which is subject to an agreement entered into pursuant to the provisions of Section 69 of *The Act* and Section 6 of the Official Community Plan, shall be indicated on the Zoning District Map by the addition of the bylaw number authorizing the agreement after the zoning district designation.

3.14 OFFENCES AND PENALTIES

3.14.1 Pursuant to Section 242 of *The Act*, the Development Officer may inspect any development suspected of contravening *The Act*, or any regulation or bylaw made pursuant to *The Act*. If it is determined that a contravention exists, the Development Officer may notify the owner in writing and instruct the owner to correct the contravention within a set time period. If for any reason the contravention has not been corrected within that time, the Development Officer may extend the time period or issue a zoning compliance order pursuant to Section 242(4) of *The Act* to achieve bylaw conformance.

3.14.2 Any person who violates this Bylaw is guilty of an offence and is liable, on summary conviction, to the penalties provided by Section 243 of *The Act*.

4 GENERAL REGULATIONS

Except as noted, the following regulations shall apply to all zoning districts in this bylaw:

4.1 FRONTAGE ON THE ROAD

4.1.1 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 registered road, or unless satisfactory arrangements have been made with Council for the improvement or building of a road, where required.

4.1.2 A subdivision shall not be supported unless the proposed severance to be used, or upon which a building or structure is to be erected, abuts, or has frontage on a graded all-weather registered road, or unless satisfactory arrangements have been made with Council for the improvement or building of a road, where required.

4.2 DEVELOPMENT ON HAZARD LANDS

4.2.1 Where a proposed development of a building is to be located on land considered by Council to be potentially hazard lands, including but not limited to land that maybe contaminated, unstable, prone to flooding or otherwise unsuited for development or occupation because of its inherent danger to public health, safety or property, Council shall require the applicant to submit sufficient information from an engineer to determine if the land is hazardous.

(1) Council shall require the applicant to submit topographical information from a Geotechnical Engineer, registered in the Province of Saskatchewan, stating if the development will be within 300 metres of:

(a) any slope(s) that may be unstable;

(b) any river or stream flood plain; and/ or,

(c) any other land that may be subject to flooding or hazardous conditions otherwise unsuited for development or occupation because of its inherent danger to public health, safety, or property.

The applicant shall be responsible for contracting the engineer and all related fees.

(2) Council shall require the applicant to submit environmental (soil, water, etc) information from an Environmental Engineer, registered in the province of Saskatchewan stating if the development will be on any lands or in proximity to any lands that are contaminated or may otherwise be deemed unsuited for development or occupation because of its inherent danger to public health, safety or property.

The applicant shall be responsible for contracting the engineer and all related fees.

4.2.2 Where a proposed development or subdivision is to be located on hazard lands, the Development

Officer may refer that application to federal or provincial departments or other relevant environmental agencies for comments prior to issuing a decision.

4.2.3 The applicant may be required to submit a geotechnical assessment prepared by a Geotechnical Engineer registered in the Province of Saskatchewan, in order to assess the suitability of the site for development described in Section 4.2.1. The report shall illustrate that the proposed site and development are suitable with respect to the following, as applicable:

- (1) the potential for flooding up to the 1:500 flood elevation and/or the safe building elevation or where not involving any building, such elevation as may be suitable for the proposed use;
- (2) the potential for slope instability; and/or
- (3) the required mitigation measures including a site drainage plan for construction on areas of low elevation, on slopes, or on contaminated sites if any.

4.2.4 A development permit shall not be issued unless the report on the site, presented by the applicant's engineer indicates that the site is suitable for development.

4.2.5 Recommendations identified in a site analysis report pursuant to Section 4.2 may be incorporated as conditions to a development permit.

4.2.6 Council shall refuse a permit for any development for which, in Council's opinion, the proposed actions are inadequate to address the adverse effects or will result in excessive municipal cost.

4.2.7 Where a proposed development is to be located on land within the 1:500 flood plain, the following regulations shall apply:

- (1) no development is to adversely affect another property in terms of drainage or flooding;
- (2) new residential, commercial, industrial, or agricultural buildings and additions located in the 1:500 flood plain, shall be constructed at a minimum to the safe building elevation as defined by the Bylaw or as determined by applicable provincial authority;
- (3) permanent intensive livestock operations, animal enclosures and manure storage facilities shall be prohibited from locating within the 1:500 flood plain. Buildings not housing animals may be permitted provided that the building is constructed at a minimum to the safe building elevation as defined by this Bylaw or as determined by applicable provincial authority;
- (4) intensive agricultural operations must be constructed at a minimum to the safe building elevation as defined by the Bylaw or as determined by applicable provincial authority.

4.2.8 Trees or vegetation shall not be cleared from any land within 100 metres of any water course, water body, or top of bank or slope.

4.2.9 Sanitary landfills and lagoons shall be prohibited from being located on any hazard land or within the 1:500 flood plain.

4.2.10 The grading, filling or removal of any material of any kind should be avoided within 100 metres of any water course, water body or top of bank or slope unless approved by the development authority, based on advice from the appropriate provincial or federal agency.

4.2.11 Outdoor storage within areas identified as hazardous or potentially hazardous shall be prohibited.

4.2.12 The location of a permanent structure(s) proposed on any hazard lands shall be surveyed and staked to confirm the location with respect to any required setback or other considerations specified in the site analysis completed by the applicant's engineer, before approval of the application is considered by the municipality.

4.3 BUILDING TO BE MOVED

4.3.1 No building shall be moved within, or into, the municipality, without first obtaining a development permit and building removal/ demolition permit, except as exempted by in Section 3.3, from the Development Officer.

4.4 WASTE DISPOSAL

4.4.1 No development or use of land which requires sewage disposal or landfill facilities shall be permitted unless those facilities are approved by the Regional Health Authority and/or Saskatchewan Environment. Disposal of liquid, solid, or gaseous waste shall be governed by Acts administered by the Departments of Agriculture and Food, Environment, Health and the Saskatchewan Watershed Authority.

4.5 WATER

4.5.1 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 Regional Health Authority and/or the Saskatchewan Water Security Agency.

4.6 STORAGE OF CHEMICALS, FERTILIZERS AND COMBUSTIBLE MATERIALS

4.6.1 The storage of chemicals, fertilizers and combustible materials are subject to the requirements of both the federal and provincial governments. All necessary approvals from other regulatory agencies must be obtained prior to issuance of a development permit. Development permit conditions may include the requirement that all permits or licenses required by other regulatory agencies be obtained before development proceeds.

4.7 ONE PRINCIPAL BUILDING PERMITTED ON A SITE

4.7.1 Not more than one principal building shall be permitted on any one site except for:

- (1) public works;
- (2) institutional uses;
- (3) agricultural uses;
- (4) shopping centres;
- (5) recreation facilities;
- (6) schools;
- (7) hospitals;
- (8) municipal facilities;
- (9) communal dwellings;
- (10) ancillary uses; and,
- (11) indoor outdoor storage facilities.
- (12) developments involving multiple principal uses as evaluated under Section 7.4.6 (2)

Bylaw No.
07-2024

4.8 NON-CONFORMING BUILDINGS, SITES AND USES

4.8.1 The adoption or amendment of this bylaw does not affect non-conforming buildings, sites and uses.

4.8.2 The provisions of *The Act*, Sections 88 to 93 inclusive, shall apply to all non-conforming buildings and uses.

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

4.9 PUBLIC AND PRIVATE UTILITIES AND PIPELINES

4.9.1 Public utilities and facilities in the Municipality, except solid and liquid waste disposal sites, shall be permitted uses in every zoning district, and unless otherwise specified by this bylaw, no minimum site or yard requirements shall apply.

4.9.2 Where a pipeline or other utility or transportation facility will cross a municipal road, Council may apply such special design standards as it considers necessary to protect the municipal interest in the existing and future improvements to the road. The RM shall require the developers of regional water and sewer pipelines to submit engineered drawings to the municipality prior to installing such pipelines.

4.10 VEHICLE STORAGE

4.10.1 Notwithstanding anything contained in this Bylaw, no person shall use any site in any zoning district, for the parking or storage outside of an enclosed building of more than four (4) unlicensed vehicles.

4.10.2 Sections 4.10.1 shall not apply to permitted machinery or automotive salvage yards, auction markets or agricultural implement, recreational vehicle, automobile, marine, RMT and modular dwelling

sales and service establishments.

4.10.3 Council may require that such vehicles be screened from roadways or neighbouring properties by landscape features or fences or a combination thereof.

4.11 FENCES

4.11.1 A principal building or use must be established on a site prior to the erection of a fence or a wall on the site.

4.11.2 A fence may be erected to safeguard public safety on a site during the period of construction of the principal building or use or due to the presence of a natural hazard on the site.

4.11.3 In any **H**, **CR** or **RR** district, no wall, fence or similar structure shall be erected in a front yard or on a site line adjacent to a front yard to a height of more than 1.0 metres above grade level.

4.11.4 In any **H**, **CR** or **RR** district, no wall, fence, screen or similar structure, excepting permitted accessory buildings, shall be erected in a required side or rear yard, or on a site line adjacent to a required side or rear yard, to a height of more than 2.0 metres above grade level, except for lakeshore sites, where the maximum height shall be 1.0 metres in or adjacent to any required rear yard.

4.11.5 In the case of a corner site in any district, no hedge planting, tree, wall, fence, or similar structure, not being a building, shall be erected, placed, planted, or maintained within the Sight Triangle, as described in Figure 2-1 and Section 4.20 of this Bylaw, to a height greater than 1.0 metre.

4.11.6 No height limitations shall apply to the following:

- (a) Temporary construction fences;
- (b) Fences associated with essential public services and utilities, public parks, playgrounds or public buildings.

4.12 SHIPPING CONTAINERS

4.12.1 Shipping containers shall be classified as Detached Accessory, Minor, and be permitted in all districts, but are limited to one (1) in the Medium and High Density Country Residential Districts, Hamlet and Hamlet Residential Districts, and Resort Residential District.

4.12.2 Shipping container, permitted under subsection (1), shall only be used for shipping or storage purposes accessory to the principal use of the site and shall comply with the site requirements for accessory buildings for the applicable zoning district.

4.12.3 Shipping containers, permitted under subsection (1), shall:

- (1) be maintained in good repair;
- (2) be located to meet the requirements of *The National Building Code of Canada* as

applicable.

4.12.4 Notwithstanding subsection 4.12.1, shipping containers may be temporarily placed on a site in any district:

- (1) during active construction on a site when the shipping container is solely for the storage of supplies and equipment that are used for the site, provided that a valid building permit has been issued for construction on the site. The shipping container must be removed from the site upon completion of the construction; or
- (2) for the purpose of loading and unloading of items associated with the principal use for a period of not more than 10 days in any six month period; and
- (3) in any case, for a period of not more than 30 days unless an extension has been granted by the development officer to a maximum of 90 days.

4.12.5 When placed on a site pursuant to subsection 4.12.4, the shipping containers shall:

- (1) be located so as not to create a safety hazard; and
- (2) setback a minimum of 3 metres from the front property line.

4.13 SETBACK FROM CENTRE LINE OF ROADS

4.13.1 The minimum setback of buildings, including dwellings, signs, solid fences, stone placement, earth or gravel piles, portable structures, and machinery or other similar objects from the center line of any developed or undeveloped road allowance shall be 45 metres (147.7 feet), except for the following:

- (1) On provincial highways the minimum setbacks shall be regulated by the Ministry of Highways and Infrastructure.
- (2) Development of buildings on sites that abut internal subdivision roads shall observe the minimum front yard setbacks as identified in the specific regulation for those districts.

4.13.2 Excluding buildings, where a person wishes to plant or place an object as listed in Section 4.13.1, that does not meet the requirements, an application to Council is required, and Council may through a resolution, reduce the setback requirement providing the proposal does not create a traffic safety hazard in the sight triangle, as herein defined.

4.14 LANDSCAPING

4.14.1 Landscaping compliant with the rest Section 4.14 may be provided in the following areas:

- (1) The first three (3) metres of the minimum required front yard measured from the front property line.
- (2) A strip of soft landscaping abutting the front of the principal building, where loading does

not occur, to an average depth of two (2) metres.

- (3) In the case of a corner site, the side yard abutting the flanking street to a minimum perpendicular width of three (3) metres.
- (4) In the case where a site abuts a residential district, the side or rear yard abutting the residential district to a minimum perpendicular width of three (3) metres.

4.14.2 General Landscaping Regulations:

- (1) Where this Bylaw specifies that landscaping is required, it shall be developed and maintained in accordance with the following standards and policies:
 - (a) Plant material shall be species capable of healthy growth in the region and shall conform to the current Canadian Standards for Nursery Stock of the Canadian Nursery Landscape Association;
 - (b) Areas designated for planting shall be provided with adequate means of irrigation commensurate with landscaping requirements;
 - (c) Landscaping required to be provided within front or side yards shall not be used for any purpose except for signs or structures otherwise permitted, or driveways leading to a parking or loading facility;
 - (d) Required landscaping shall be completed in accordance with the approved landscape plan by the end of the construction season in which occupancy, partial occupancy, or use of the building or site has taken place. When occupancy, partial occupancy, or use of the building or site has taken place after the end of the construction season, all required and approved landscaping shall be completed by June 1st of the following year. For the purposes of this section, 'construction season' means May 1st through October 31st of the same calendar year; and,
 - (e) Required and approved landscaping shall be suitably maintained in a neat and tidy condition at all times, and plant material installed or retained shall be maintained in healthy, vigorous condition at all times.

4.14.3 The Development Officer may not approve an application for a development permit in the event that:

- (1) Any required landscape plans have not been submitted; or,
- (2) Any required landscape plans do not, in the opinion of the Development Officer, provide an adequate or suitable degree of landscaping necessary to enhance the visual amenity of the site or provide a visual screen where required by this Bylaw.

4.14.4 Landscaping shall be a condition of the issuance of a development permit when the existing use of a building or structure is significantly enlarged, undergoes a significant capacity increase, or is changed to a new use.

4.14.5 Any landscaping, including planting thereon, which is required to be provided by this Bylaw shall be maintained in a healthy growing condition or shall otherwise be replaced.

4.14.6 Any land for landscaped open space shall be included in any calculation of site area, setbacks, density or yard requirements as required by this Bylaw.

4.14.7 Requirements for Landscape Plans:

- (1) When landscaping is required under this Bylaw, landscaping plans shall be attached to a development permit application and shall form part of that application. The landscape plans shall be prepared in accordance with Section 4.14.7 (2).
- (2) Landscape Plan Submission Requirements:
 - (a) Two copies of every landscape plan must be submitted to the satisfaction of the Development Officer, showing, to scale, all physical features, including existing and proposed grades, the size and type of existing vegetation to be removed and retained, the size, type and location plant material to be provided, the location of hard landscaping such as fences, retaining walls, walkways and curbs, and the details of the proposed irrigation system, including the location of any outside hose bibs.
 - (b) A declaration, signed by the property owner and applicant, shall be affixed to required landscape plans, specifically acknowledging that the landscaping specified on the plans is a condition of the issuance of a development permit for the property and that such development will be complete by the date set out in the development permit.

4.15 OUTSIDE STORAGE AND WASTE MATERIAL STORAGE

4.15.1 Where permitted in association with any approved industrial or commercial land use, all outside storage, including storage of garbage or waste materials, is subject to the following requirements:

- (1) No outside storage shall be located in the front yard, except for the neatly arranged display.
- (2) Outside storage in a side or rear yard shall be screened from adjacent sites by a solid fence at least 1.9 metres in height, or a combination of fence and soft landscaping screening a minimum of 1.9 metres in height.
- (3) Unless otherwise directed by this Bylaw, garbage and waste material shall be stored in a secured and weatherproof container and shall be visually screened from all adjacent sites and public thoroughfares.

4.16 PERMITTED YARD ENCROACHMENTS

4.16.1 The following are not considered encroachments and shall be considered part of the principal or accessory building and all applicable regulations will apply to it as it would be to the principal or accessory building:

- (1) any deck or floor area attached to a principal or accessory building that has a permanent roof structure and/or solid glass, or screen walls;
- (2) any private garage attached to a principal building; and
- (3) balconies.

4.16.2 The following yard encroachments shall be permitted in any required yard:

- (1) steps 1.6 metres or less above grade level, as measured at the highest point of the steps, that are necessary for access to a permitted building or for access to a site from a street or lane;
- (2) window sills, eaves, gutters, belt courses, pilasters or other similar vertical columns, cornices, bay windows, chimneys and similar non-structural alterations may project a distance of 0.6 metres from the building into any required yard setback, but not closer than 0.5 metres to a site line or triangle;
- (3) raised patios, decks and sidewalks not more than 0.6 metres above grade level, as measured at the outside edge of the patio, deck or sidewalk.
- (4) trees, shrubs, walkways, trellises or flag poles, so long as these fixtures do not extend into or over public land; and,
- (5) lighting fixtures and lamp posts.
- (6) In rear yards:
 - (i) raised patios and decks measuring more than 0.6 metres in height above grade, and canopies having a projection of not more than 3.0 metres into the required rear yard, provided they are located at least 3.0 metres from the rear site line.
- (7) In side yards:
 - (i) raised patios and decks measuring more than 0.6 metres in height above grade, and canopies provided they do not project into more than 25% of the required side yard.

4.17 PROHIBITED USES IN ALL DISTRICTS

4.17.1 The breeding of rodents, insects and the keeping of wild boars is prohibited in all Zoning Districts

in the municipality.

4.17.2 Allowing the growth of weeds designated as Prohibited, Noxious, and/ or Nuisance by the Province of Saskatchewan is prohibited in all Zoning Districts.

4.18 SIGNS AND BILLBOARDS

4.18.1 All signs situated along a provincial highway are required to comply with *The Erection of Signs Adjacent to Provincial Highway Regulations 1986*, as may be amended from time to time.

4.18.2 Any sign not located along a provincial highway, requiring a permit from the municipality, may only advertise agricultural commercial uses, home-based businesses, the principal use of a site, or the principal products offered for sale on a premises and may not be located in the municipally maintained right of way.

4.18.3 A maximum of two (2) advertising signs is permitted on any site, or quarter section.

4.18.4 Government erected signs, either federal, provincial or municipal, memorial signs, real estate signs, signs identifying residential occupants or addresses, signs identifying utilities and directional signs that bear no advertising, including traffic control, no trespassing, hunting restriction and similar signs of a temporary nature, are exempt from restriction and do not require a permit.

4.18.5 Temporary signs and real estate signs directly associated with the sale or lease of a home or other property do not require a permit only as long as the temporary condition exists for the property and the sign does not exceed 1.0 m².

4.18.6 Billboard and other off-site advertising signs are prohibited, except where permitted along a provincial highway.

4.18.7 All private signs shall be located so that no part of the sign is located on or over a public right-of-way.

4.18.8 Signs in Country Residential and Resort Residential Development Districts

- (1) Signs and billboards will be prohibited in any country residential or resort residential development district in the municipality except for signs advertising the principal use of a premises or the principal products offered for sale on a premise. Permitted signs shall be subject to the following requirements.
 - (a) No more than two (2) signs shall be permitted on the premises;
 - (b) No sign shall be in the excess of 3.5 m² in area, but the two permitted signs may be combined, and total facial area shall not exceed 7 m². Each sign may be double faced;
 - (c) No sign shall be illuminated unless the source of light is steady, suitably shielded, and dimmed at night; and,
 - (d) The maximum height of any sign face shall be 3.5 metres.

4.18.9 Signs in Hamlet Districts

- (1) Signs and billboards will be prohibited in any Hamlet District in the municipality except for signs advertising the principal use of a premises or the principal products offered for sale on a premise. Permitted signs shall be subject to the following requirements.
 - (a) The maximum facial area of a sign on residential sites shall be 1.2 m²;
 - (b) The maximum facial area of a sign on service stations, gas bars, industrial and agriculture service sites shall be 6.5 m²;
 - (c) The maximum facial area of a sign on all other sites shall be 3.5 m²;
 - (d) The maximum height of any sign face shall be 3.5 metres.

4.19 TEMPORARY USES

4.19.1 Temporary uses will be permitted where appropriate in individual zoning districts at the discretion of Council.

4.19.2 All temporary uses must be located on an existing site; no subdivision will be permitted for temporary uses.

4.19.3 Any buildings placed on sites where a temporary use is permitted must be removed on or before the expiry period allowed for the use, unless the construction of a permanent building is specifically permitted by Council.

4.19.4 The site must be restored to the same condition as it was prior to the beginning of the temporary use once the temporary use has ceased.

4.19.5 Council may require a performance bond from the applicant to ensure acceptable remediation of the site.

4.20 VISIBILITY CLEARANCE AT INTERSECTIONS

4.20.1 In any district, nothing shall be built, erected, placed, planted, parked or allowed to grow so as to obscure vision at a height of one (1) metre or greater above the elevation of the centre of the abutting street or lane within the triangular area labelled as "Sight Triangle", with distances measured accordingly, in Figure 2-1 in Section 2 of this Bylaw.

4.20.2 Within the sight triangle, as herein defined, the following uses are permitted:

- (a) Government erected signage and government erected sign posts;
- (b) fire hydrants, benches and traffic control devices; and,

- (c) utility poles, and one transmission or control device.

4.21 MEMBRANE COVERED STRUCTURES

4.21.1 Membrane covered structures shall be permitted as an accessory, minor use in all districts.

4.21.2 Development applications for membrane covered structures must include a drawing stamped by a Professional Engineer where available or the manufacturers specifications to ensure the structure will meet the requirements of the National Building Code and shall be installed securely anchored to the ground, when applicable.

4.21.3 In any Zoning District, a membrane covered structure may obtain approval as a temporary use, for a period not to exceed seven (7) days in a calendar year.

4.21.4 In any Zoning District, any membrane covered structure (temporary or other) must meet National Building Code Standards for the intended use and duration of use. Membrane covered structures may require periodic inspections by and at the discretion of the municipality's Building Official to ensure continued compliance.

**Bylaw No.
06-2023**

4.22 POLE SHEDS AND POST FRAME STRUCTURES

4.22.1 Pole shed and post frame structures shall be permitted as an accessory, minor use in all districts and accessory, major use in districts where accessory, major use are permitted.

4.22.2 Development applications for pole shed and post frame structures for use other than as a part of an agricultural operation must include a drawing stamped by a Professional Engineer to ensure structure will meet the requirements of the National Building Code.

4.22.3 Development applications for pole shed and post frame structures for use as a part of an agricultural operation are encouraged to ensure that the structure is designed, constructed, erected, and placed in accordance with National Building Code standards.

5 SPECIAL STANDARDS AND REGULATIONS

5.1 ACCESSORY USES, BUILDINGS AND STRUCTURES

5.1.1 Accessory uses and buildings shall be subordinate to, and located on, the same site at the principal building or use, and used in conjunction with that principal use.

5.1.2 Time of Construction:

Accessory buildings shall not be constructed or placed on any site prior to the construction of the principal building except in the following instance:

- (1) Where a Development Permit has been issued for a principal building, Council may, at its discretion, allow prior development of an accessory building where such building is required for the storage of construction material or equipment. If the principal building is not completed in the time period required, the accessory building is to be removed.

5.1.3 Height of Accessory Buildings:

(1) **Resort Residential District:**

- (a) Detached accessory buildings in any RR District are not to exceed the height of the principal dwelling, and in no case shall an accessory building exceed a height of 5 metres.
- (b) Notwithstanding Section 5.1.3 (1)(a), Council may, at its discretion, permit the development of an accessory building that exceeds the height of 5 metres where it can be demonstrated that it will have minimal impact on the surrounding, adjacent areas, particularly along the residential zone interface.

(2) **Country Residential Districts, including CR1, CR2, and CRMU:**

- (a) Detached accessory buildings in any CR District, are not to exceed the height of the principal dwelling, and in no case shall an accessory building exceed a height of 7 metres.
- (b) Notwithstanding Section 5.1.3 (2)(a), Council may, at its discretion, permit the development of an accessory building that exceeds the height of 7 metres where it can be demonstrated that it will have minimal impact on the surrounding, adjacent areas, particularly along the residential zone interface.

(3) Hamlet Districts, including H1 and H2:

- (a) Detached accessory buildings in any hamlet district are not to exceed the height of the principal dwelling, and in no case shall an accessory building exceed a height of 5 metres.
- (b) Notwithstanding Section 5.1.3 (3)(a), Council may, at its discretion, permit the development of an accessory building that exceeds the height of 5 metres where it can be demonstrated that it will have minimal impact on the surrounding, adjacent areas, particularly along the residential zone interface.

(4) Agriculture Resource, Commercial/ Industrial, Restricted Commercial, Industrial, and Conservation Districts:

- (a) Detached accessory buildings on non-farm residential parcels in the Agriculture Resource District are not to exceed the height of the principal dwelling, and in no case shall an accessory building exceed the height of 7 metres.
- (b) Notwithstanding Section 5.1.3(4)(a), Council may, at its discretion, permit the development of an accessory building that exceeds the height of 7 metres where it can be demonstrated that it will have minimal impact on the surrounding, adjacent areas, particularly along the residential zone interface.
- (c) All other detached accessory buildings in any Agriculture Resource, Commercial/ Industrial, Restricted Commercial, Industrial, and Conservation District have no height restrictions.

5.1.4 Area of Accessory Buildings:

(1) Detached accessory buildings and structures shall be classified as either Detached Accessory, Minor or Detached Accessory, Major. The following area restrictions shall apply to each classification in all districts:

Classification	Minimum Area	Maximum Area
Minor	10 m ² (108 sq.ft)	50 m ² (538 sq.ft)
Major	50.01 m ² (538.1 sq.ft)	334.45 m ² (3600 ft ²)

(2) Resort Residential Districts:

- (a) The total area of all accessory uses and structures attached to the principal use shall not exceed the gross floor area of the principal building or structure, and in no case exceed a total of 100 m².
- (b) A maximum of three (3) detached accessory buildings or structures may be permitted. Detached Accessory, Major buildings and structures shall not be permitted in the Resort Residential District.
- (c) Membrane covered structures accessory to the principal use of the site may be permitted, subject to the provisions of Section 4.21.
- (d) Pole shed and post frame structures accessory to the principal use of the site may be permitted, subject to the provisions of Section 4.22

(3) Country Residential Districts, including CR1, CR2

- (a) The total area of all accessory uses and structures attached to the principal use shall not exceed a total of 334.45 m².
- (b) A maximum of three (3) detached accessory buildings or structures may be permitted, with a maximum of one (1) Detached Accessory, Major permitted on any site. The maximum combined floor area for all detached accessory buildings requiring a building permit is 371.61 m² (4000 ft²).
- (c) Shipping containers shall be considered Detached Accessory, Minor and shall be limited to one (1) per site. Shipping containers may only be set in the rear yard and should be screened to the satisfaction of the Council.
- (d) Membrane covered structures accessory to the principal use of the site may be permitted, subject to the provisions of Section 4.21.
- (e) Pole shed and post frame structures accessory to the principal use of the site may be permitted, subject to the provisions of Section 4.22.

(4) Mixed Use Country Residential

- (a) The total area of all accessory uses and structures attached to the principal use shall not exceed a total of 334.45 m² (3600 ft²)
- (b) Coverage and Number of Detached Accessory Buildings or Structures:
 - (i) A site may include multiple detached accessory buildings, with a limitation that only two can have a maximum floor area of 222.97 square metres (2400 square feet) each, aiming to prevent an excessive number of large structures.
 - (ii) For sites less than 2.02 hectares (approximately 5 acres), the total site coverage, including all detached accessory buildings or structures and principal building(s), shall not exceed 7% of the total site area.
 - (iii) In the calculation of the total site coverage identified in item (ii), lands determined to be hazard lands as defined under this Bylaw, or any applicable legislation shall be excluded from the total site area calculation.
- (c) Notwithstanding clause (b), detached accessory buildings for the following uses shall have no size restrictions:
 - (i) Municipal, Recreational, Institutional and Other Uses as specified in Table 7-4.
- (d) Membrane covered structures accessory to any principal use of the site may be permitted, subject to the provisions of Section 4.21.
- (e) Pole shed and post frame structures accessory to any principal use of the site may be permitted, subject to the provisions of Section 4.22.

**Bylaw No.
07-2024**

(5) Hamlet Districts, Including H1 and H2

- (a) The total area of all accessory uses and structures attached to the principal use (i.e. private garage or carport) shall not exceed the gross floor area of the principal building or structure, and in no case exceed a total of 100 m².
- (b) A maximum of three (3) detached accessory buildings or structures may be permitted. Detached Accessory, Major buildings and structures shall not be permitted in the Hamlet Districts.
- (c) Shipping containers shall be considered Detached Accessory, Minor

and shall be limited to one (1) per site. Shipping containers may only be set in the rear yard and should be screened to the satisfaction of the Council.

- (d) Membrane covered structures accessory to the principal use of the site may be permitted, subject to the provisions of Section 4.21.
- (e) Pole shed and post frame structures accessory to the principal use of the site may be permitted, subject to the provisions of Section 4.22.

(6) Agriculture Resource District

- (a) Detached accessory buildings for the following uses shall have no size restrictions:
 - (i) Agricultural uses;
 - (ii) Resources Based uses;
 - (iii) Commercial uses not ancillary to a non-farm residential subdivision
 - (iv) Municipal, Recreational, Institutional, and Other Uses included on Table 7-1.
- (b) The total area of all non-farm residential accessory uses and structures attached to the principal use shall not exceed a total of 334.45 m².
 - (i) Notwithstanding (b), where an existing farmyard is severed from an agricultural land holding through subdivision and converted to a principal non-farm residential or small farm operation use, there shall be no restriction on the floor area of attached accessory buildings.
- (c) A maximum of five (5) detached accessory buildings or structures may be permitted on non farm residential sites. The maximum combined floor area for all detached accessory buildings requiring a building permit is 371.61 m² (4000 ft²).
 - (i) Notwithstanding (c), where an existing farmyard is severed from an agricultural land holding through subdivision and converted to a principal non-farm residential or small farm operation use, there shall be no restriction on the number, class, or floor area of

**Bylaw No.
23-2024**

**Bylaw No.
23-2024**

accessory buildings existing at the time of subdivision.

- (ii) Where new accessory buildings or structures are proposed following the scenario described in (c)(i) on a non-farm residential parcel, the restrictions on the number, class, and floor area of (c) shall apply, and will require the removal of buildings or structures prior to new construction"; and,

**Bylaw No.
23-2024**

- (d) Membrane covered structures accessory to the principal use of the site may be permitted, subject to the provisions of Section 4.21.
- (e) Pole shed and post frame structures accessory to the principal use of the site may be permitted, subject to the provisions of Section 4.22.
- (f) A maximum of ten (10) detached accessory buildings or structures may be permitted on sites containing a small farm operation. The maximum combined floor area for all detached accessory buildings is 929.03 m² (10,000 ft²). Clause 5.1.4(1) and its subclause (6)(a)(i) above shall not apply, and the maximum individual detached accessory building size shall be 445.93 ha (4,800 ft²).

**Bylaw No.
23-2024**

(7) Commercial/ Industrial, Restricted Commercial, Industrial, and Conservation Districts:

- (a) Detached accessory buildings in the Commercial/ Industrial, Restricted Commercial, Industrial, and Conservation Districts have no size restrictions.

5.1.5 Location of Accessory Buildings:

(1) Resort Residential Districts:

- (a) In any yard abutting a developed or undeveloped road allowance, other than an internal subdivision road or a provincial highway, all buildings and structures must be set back a minimum of 45 metres (147.7 feet) from the centerline of the road allowance.
- (b) In any yard abutting a provincial highway, all buildings and structures shall be setback a minimum of 60 metres (196.9 feet) from the centerline of the provincial highway or a greater or lesser distance as specified on the Ministry of Highways Roadside Development Permit.
- (c) *Front Yard (abutting an internal subdivision road)*
 - (i) Residential: minimum 6.0 metres from property line.

- (ii) Commercial: minimum 6.0 metres from property line.
 - (iii) Municipal, Recreational, Institutional, and Other Uses: as specified in Table 7 -5.
- (d) *Rear Yard*
 - (i) Residential: minimum 1.5 metres from property line.
 - (ii) Commercial: minimum 6.0 metres from property line.
 - (iii) Municipal, Recreational, Institutional, and Other Uses: as specified in Table 7 -5.
- (e) *Side Yard*
 - (i) Residential: minimum 1.5 metres from property line.
 - (ii) Commercial: minimum 6.0 metres from property line.
 - (iii) Municipal, Recreational, Institutional, and Other Uses: as specified in Table 7 -5.

(2) Country Residential Districts, including CR1, CR2, and CRMU :

- (a) In any yard abutting a developed or undeveloped road allowance, other than an internal subdivision road or a provincial highway, all buildings and structures must be set back a minimum of 45 metres (147.7 feet) from the centerline of the road allowance.
- (b) In any yard abutting a provincial highway, all buildings and structures shall be setback a minimum of 60 metres (196.9 feet) from the centerline of the provincial highway or a greater or lesser distance as specified on the Ministry of Highways Roadside Development Permit.
- (c) *Front Yard (abutting an internal subdivision road)*: minimum setback 7.6 metres from property line.
- (d) *Rear Yard*: minimum 3.0 metres from property line.
- (e) *Side Yard*: minimum 3.0 metres from property line.

(3) Hamlet Districts, including H1 and H2:

Detached accessory buildings in all hamlet districts are subject to the following regulations:

- (a) In any yard abutting a developed or undeveloped road allowance, other than an internal subdivision road or a provincial highway, all buildings and structures must be set back a minimum of 45 metres (147.7 feet) from the centerline of the road allowance.
- (b) In any yard abutting a provincial highway, all buildings and structures shall be setback a minimum of 60 metres (196.9 feet) from the centerline of the provincial highway or a greater or lesser distance as specified on the Ministry of Highways Roadside Development Permit.
- (c) *Front yard (abutting an internal hamlet road)*: minimum 6.0 metres from property line
- (d) Rear Yard: minimum 3.0 metres from property line.
- (e) Side Yard: minimum 1.5 metres from property line.

(4) Agriculture Resource District:

Detached accessory buildings in any agricultural resource district are subject to the following regulations, with the exception of bin pads and grain storage systems in the Agriculture Resource District, which shall be set back 10 metres from adjacent sites:

- (a) In any yard abutting a developed or undeveloped road allowance, other than an internal subdivision road or a provincial highway, all buildings and structures must be set back a minimum of 45 metres (147.7 feet) from the centerline of the road allowance.
- (b) In any yard abutting a provincial highway, all buildings and structures shall be setback a minimum of 60 metres (196.9 feet) from the centerline of the provincial highway or a greater or lesser distance as specified on the Ministry of Highways Roadside Development Permit.
- (c) Rear Yard: minimum 3.0 metres from property line.
- (d) *Side Yard*: minimum 3.0 metres from property line.

(5) Commercial/ Industrial and Restricted Commercial Districts:

- (a) In any yard abutting a developed or undeveloped road allowance, other than an internal subdivision road or a provincial highway, all buildings and structures must be set back a minimum of 45 metres (147.7 feet) from the centerline of the road allowance.
- (b) In any yard abutting a provincial highway, all buildings and structures shall be setback a minimum of 60 metres (196.9 feet) from the centerline of the provincial highway or a greater or lesser distance as specified on the Ministry of Highways Roadside Development Permit.
- (c) *Front yard (abutting an internal subdivision road):* minimum setback 7.6 metres from property line.
- (d) *Rear Yard:* minimum 3.0 metres from property line.
- (e) *Side Yard:* minimum 3.0 metres from property line.

(6) Industrial Districts:

- (a) In any yard abutting a developed or undeveloped road allowance, other than an internal subdivision road or a provincial highway, all buildings and structures must be set back a minimum of 45 metres (147.7 feet) from the centerline of the road allowance.
- (b) In any yard abutting a provincial highway, all buildings and structures shall be setback a minimum of 60 metres (196.9 feet) from the centerline of the provincial highway or a greater or lesser distance as specified on the Ministry of Highways Roadside Development Permit.
- (c) *Front yard (abutting an internal subdivision road):* minimum setback 7.6 metres from property line.
- (d) *Rear Yard:* minimum 6.0 metres from property line, except where the rear yard abuts a railroad track or railroad yard, in which case, no rear yard is required.
- (e) *Side Yard:* minimum 6.0 metres from property line.

(7) Conservation Districts:

- (a) In any yard abutting a developed or undeveloped road allowance, other than an internal subdivision road or a provincial highway, all buildings and

structures must be set back a minimum of 45 metres (147.7 feet) from the centerline of the road allowance.

- (b) In any yard abutting a provincial highway, all buildings shall be setback a minimum of 60 metres (196.9 feet) from the centerline of the provincial highway or a greater or lesser distance as specified on the applicants Ministry of Highways and Infrastructure Roadside Development Permit.
- (c) In any yard abutting an internal subdivision road: minimum setback 7.6 metres from property line.
- (d) *Rear Yard*: at Council's discretion.
- (e) *Side Yard*: at Council's discretion.

5.1.6 Accessory dwelling units shall only be permitted to accommodate:

- (1) a farm dwelling as a residence for an operator, or for employees and/or partners engaged in farm operation, intensive livestock operation, or intensive agricultural operation, subject to Section 3.5.2.2 of the Official Community Plan.
- (2) a business dwelling as a residence for an owner, operator, manager, an employee and/or partner engaged in a commercial or industrial operation in a commercial or industrial zoning district, subject to the following provisions:
 - (a) where the dwelling is no pre-existing on site, the dwelling unit must be physically attached to the primary building where commercial or industrial operations are underway;
 - (b) the attached business dwelling shall have a main entrance separate from that of the commercial or industrial establishment; and
 - (c) the attached business dwelling must provide an emergency exit in addition to the main entrance.
- (3) Communal dwelling(s) as residences for colonies, engaged in a farm operation, intensive livestock operation, or intensive agricultural operation, subject to Section 3.5.2.2 of the Official Community Plan
 - (a) All dwelling(s) must be located on a site conforming to all requirements of the this Bylaw.
 - (b) Utilities, including sewage disposal systems, must meet provincial standards.

5.1.7 Rental Suites:

(1) A Rental Suite may be allowed as a discretionary use, accessory to any Single Detached Dwelling, Modular Dwelling, or RTM Dwelling in any zoning district, subject to approval of a Building Official hired or contracted by the Rural Municipality. Rental Suites are subject to the following requirements:

**Bylaw No.
06-2023**

- (a) Cooking facilities, food preparation, sleeping and sanitary facilities within the structure and which are physically separate from those of the principal dwelling.
- (b) The suite also has an entrance separate from the entrance to the principal dwelling or the accessory building it is located in, either from a common indoor landing or directly from the outside of the structure.
- (c) The suite may not be established on a site where a Business Dwelling is located.
- (d) A Rental Suite may be located within the principal dwelling unit or in a building accessory to the principal and is subject to all National Building Code Standards.

5.2 RECREATIONAL CAMPGROUNDS AND TOURIST CAMPS

- (1) The applicant for a development permit for a recreational campground or tourist camp shall provide the Development Officer with a plan of the site, identifying any buildings, uses of land and the location of all roadways and recreation vehicle or tent campsites sites with dimensions. The addition or rearrangement of sites, the construction or moving of buildings, the material change in use of portions of land, or the filling or clearing of land shall require a development permit, and the applicant shall submit for approval an amended plan incorporating the proposed development.
- (2) A recreational campground or tourist camp shall have, within its boundaries, a buffer area abutting the boundary of not less than 4.5 metres in width, which shall contain no buildings.
- (3) A site for each recreation vehicle and campsite permitted in the recreational campground or tourist camp shall be designated and clearly marked on the ground.
- (4) Each site shall have a minimum area of 150 square metres for tent campsites and a minimum area of 250 square metres for all other campsites.
- (5) No portion of any campsite shall be located within an internal roadway or required buffer area.
- (6) Each site shall have direct and convenient access to a developed internal roadway, which shall not be located in any required buffer area.

- (7) Each recreation vehicle shall be located at least 4.5 metres from any other recreation vehicle and each site shall have dimensions, location and orientation sufficient to allow for such location of recreation vehicles.
- (8) The space provided for roadways within a recreational campground or tourist camp shall be at least 7.5 metres in width. No portion of any site, other use or structure shall be located in any roadway.
- (9) A recreational campground or tourist camp may include, as an ancillary use and subject to all building codes and this Bylaw's requirements, a laundromat, washroom and shower facilities, or a confectionary designed to meet the needs of occupants of the sites and a one unit dwelling for the accommodation of the operator.
- (10) *The Public Health Act*, and regulations passed thereunder, shall be complied with in respect of all operations and development of recreational campgrounds.

5.3 PUBLIC WORKS IN THE FORM OF SOLID AND LIQUID WASTE MANAGEMENT OR DISPOSAL FACILITIES

- (1) Development and maintenance of a public work in the form of a solid or liquid waste disposal facility will be subject to the following special standards:
 - (a) A buffer strip containing trees, shrubs, a berm or fence (either solid or with opaque fabric screening), equal to or above the height of the lagoon or landfill shall be located surrounding a lagoon or sanitary landfill disposal area.
 - (b) Any solid or liquid waste disposal facility shall be fenced.
 - (c) Adequate precautions shall be taken to prevent pollution of ground water by disposal operations.
 - (d) Solid waste disposal facilities shall be located in proximity to a provincial highway and adjacent to an all-weather road.
 - (e) The development of any new disposal sites shall take into consideration direction of prevailing winds.
 - (f) Further regulation of solid waste disposal sites may be achieved by adoption and administration of a Waste Management Bylaw.

5.4 BED AND BREAKFAST HOMES AND VACATION FARMS

- (1) Bed and breakfast homes and vacation farms shall be subject to the following requirements:

- (a) Vacation farms shall be ancillary to an agricultural operation and may include bed and breakfast, cabins and overnight camping areas.
- (b) Bed and breakfast operations shall be located in, and ancillary to, a single detached dwelling used as the operator's principal residence developed as a farm operation site or country residence
- (c) Only one sign, not exceeding 1.5 square metres in sign face area, advertising the vacation farm or bed and breakfast home, and located on-site, is permitted.
- (d) Vacation farms and bed and breakfast homes shall be licensed pursuant to The Public Health Act and all applicable building code requirements, where tourist accommodations require health approval.
- (e) Council may specify a maximum number of bedrooms, cabins or camping sites, or combination thereof, as a special standard in the issuing of a discretionary approval for a bed and breakfast home or vacation farm application.

5.5 CUSTODIAL CARE FACILITIES AND RESIDENTIAL CARE FACILITIES

- (1) Custodial care facilities and residential care facilities may be approved as an accessory use or as a principal use.
- (2) In any residential district, no exterior alterations shall be undertaken to a dwelling or former dwelling which would be inconsistent with the residential character of the building or property.
- (3) No building or structure used for the purpose of a custodial care facility or a residential care facility shall be used for the purpose of keeping boarders or lodgers.
- (4) In addition to the development standards of the zoning district, custodial care facilities and residential care facilities that are listed as discretionary uses shall be reviewed and approved in accordance with Section 3.7.

5.6 SERVICE STATIONS

- (1) Fuel pumps and other apparatus for dispensing or storage of fuel, located all or partly above grade level, shall be at least 6 metres from a site line.
- (2) All automobile parts, dismantled vehicles and similar articles or equipment are to be stored within a building.
- (3) Where service stations occupy a corner site, only one access point shall be on the flanking street.

5.7 GAS BARS/ BULK FUEL SALES

- (1) Where operated as the principal use on a site, gas bars are subject to the regulations and standards for service stations.
- (2) Where a gas bar is allowed to operate in conjunction with another use on a site, the following standards and regulations apply:
 - (a) All fuel pumps and storage tanks shall be at least 5 metres from any building on the site, and 6 metres from any site line.
 - (b) The site shall have at least two separate entrances for vehicles, at least 15 metres apart.
 - (c) Access to, and parking for, fuel dispensing apparatus shall not obstruct access to the site, or other required off-street parking spaces on the site.

5.8 FUEL STORAGE TANKS

- (1) Fuel storage tanks which meet the standards of the National Fire Code may be permitted in association with service stations, gas bars and other permitted industrial or commercial uses where the dispensing of fuel to vehicles is a standard aspect of the use.
- (2) The total storage capacity for fuel storage tanks on any single service station or gas bar shall not exceed the regulations and requirements set out by the National Fire Code.
- (3) Fuel storage tanks shall be:
 - (a) located at least 6 metres from any property line and 5 metres from any building; however, for uses other than gas bars and service stations, the separation distance may be reduced for tanks with a capacity of 5,000 litres or less, pending compliance with the National Fire Code and approval from the Municipal Fire Chief.
- (4) Notwithstanding subsection (2) and (3) above, fuel storage tanks associated with a gas bar or service station shall be:
 - (a) at least 15 metres from the boundary of any site within a Country Residential, Hamlet, or Resort Residential district.
- (5) The dispensing equipment associated with fuel storage tanks shall be located at least 3 metres from any property line, at least 7.5 metres from any open flame or other ignition source, and at least 4.5 metres from any door or window.
- (6) Notwithstanding (4) above, above ground fuel storage tanks associated with a gas bar or service station shall be located at least 6 metres from any property line, at least 7.5 metres

from any open flame or other ignition source, and at least 5 metres from any door or window.

- (7) Above-ground fuel storage tanks shall be protected from vehicles with suitable posts, guardrails or other similar means.

5.9 HOME-BASED BUSINESSES AND FARM-BASED BUSINESSES

- (1) Home-based businesses and farm-based businesses shall be subject to the following development standards:
 - (a) The use is clearly ancillary to the use of a farm as an agricultural operation or the dwelling unit as a private residence.
 - (b) Home-based businesses not located on a farm shall be classified as follows:
 - a. Major: can have up to one (1) non-resident employee, in addition to the residents of the dwelling. Consists of an approved Dwelling or Accessory Building by a resident of that dwelling for a business that may generate more than one business visit per day.
 - b. Minor: Can only have residents of the dwelling as employees. Consists of the use of an approved Dwelling by a resident of the Dwelling for a home office that shall not require more than one business visit per day at the dwelling.
 - (c) The operator of the business is a resident of the dwelling unit and, in the case of a farm-based business only, up to five (5) non-resident employees may be employed at the site. In the case of a home-based business located in the AR-Agriculture Resource District, up to two non-resident employees may be employed at the site. Any employee shall be directly under the hire and management of the operator of the business. Where the business is a building or service contractor, additional employees may be involved only at the client building site.
 - (d) No variation in the residential or residential farm character and appearance of the dwelling, ancillary residential building, or land shall be permitted.
 - (e) The permitted use shall be valid only during the period of time the property is occupied as a residence of the applicant for such permitted use.
 - (f) All permits issued for home-based businesses shall be subject to the condition that the permit may be revoked at any time if, in the opinion of Council, the conditions under which the permit was originally issued are no longer met.
 - (g) Home based businesses, minor shall be permitted in Hamlet, Hamlet Residential, and Resort Residential Districts.

5.10 OUTFITTER BASE CAMPS AND TOURISM BASE CAMPS

- (1) All outfitter base camps shall be located at least 400 metres from a dwelling unit that is not part of the operation.
- (2) All accommodation provided in conjunction with outfitter base camps and tourism base camps shall comply with The Public Health Act, and Regulations passed thereunder.
- (3) Council may establish standards limiting the total number of guests and guest rooms, and the location of buildings and accessory activities as a condition of issuing a discretionary use permit for outfitter base camps and tourism base camps. Any increase in the number of guests or guest rooms shall require a new discretionary approval.

5.11 KENNELS (BOARDING AND BREEDING)

- (1) An outdoor area must be provided for animals to run free, without being chained, in an area enclosed by a fence with a minimum height of 1.83 metres, which provides safety for the animals and neighbours to the satisfaction of Council.
- (2) Outdoor animal enclosures, kennels, or dog runs may not be located in front yards.
- (3) The keeping of more than four (4) dogs on any lot, whether the dogs are being bred or boarded, shall be allowed at the discretion of Council only in those Districts where Kennels are listed as Discretionary Use in this Bylaw.
- (4) In determining the number of dogs, pups less than six (6) months of age shall not be included.
- (5) All dogs in boarding or breeding facilities shall be kept within buildings or fenced area at all times when not leashed.
- (6) All facilities shall be cleaned on a daily basis, and all feces shall be stored in an enclosed container and disposed of in a sanitary manner.
- (7) All facilities and operations shall be in compliance with all municipal and provincial requirements and legislation.
- (8) All kennel buildings and exterior exercise areas may be required to have soundproofing and screening to the satisfaction of Council.
- (9) No building or exterior exercise area used to accommodate dogs shall be located within 30 m of any property line of the lot on which the kennel is located.
- (10) No building or exterior exercise area used to accommodate dogs shall be located within 90 metres of any dwelling on an adjacent lot.

- (11) All Development permits issued for Kennels shall be subject to cancellation if any of the above requirements, or any other condition of the Development permit is not adhered to.

5.12 AUCTION MARKETS

- (1) Outside storage must be kept in an organized manner or the RM of Britannia Nuisance Abatement Bylaw may be enforced.
- (2) Temporary storage and accessory repair of goods and materials to be sold shall be permitted.
- (3) Wrecking, destruction or dismantling of goods and materials shall not be permitted.

5.13 TRUCK STOPS

- (1) The minimum width of a driveway in a truck stop shall be 9.2 metres.
- (2) No more than two access driveways shall connect a truck stop to any street.
- (3) Gas bars on the site of a truck stop shall comply with Sections 5.7 and 5.8.

5.14 SOLAR ENERGY FACILITIES (INDIVIDUAL)

- (1) The installation and operation of solar energy facilities and their supporting structures, shall be permitted in all zoning districts subject to the following:

- (a) In all districts except the **Agriculture Resource District** and the **Industrial District**, solar energy systems shall not be located in any required front or side yard. In the case of a corner site, solar energy systems shall not be placed in any portion of the rear yard which is within 3.0 metres of the side property line adjacent to a flanking street.
- (b) All freestanding solar structures shall be placed a minimum of 1.2 times the total height of the structure away from any property line, and in no case shall the total height of the system exceed the height of the principal building.
- (c) In any district, if attached to a building, the solar energy system shall not exceed the maximum permitted height of the building the system is attached to.

- (d) A development permit is required for:
 - (i) Any free-standing solar energy system.
 - (ii) Any installation requiring structural alterations to an existing structure
 - a. Any installation requiring structural alterations to an existing structure will require a structural engineering report.

5.15 WIND ENERGY FACILITIES (ONE TURBINE)

- (1) Wind energy facilities shall be accommodated as a discretionary use in each zoning district in this Bylaw, either as an accessory use to an established principal use on a site or as the principal use of a site. The following standards apply to wind energy facilities:
 - (a) Wind turbines are limited to a maximum height of 50 metres.
 - (b) Wind turbines are limited to a maximum name plate capacity of 100kW.
 - (c) The setback of a wind turbine to any public road right of way and railway right of way that existed on the day the proponent submitted an application to the Municipality to construct, install or expand the wind energy facility, shall be greater than or equal to the height of the wind turbine,
 - (d) The setback of a wind turbine to any property boundary of a Non-Participating Noise Receptor that existed on the day the proponent submitted an application to the Municipality to construct, install or expand the wind energy facility, shall be greater than or equal to the height of the wind turbine.
- (2) Council will evaluate Discretionary Use applications for single wind turbines with the following criteria. Wind turbines shall be located in a manner in which they are separated from the nearest non-participating noise receptor in the following way:
 - (a) Wind turbines with a rotor diameter between 0.1 m and 5.0 m: 100 metre separation distance;
 - (b) Wind turbines with a rotor diameter between 5.01 and 12.5 m: 250 metre separation distance; and
 - (c) Wind turbines with a rotor diameter greater than 12.5 m: 350 metre separation distance.

5.16 WIND FARMS (TWO OR MORE TURBINES)

- (1) Wind Farms shall be accommodated as a discretionary use in the AR - Agriculture Resource District, either as an accessory use to an established principle use on a site or as

the principle use of a site. The following standards apply to Wind Farms:

- (a) Wind turbines are limited to a maximum height of 100 metres.
 - (b) Wind turbines are limited to a maximum name plate capacity of 2 mW
 - (c) The setback of a wind turbine to any public road right of way and railway right of way that existed on the day the proponent submitted an application to the Municipality to construct, install or expand the wind energy facility, shall be greater than or equal to the height of the wind turbine,
 - (d) The setback of a wind turbine to any property boundary of a Non-Participating Noise Receptor that existed on the day the proponent submitted an application to the Municipality to construct, install or expand the wind energy facility, shall be greater than or equal to the height of the wind turbine.
- (2) Council will evaluate Discretionary Use applications for Wind Farms with the following criteria:
- (a) In addition to the criteria outlined in Section 5.15 (2), Wind Farms shall be separated from the nearest Non-Participating Noise receptor by a distance of 550 metres.

5.17 TRANSLOADING FACILITIES

Transloading facilities shall be subject to the following requirements:

- (1) In addition to any other information required by Council, the applicant shall submit, as part of their development permit application, information regarding any hazardous material to be kept or stored on site, an emergency management plan, a screening and landscape plan, site grading and drainage plans, and proposed truck routes and road maintenance measures. The applicant may be required to enter into a road maintenance agreement.
- (2) Transloading facilities for oil and gas resources shall not be located within 90 metres of a residence or on hazard lands.
- (3) The applicant shall suitably screen and landscape the facility from neighbouring properties to the satisfaction of Council.
- (4) Council may require the developer to undertake specific safeguards to address safety issues related to material kept on the site and nuisance issues related to dust, noise,

odour, smoke, or similar conditions.

- (5) Transloading facilities shall be developed and shall operate in compliance with all relevant federal and provincial requirements.

5.18 OIL AND GAS EXPLORATION AND DEVELOPMENT

- (1) Exploration and development of oil and gas shall be subject to all federal and provincial requirements, and such activity must comply with the objectives and policies outlined in the RM of Britannia's Official Community Plan.
- (2) Oil and gas exploration, extraction and development within the RM shall occur in accordance with *The Oil and Gas Conservation Regulations, 2012*.
- (3) Multiple parcel country residential subdivisions, single parcel country residences and residential sites located in proximity to oil wells may be subject to separation requirements from an oil well, as per *The Subdivision Regulations*.
- (4) Multiple parcel country residential developments, single parcel country residences and residential sites located in proximity to sour gas wells with H₂S concentrations over 100 ppm may be subject to separation requirements based on guidelines as recommended by the Ministry of Government Relations.
- (5) In addition to any other information required by Council, the applicant shall submit, as part of their development permit application, information regarding any hazardous material to be kept or stored on site, an emergency management plan, a screening and landscape plan, site grading and drainage plans, and information regarding proposed truck routes and road maintenance measures. The applicant may be required to enter into a road maintenance agreement.
- (6) Council may require the applicant to suitably screen and landscape the facility from neighbouring properties to the satisfaction of Council.
- (7) Council may require the applicant to undertake specific safeguards to address safety issues related to material kept on the site and nuisance issues related to dust, noise, odour, smoke, or similar conditions.
- (8) The Municipality may apply special standards as outlined in *The Municipalities Act, 2005*, to protect the municipal interest when transportation, utility and pipeline facilities cross municipal roads, or when seismic activity is proposed on roads or road allowances.
- (9) Upon approval by the Municipality, the owner of a pipeline shall provide the Municipality at least 48 hours notice of the owner's intention to commence work. Written request must be made to the Rural Municipality before construction begins and the owner shall obtain the required Municipal standards for construction approaches and for pipelines (flowlines) crossing road allowances.

- (10) Council may require that oil and gas well sites be fenced with a gate.

5.19 JUNK AND SALVAGE YARDS AND AUTO WRECKERS

- (1) Junk and salvage yards and auto wreckers shall be enclosed by an opaque or solid perimeter fence at least 2.0 metres in height, and not more than 5.0 metres in height, with no material piled higher than the height of the perimeter fence; and,
- (2) The perimeter fence shall not be located in the required front yard. The required front yard shall be used for no other purpose than landscaping and necessary access driveways to the site.
- (3) Storage of salvage or junk vehicles must be compliant with environmental standards and regulations. Proof of ministerial consultation and or approval is required.

5.20 CREMATORIUMS

- (1) Crematoriums shall be located at least 300 metres from any residential dwelling or land zoned for residential purposes.

5.21 COMMUNAL FARM SETTLEMENTS

- (1) Council may consider discretionary use applications for communal farm settlements including the multiple uses outlined in the definition for Communal Farm Settlements as one single discretionary use application. Buildings and uses must comply with the setbacks contained within this bylaw and the RM's Building Bylaw. Development permits and building permits will be required for each use and building.
- (2) Communal farm settlements may include more than one dwelling on a single site and these dwellings may be in the form of single detached dwellings and communal dwellings. Council may specify the maximum number of dwelling units permitted for a Communal Farm Settlement.
- (3) An expansion to a communal farm settlement shall require discretionary use approval.
- (4) There shall be a water supply adequate for the proposed communal farm settlement and the development shall not contaminate any water source.
- (5) Provision of potable water and treatment and disposal of wastewater is subject to provincial regulations and approval.
- (6) Road access to the communal farm settlement shall be to the satisfaction of Council. If off-site road upgrades or new road construction is required, Council may require the applicant to pay for the road upgrades or new construction pursuant to Section 16 of *The*

Municipalities Act.

- (7) Council may require the applicant to demonstrate that traffic generated by the communal farm settlement can be handled safely and appropriately by the municipalities road network. This can be determined by the applicant retaining a professional engineer to undertake a Traffic Impact Assessment (TIA).

5.22 CANNABIS PRODUCTION FACILITIES

- (1) No outside storage is permitted.
- (2) The facility should have consideration for the impact on adjacent uses with regards to use, design, intensity and operation.
- (3) The facility shall not create or become a nuisance or create any conflict with surrounding uses in terms of noise, dust, refuse matter, odour, traffic and storage of hazard or combustible material. The applicant may be required to implement mitigation measures to address potential nuisances or hazards.
- (4) The applicant shall provide the Municipality with evidence of compliance with any applicable provincial and federal legislation or regulations including approvals where required.
- (5) The facility must have acceptable access for emergency services.

5.23 CANNABIS RETAIL STORES

- (1) Cannabis retail stores shall maintain a minimum setback of 150 metres from schools, public playgrounds, public parks and licensed day care centres.

5.24 SOLAR FARMS

- (1) In addition to any other information required by Council, the applicant shall submit, as part of their development permit application, information regarding site grading along with a drainage plan for the site.
- (2) Council may require that it be demonstrated how any adverse effects on neighbouring properties will be mitigated including ensuring that sight lines are maintained.

5.25 SECONDARY SUITES

Secondary Suites shall be subject to the following requirements:

- (1) The secondary suite's building floor area must not exceed a maximum of 40% of the total building floor area of the building in which it is located, whether principal or accessory.
- (2) A secondary suite may be located within the principal dwelling unit or in a building accessory to the principal dwelling but is not otherwise designated as a dwelling. It also must comply with all National Building Code of Canada standards.
- (3) The maximum number of bedrooms for a secondary suite is two (2).
- (4) A secondary suite must have a separate entrance from the principal dwelling unit, accessible either from a common indoor landing or directly from the side or rear of the building.
- (5) The exterior appearance of the principal dwelling unit containing the secondary suite must maintain the aesthetic of a single dwelling unit. Additionally, any accessory building containing a secondary suite must be developed in a manner that does not indicate that it is an independent dwelling unit.

**Bylaw No.
07-2024**

5.26 SMALL FARM OPERATIONS

Small Farm Operations shall be subject to the following:

- (1) There shall be no restriction on the number of small farm operations on a quarter section where the use is proposed on a site created prior to the enactment of this Bylaw. A maximum of one (1) new small farm operation site may be created through subdivision per quarter section where Council has evaluated the use and granted discretionary approval. Additional sites may be considered through subdivision in the form of parcel tie removal in cases of land fragmentation as per policy 3.5.2.2(b)(ii) of the Official Community Plan.
- (2) Where a pre-existing parcel is converted to a small farm operation use, the maximum site size shall not exceed 15.38 ha (38.00 ac) subject to policy 3.5.2.2(c1)(iii) of the Official Community Plan.
- (3) No regulatory exemption in this bylaw pertaining to general agricultural or farm operations shall apply.
- (4) A home-based business, major, shall be not considered or permitted in conjunction with a small farm operation on the same site.
- (5) The commercial growing, manufacturing, processing, or sale any cannabis or its derivatives shall be prohibited.

**Bylaw No.
23-2024**

- (6) There shall be no keeping of livestock at any threshold which triggers Agricultural Operations approval from the applicable branch of provincial government as it relates to any requirement for manure management. Where below this threshold a maximum of one (1) animal unit is allowed per 0.405 ha (1 ac) of site area, up to a maximum of twenty (20) animal units per site.
 - a. Council may more restrictively limit the type and number of animal units allowed on the site beyond that prescribed in (4) as a means to limit potential land use conflict.
- (7) Council may require a study prepared by a licensed engineer confirming the proposed development would not negatively affect the available quality or quantity for water for land users in the vicinity. Any such study is the responsibility and sole cost of an applicant.
- (8) Council, as a permit condition, may specific the allowable hours and dates of operation where any commercial or retail component is involved.
- (9) Where a permit may be issued for a fixed and limited period of time, where the use of land ceases to be used as a small farm operation or the period expires, the use, arrangement and number of buildings, and floor area requirements, must be returned to a state of compliance.
- (10) One (1) accessory secondary suite may be allowable in accordance with 5.25 and the total *building floor area* of the suite, where detached, shall count towards maximum floor area regulations in 5.1.4(6).

**Bylaw No.
23-2024**

5.27 SEPTIC AND SANITARY SERVICES

Septic and Sanitary Services shall be subject to the following:

- (1) The parking of any vehicle, and storage of any equipment or portable toilet, shall not be allowable in any required yard.
- (2) No effluent is to be transferred or otherwise handled within the site.
- (3) No effluent is to be kept on site in a service vehicle or portable toilet.
- (4) The washing or cleaning of hauling vehicles or portable toilets may only be performed on site where within an enclosed building where wastewater is collected and contained within an approved septic system capable and approved by the *Public Health Authority* for said operation, and where odours from such activities are not indiscriminately released.
- (5) The storage of any hazardous materials within the site shall only be allowable in accordance with provincial or federal regulation.
- (6) The dumping or evacuation of effluent into a municipal sewer system is strictly prohibited, unless where such systems exist, and any necessary approval has been granted.

**Bylaw No.
30-2024**

- (7) The number of hauling vehicles and/or portable toilets shall be stipulated in the development permit application. Any approval granted shall be based on the number of hauling vehicles and/or portable toilets, and Council may specify as a permit condition the maximum number of each operated to be located on the site regardless of available floor area within a principal or accessory building.
 - (a) For each hauling vehicle, there shall be a minimum of 46.45 m² (500 ft²) of indoor floor area within a principal or accessory building where the vehicle(s) shall be stored when not in operation. No building less than 46.45 m² (500 ft²) shall be considered in the calculation of this ratio.
- (8) A minimum recommended separation of 125 metres will generally be applied between septic and sanitary service operations and any non-operator residence on adjacent lands, as measured from the closest point of operational, storage, parking area, of the operation, to the nearest main wall of an existing adjacent dwelling. An increase or reduction of this distance may be prescribed by Council as a permit condition through the application evaluation process with site-specific consideration for land use compatibility and potential nuisance mitigation.
- (9) An initial permit shall be issued for a period not exceeding two (2) years. Upon re-application for continuation of use, Council will consider past performance and any known issues relating to nuisance or hazard during the preceding validity period. The subsequent permit validity period may be increased to a period not exceeding five (5) years. Each subsequent renewal shall be treated as a new application and is subject to any discretionary use notification process.
- (10) As a condition of a permit, Council may apply any standards or permit conditions in the approval of the use as specified, and as related to any general or specific discretionary use evaluation criteria, in this Bylaw.

6 ZONING DISTRICTS

6.1 CLASSIFICATION OF ZONING DISTRICTS

6.1.1 In order to carry out the purpose and provisions of this Bylaw, the Rural Municipality is divided into the following Zoning Districts, the boundaries of which are shown on the **"Zoning District Map"**. Such districts may be referred to by the appropriate symbols.

Districts	Symbols
Agriculture Resource	AR
Hamlet	H1
Hamlet Residential	H2
Country Residential Mixed Use	CRMU
Medium Density Country Residential	CR1
High Density Country Residential	CR2
Resort Residential	RR
Commercial/ Industrial	C1
Restricted Commercial	C2
Industrial	M1
Conservation	CON

6.2 ZONING DISTRICT MAPS

6.2.1 The map, bearing the statement "This is the Zoning District Map which accompanies Bylaw Number 24-2021 adopted by the Rural Municipality of Britannia No. 502" and signed by the Reeve and Rural Municipal Chief Administrative Officer under the seal of the Rural Municipality shall be known as the **"Zoning District Map"** and such map is hereby declared to be an integral part of this Bylaw.

6.3 BOUNDARIES

6.3.1 The boundaries of such districts referred to, together with explanatory legend, notation and reference, are shown on the map entitled **"Zoning District Map"**.

6.3.2 All streets, lanes and road allowances, if not otherwise specifically designated, shall be deemed to be in the same zoning district as the property immediately abutting upon such streets, lanes and road allowances. If the land abutting each side of a street, lane or road allowance is located in different zoning districts, the centre line of such street, lane or road allowance shall be deemed to be the district boundary, unless otherwise specifically designated.

6.3.3 Streets, lanes, and road allowances which are shown on the **"Zoning District Map"** and which have been permanently closed pursuant to Section 13 of *The Municipalities Act*, shall be in the same district as the land abutting both sides of the permanently closed street, lane or road allowance. If the land abutting each side of the permanently closed street, lane or road allowance was located in different zoning districts before the said street, lane or road allowance was permanently closed, the centre line of such permanently closed street, lane or road allowance shall be deemed to be the district boundary, unless otherwise

specifically designated.

6.3.4 In unsubdivided land, the zoning district boundary shall be determined by the scale shown on the **“Zoning District Map”**.

6.4 REGULATIONS

6.4.1 Regulations for the zoning districts are outlined in the following sections of this Bylaw.

6.5 PROPERTIES WITH MORE THAN ONE ZONING DISTRICT

6.5.1 Where a site or lot is divided into more than one zoning district, each portion of the site or lot shall be developed and use in accordance with the provisions of the applicable zoning district.

6.6 TRANSITIONAL ZONING PROVISIONS

6.6.1 Existing Buildings

Buildings lawfully existing at the time of the approval of this bylaw shall be limited in terms of site width and setback requirements, to the regulation of the zoning district in which they are located, or to their current dimensions, whichever is the least restrictive.

7 DISTRICT SCHEDULES

7.1 AR – AGRICULTURE RESOURCE DISTRICT

7.1.1 Intent

The objective of the **AR** - Agriculture Resource District is to provide for the primary use of land in the form of agricultural development, associated farm dwellings, limited single-parcel country residential development, location-dependent natural resource development and other uses compatible with agricultural development.

7.1.2 Permitted and Discretionary Uses and Development Standards

The permitted and discretionary uses and applicable development standards are laid out in Table 7-1.

7.1.3 Prohibited Uses

Uses prohibited in the **AR** – Agriculture Resource District are as follows:

7.1.4 Accessory Buildings

- (1) Accessory buildings and uses shall be permitted subject to Section 5.1.

7.1.5 Regulations

(1) *Site Requirements*

- (a) Minimum and maximum site size, site width, and yard requirements are shown in Table 7-1.

(2) *Keeping of Animals on Non-Farm Residential Sites*

- (a) The keeping of animals on non-farm residential sites in the Agriculture Resource District is permitted when in compliance with all municipal and provincial requirements and legislation.
- (b) Pasturing of animals on vacant sites permitted only where vacant site is adjacent to site containing primary residence of the person responsible for the animal.

7.1.6 Standards for Discretionary Uses

Council will consider discretionary use applications in the **AR - R - Agriculture Resource District**

with regard to Section 3.7.2 Discretionary use Evaluation Criteria and Section 3.7.3 Terms and Conditions for Discretionary Use Approvals as well as additional development standards noted as follows.

- (1) Intensive agricultural operations including, but not limited to, *intensive livestock operations* subject to Section 3.5.2.4 of the Official Community Plan.
- (2) *Discretionary Commercial Uses*
 - (a) Where ancillary to a farm operation, or single detached dwelling, Council may prescribe specific development standards in the issuing of a development permit limiting the size of operation, buildings used for the operation, and number of non-resident employees. Any increase in the area of land for a commercial use, or the number or size of buildings used for the commercial operation, shall require a new discretionary approval by Council.
 - (b) Council may specify specific development standards for the location, setback, or screening of any area devoted to the outdoor storage of machinery, vehicles, or vehicular parts in conjunction with a commercial operation including any salvage or vehicle storage yard.
- (3) Home-based Businesses
 - (a) Home-based business are subject to Section 5.9 of this Bylaw.

7.1.7 Exceptions to Development Standards

Exceptions to development standards in **AR - Agriculture Resource District**, are as follows:

7.1.8 Outside Storage

Outside storage, including garbage storage, is subject to Section 4.15 of this Bylaw.

7.1.9 Temporary Accommodation

A recreational vehicle may be permitted for a period of up to one year on an existing farm dwelling or residential site, while a permanent dwelling unit, for which a valid development permit has been issued, is being actively constructed on the site. In the case where a development permit has not been issued, no recreational vehicle may be used for habitation.

**TABLE 7-1:
AR - AGRICULTURE RESOURCE DISTRICT DEVELOPMENT STANDARDS
(as amended by Bylaw 06-2023)**

Use		Development Standards							
		Permitted or Discretionary	Subject to Sections	Minimum Site Area (ha)	Maximum Site Area (ha)	Minimum Site Width (m)	Minimum Front Yard (m) ^{(11), (12)}	Minimum Side Yard (m) ^{(11), (12)}	Minimum Rear Yard (m) ^{(11), (12)}
Agricultural Uses									
(1)	Agriculturally related commercial and industrial uses subject to Section 3.5.2.3 in the Official Community Plan	D		0.49	--	30	35	10	10 ⁽³⁾
(2)	Farm operations	P		64 ⁽¹⁾	--	30	35	10	10
(3)	Intensive livestock operations subject to Section 3.5.2.4 in the Official Community Plan	D	3.5.2(2)	1.0	--	30	35	10	10
(4)	Intensive agricultural operations subject to Section 3.5.2.4 in the Official Community Plan	D	3.5.2(3)	1.0	--	60	35	10	10
(5)	Small farm operations ⁽¹⁴⁾	D	3.7.4(16) 5.26	0.49 ⁽¹⁵⁾	4.05 ⁽¹⁵⁾	30	35	10	10
Resource Based Uses									
(1)	Mineral exploration and extraction, excluding gravel pits	P		--	--	--	--	--	3
(2)	Petroleum exploration, extraction and related facilities, including oil & gas wells	P	5.18	--	--	--	--	--	3
(3)	Petroleum related commercial uses	D							
(4)	Solar farms	D	5.24	0.49	--	30	35	10	10
(5)	Transloading facilities for oil and gas resources, other natural resources, and agricultural products	P	5.17	--	--	--	--	--	--
Residential Uses									
(1)	Dwelling units as an accessory use, except the first farm dwelling ⁽⁸⁾⁽⁹⁾	D	3.7.4(12)	⁽²⁾	--	30	35	10	10
(2)	Farm Dwellings subject to 3.5.2.2 in the Official Community Plan	P		⁽²⁾	--	30	35	10	10
(3)	Single detached dwellings, Modular Dwellings, RTM Dwellings (as a principal use on Non-farm Residential Subdivision) subject to Section 3.6.2.3 in the Official Community Plan	P		0.49 ⁽⁴⁾	4.05 ⁽⁴⁾	30	35	10	10

TABLE 7-1: AR - AGRICULTURE RESOURCE DISTRICT DEVELOPMENT STANDARDS (continued)

Use		Development Standards							
		Permitted or Discretionary	Subject to Sections	Minimum Site Area (ha)	Maximum Site Area (ha)	Minimum Site Width (m)	Minimum Front Yard (m) (11), (12)	Minimum Side Yard (m) (11), (12)	Minimum Rear Yard (m) (11), (12)
Residential Uses (continued)									
(4)	Semi-Detached Dwelling (as a principal use on Non-farm Residential Subdivision) subject to Section 3.6.2.3 in the Official Community Plan.	D		0.49 ⁽⁴⁾⁽⁵⁾	4.05 ⁽⁴⁾⁽⁶⁾				
(5)	Two-Unit Dwelling (as a principal use on Non-farm Residential Subdivision) subject to Section 3.6.2.3 in the Official Community Plan.	D		0.49 ⁽⁴⁾⁽⁵⁾	4.05 ⁽⁴⁾⁽⁶⁾				
(6)	Secondary Suite	P	5.25 (Bylaw 07-2024)	Same as principal use.					
(7)	Accessory Recreational Dwelling	D		Same as principal use.					
(8)	Manufactured Dwelling	P	3.5.2(11)			30	35	10	10
Commercial Uses									
(1)	Agriculture servicing and contracting establishments	D	3.7.4(9)	0.49	--	30	35	10	10 ⁽³⁾
(2)	Bed and breakfast homes	D	5.4	0.49 ⁽⁴⁾⁽⁵⁾	4.05 ⁽⁴⁾⁽⁶⁾	30	35	10	10
(3)	Recreational Campgrounds	D	3.5.2(1) 3.7.4(7) 5.2	0.8	⁽⁴⁾	30	35	10	10
(4)	Cannabis production facilities	D	3.7.4(13) 5.22	0.49	--	30	35	10	10 ⁽³⁾
(5)	Crematoriums	D	5.20	0.49	--	30	35	10	10
(6)	Custodial care facilities	D	5.5	0.49 ⁽⁴⁾⁽⁵⁾	4.05 ⁽⁴⁾⁽⁶⁾	30	35	10	10
(7)	Drive-in theatres	D		0.49	--	30	35	10	10
(8)	Golf courses	D	3.7.4(8)	1.0	--	--	35	10	10
(9)	Grain elevators	D		0.49	--	30	35	10	10 ⁽³⁾

TABLE 7-1: AR - AGRICULTURE RESOURCE DISTRICT DEVELOPMENT STANDARDS (continued)

Use		Development Standards							
		Permitted or Discretionary	Subject to Sections	Minimum Site Area (ha)	Maximum Site Area (ha)	Minimum Site Width (m)	Minimum Front Yard (m) (11), (12)	Minimum Side Yard (m) (11), (12)	Minimum Rear Yard (m) (11), (12)
(10)	Health care clinics	D		0.49	--	30	35	10	10
(11)	Gravel pits and gravel crushing operations subject to Table 8-1	D	3.5.2(10) 3.7.4(1)	--	--	--	--	--	3
(12)	Home-based businesses (major and minor) and farm-based businesses	D	5.9	0.49 ⁽⁴⁾⁽⁵⁾	4.05 ⁽⁴⁾⁽⁶⁾	30	35	10	10
(13)	Kennels	D	5.11	0.49	--	30	35	10	10
(14)	Machine shops and metal fabricators	D	3.7.4(4)	0.49	--	30	35	10	10 ⁽³⁾
Commercial Uses (continued)									
(15)	Abattoirs	D		0.49	--	30	35	10	10 ⁽³⁾
(16)	Outfitter base camps	D	3.5.2(1) 5.10	0.49 ⁽⁴⁾⁽⁵⁾	4.05 ⁽⁴⁾⁽⁶⁾	30	35	10	10
(17)	Residential care facilities	D	5.6	0.49 ⁽⁴⁾⁽⁵⁾	4.05 ⁽⁴⁾⁽⁶⁾	30	35	10	10
(18)	Storage Yards and Establishments	D	3.7.4(6)	0.49 ⁽⁴⁾⁽⁵⁾	4.05 ⁽⁴⁾⁽⁶⁾	30	35	10	10
(19)	Tourism base camps	D	3.5.2(1) 5.10	0.49 ⁽⁴⁾⁽⁵⁾	4.05 ⁽⁴⁾⁽⁶⁾	30	35	10	10
(20)	Tourist camps	D	3.5.2(1) 5.2	0.49	--	30	35	10	10
(21)	Vacation farms	D	5.4	0.49 ⁽⁴⁾⁽⁵⁾	4.05 ⁽⁴⁾⁽⁶⁾	30	35	10	10
(22)	Veterinary clinics and animal hospitals, including large animal boarding	D		0.49	--	30	35	10	10
(23)	Septic and Sanitary Services	D	3.7.4(17) 5.27	0.49	4.05	30	35		
Municipal, Recreational, Institutional and Other Uses									
(1)	Airports, airstrips, and aerodromes	D		(7), (10)	--	--	35	10	10
(2)	Cemeteries	D		(10)	--	--	--	--	3
(3)	Place of worship residences and residential religious institutions	D		0.49	--	30	35	10	10
(4)	Community centres/ halls	P		0.49	--	30	35	10	10
(5)	Detention centres and correctional institutions	D		0.49 ⁽¹⁰⁾	--	30	35	10	10

TABLE 7-1: AR - AGRICULTURE RESOURCE DISTRICT DEVELOPMENT STANDARDS (continued)

Use		Development Standards							
		Permitted or Discretionary	Subject to Sections	Minimum Site Area (ha)	Maximum Site Area (ha)	Minimum Site Width (m)	Minimum Front Yard (m) ^{(11), (12)}	Minimum Side Yard (m) ^{(11), (12)}	Minimum Rear Yard (m) ^{(11), (12)}
(6)	Historical and archeological sites	P		(13)					
(7)	Institutional camps	D	3.5.2(1)	0.49	--	30	35	10	10
(8)	Municipal facilities	P		(13)					
(9)	Parks and playgrounds	P		(13)					
(10)	Places of worship	D		0.49	--	30	35	10	10
(11)	Public works, excluding solid and liquid waste disposal sites	P		--	--	--	--	--	3
(12)	Radar stations	D		0.49	--	--	35	10	10
(13)	Recreation facilities	D		0.49	--	30	35	10	10
Municipal, Recreational, Institutional and Other Uses (continued)									
(14)	Schools and educational facilities	D		0.49	--	30	35	10	10
(15)	Solid and liquid waste disposal facilities, sewage lagoons, pesticide container collection sites, including soil farms for the rehabilitation of contaminated soils, and associated facilities subject to Sections 3.3.2.2 of the Official Community Plan	D	3.5.2(6) 5.3	0.49	--	30	35	10	10
(16)	Telecommunications facilities	P		1.0 ⁽¹⁰⁾	--	--	35	10	10
(17)	Wildlife and ecological conservation areas	P		(13)					
(18)	Wind energy facilities, including wind farms	D	3.5.2(9) 5.15 5.16	Development Standards as laid out in Section 5.15 & 5.16 ⁽¹⁰⁾					

Use Designations:**(P) - Permitted Use**

Means a use or form of development allowed as of right in a zoning district, subject to the regulations contained in this Bylaw.

(D) - Discretionary Use

A use or form of development specified in this Bylaw, which may be allowed following application to, and approval by Council; and which complies with the development standards and other regulations as may be required by Council and/or contained in this Bylaw.

Special limitation and standards regarding Table 7-1 and the AR - Agriculture Resource District:

⁽¹⁾ or a lesser amount as identified in Section 3.5.2.2(b) of the Official Community Plan

- ⁽²⁾ the same as farm operations
- ⁽³⁾ where rear yard abuts a railway or a railway reserve no rear yard is required
- ⁽⁴⁾ or a greater or lesser site size as identified in Section 3.6.2.3 (d) of the Official Community Plan
- ⁽⁵⁾ unless developed ancillary to a farm operation, in which case 64 hectares, and subject to ⁽¹⁾ above
- ⁽⁶⁾ no maximum shall apply if developed ancillary to a Farm Operation
- ⁽⁷⁾ Private facilities: 1.01 hectares; Publicly-owned facilities: no minimum
- ⁽⁸⁾ accessory dwelling units includes: farm dwellings, business dwellings, and communal dwellings

Special limitation and standards regarding Table 7-1 and the AR - Agriculture Resource District (continued):

- ⁽⁹⁾ accessory dwelling units attached to a principal use, such as business dwellings, shall meet the development standards of the principal use to which they are attached
- ⁽¹⁰⁾ must meet all applicable provincial and or federal regulations
- ⁽¹¹⁾ In any yard abutting a developed or undeveloped road allowance, other than an internal subdivision road or a provincial highway, all buildings and structures must be set back a minimum of 45 metres (147.7 feet) from the centerline of the road allowance.
- ⁽¹²⁾ In any yard abutting a provincial highway, all buildings shall be setback a minimum of 60 metres (196.9 feet) from the centerline of the provincial highway or a greater or lesser distance as specified on the applicant's Ministry of Highways Roadside Development Permit.
- ⁽¹³⁾ The minimum and maximum site size and yard requirements are at the discretion of Council, based on appropriate recommendation from project proponents.
- ⁽¹⁴⁾ both the dwelling, and agricultural or horticultural component, are combined to form the principal use of the site.
- ⁽¹⁵⁾ for new site creation only. Where Council approves the use on a pre-existing site, or for the purpose of parcel tie removal, site area may exceed the prescribed maximum as per 5.26(2) and 3.5.2.2(c1)(iii) of the Official Community Plan.

7.2 CR1 – MEDIUM DENSITY COUNTRY RESIDENTIAL DISTRICT

7.2.1 Intent

The objective of the **CR1** – Medium Density Country Residential District is to provide for medium density, multiple lot country residential development and other compatible development in specific areas with standards for such development which does not directly support agriculture.

7.2.2 Permitted and Discretionary Uses and Development Standards

The permitted and discretionary uses and applicable development standards are laid out in Table 7-2.

7.2.3 Prohibited Uses

Uses prohibited in **CR1** - Medium Density Country Residential District are as follows:

7.2.4 Accessory Buildings

- (1) Accessory buildings and uses shall be permitted and are subject to Section 5.1.

7.2.5 Regulations

(1) *Site Requirements*

The minimum and maximum site size and yard requirements are shown in Table 7-2.

(2) *Density Requirements*

A maximum of 15 sites for residential use shall be permitted in any quarter section.

(2) *Keeping of Animals*

- (a) Two animal units permitted per 1.1 hectare (2.7 acres). All other animals shall be limited to domestic pets of the residents of the site.
- (b) Animals shall not be pastured within 15 metres of any dwelling not owned by the operator of the pasture or owner of the animals, and no buildings or structures intended to contain animals shall be located within 30 metres of a property line.
- (c) Pasturing of animals on vacant sites permitted only where vacant site is adjacent to site containing primary residence of the person responsible for the animal.
- (d) The keeping of any animals must be in compliance with all municipal and provincial requirements and legislation.

7.2.6 Standards for Discretionary Uses

Council will consider discretionary use applications in the **CR1** - Medium Density Country Residential District with regard to Section 3.7.2 Discretionary use Evaluation Criteria and Section 3.7.3 Terms and Conditions for Discretionary Use Approvals as well as additional development standards noted as follows.

(1) *Home-based Businesses*

- (a) Home-based business are subject to Section 5.9 of this Bylaw.
- (b) No home-based business in this district shall include any outdoor auto body repair or repainting operations.
- (c) No heavy construction or industrial equipment or supplies shall be stored on any site for a home-based business in this district.

7.2.7 Outside Storage

Outside storage, including garbage storage, is subject to Section 4.15 of this Bylaw.

Table 7-2
CR1 - MEDIUM DENSITY COUNTRY RESIDENTIAL DISTRICT DEVELOPMENT STANDARDS
(as amended by Bylaw 06-2023)

Use		Development Standards							
		Permitted or Discretionary	Subject to Sections	Minimum Site Area (ha)	Maximum Site Area (ha)	Minimum Site Width (m)	Minimum Front Yard (m) ^{(1), (2)}	Minimum Side Yard (m) ^{(1), (2)}	Minimum Rear Yard (m) ^{(1), (2)}
Residential Uses									
(1)	Single detached dwellings, Modular Dwellings, RTM Dwellings	P		4.05	16.19	30	7.6	3	3
(2)	Semi-Detached dwellings	D		4.05	16.19	30	7.6	3	3
(3)	Two-Unit dwellings	D		4.05	16.19	30	7.6	3	3
(4)	Secondary Suite	P	5.25 (Bylaw 07-2024)	Same as principal use					
(5)	Accessory Recreational dwelling	D	Same as principal use						
(6)	Manufactured Dwelling	D	3.5.2(11) and 3.7.4(15)	4.05	16.19	30	7.6	3	3
Commercial Uses									
(1)	Bed and breakfast homes	D	5.4	4.05	16.19	30	7.6	3	3
(2)	Home-based businesses (major and minor)	D	5.9	4.05	16.19	30	7.6	3	3
(3)	Day care centres	D		--	--	--	7.6	3	3
(4)	Residential care facilities	D	5.5	--	--	--	7.6	3	3
Municipal, Recreational, Institutional and Other Uses									
(1)	Community centres/ halls	P		--	--	--	--	--	--
(2)	Historical and archaeological sites	P		(3)					
(3)	Libraries	P		--	--	--	--	--	--
(4)	Municipal facilities	P		--	--	--	--	--	--
(5)	Parks and playgrounds	P		(3)					
(6)	Places of worship	P		--	--	--	7.6	3	3

(7)	Public museums	D		--	--	--	--	--	--
(8)	Public works, excluding solid and liquid waste disposal sites	P		--	--	--	--	--	--
(9)	Recreation facilities	D		--	--	--	--	--	--
(10)	Schools and educational facilities	D		--	--	--	7.6	3	3
(11)	Wildlife and ecological conservation areas	P		(3)					
(12)	Wind energy facilities (one turbine)	D	5.15	Development Standards as laid out in Section 5.15					

Use Designations:(P) - Permitted Use

Means a use or form of development allowed as of right in a zoning district, subject to the regulations contained in this Bylaw.

(D) - Discretionary Use

A use or form of development specified in this Bylaw, which may be allowed following application to, and approval by Council; and which complies with the development standards and other regulations as may be required by Council and/or contained in this Bylaw.

Special limitation and standards regarding Table 7-2 and the CR1 – Medium Density Country Residential District:

- ⁽¹⁾ In any yard abutting a developed or undeveloped road allowance, other than an internal subdivision road or a provincial highway, all buildings and structures must be set back a minimum of 45 metres (147.7 feet) from the centerline of the road allowance.
- ⁽²⁾ In any yard abutting a provincial highway, all buildings shall be setback a minimum of 60 metres (196.9 feet) from the centerline of the provincial highway or a greater or lesser distance as specified on the applicant's Ministry of Highways Roadside Development Permit.
- ⁽³⁾ The minimum and maximum site size and yard requirements are at the discretion of Council, based on appropriate recommendation from project proponents.

7.3 CR2 – HIGH DENSITY COUNTRY RESIDENTIAL DISTRICT

7.3.1 Intent

The objective of the **CR2** – High Density Country Residential District is to provide for high density, multiple lot country residential development and other compatible development in specific areas with standards for such development which does not directly support agriculture.

7.3.2 Permitted and Discretionary Uses and Development Standards

The permitted and discretionary uses and applicable development standards are laid out in Table 7-3.

7.3.3 Prohibited Uses

Uses prohibited in **CR2** - High Density Country Residential District are as follows:

7.3.4 Accessory Buildings

- (1) Accessory buildings and uses shall be permitted and are subject to Section 5.1.

7.3.5 Regulations

(1) *Site Requirements*

The minimum and maximum site size and yard requirements are shown in Table 7-3.

(2) *Density Requirements*

A maximum density of 40 sites per quarter section for residential use shall be permitted.

(3) *Keeping of Animals*

- (a) Two animal units permitted per 1.1 hectare (2.7 acres). All other animals shall be limited to domestic pets of the residents of the site.
- (b) Animals shall not be pastured within 15 metres of any dwelling not owned by the operator of the pasture or owner of the animals, and no buildings or structures intended to contain animals shall be located within 30 metres of a property line.
- (c) Pasturing of animals on vacant sites permitted only where vacant site is adjacent to site containing primary residence of the person responsible for the animal.
- (e) The keeping of any animals must be in compliance with all municipal and provincial requirements and legislation.

7.3.6 Standards for Discretionary Uses

Council will consider discretionary use applications in the **CR2** - High Density Country Residential District with regard to Section 3.7.2 Discretionary use Evaluation Criteria and Section 3.7.3 Terms and Conditions for Discretionary Use Approvals as well as additional development standards noted as follows.

(1) *Home-based Businesses*

- (a) Home-based business are subject to Section 5.9 of this Bylaw.
- (b) No home-based business in this district shall include any outdoor auto body repair or repainting operations.
- (c) No heavy construction or industrial equipment or supplies shall be stored on any site for a home-based business in this district.

7.3.7 Outside Storage

Outside storage, including garbage storage, is subject to Section 4.15 of this Bylaw.

Table 7-3
CR2 - HIGH DENSITY COUNTRY RESIDENTIAL DISTRICT DEVELOPMENT STANDARDS

Table 7-3 CR2 - HIGH DENSITY COUNTRY RESIDENTIAL DISTRICT DEVELOPMENT STANDARDS									
Use		Development Standards							
		Permitted or Discretionary	Subject to Sections	Minimum Site Area (ha)	Maximum Site Area (ha)	Minimum Site Width (m)	Minimum Front Yard (m) ^{(1), (2)}	Minimum Side Yard (m) ^{(1), (2)}	Minimum Rear Yard (m) ^{(1), (2)}
Residential Uses									
(1)	Single detached dwellings, Modular dwellings, RTM dwellings	P		0.405	16.19	30	7.6	3	3
(2)	Semi-Detached Dwellings	D		0.405	16.19	30	7.6	3	3
(3)	Two-Unit Dwellings	D		0.405	16.19	30	7.6	3	3
(4)	Secondary Suites	P	5.25 (Bylaw 07-2024)	Same as principal use					
(5)	Accessory Recreational Dwellings	D	Same as principal use						
Commercial Uses									
(1)	Bed and breakfast homes	D	5.4	0.405	16.19	30	7.6	3	3
(2)	Home-based businesses (major and minor)	D	5.9	0.405	16.19	30	7.6	3	3
(3)	Day care centres	D		--	--	--	7.6	3	3
(4)	Residential care facilities	D	5.5	--	--	--	7.6	3	3
Municipal, Recreational, Institutional and Other Uses									
(1)	Community centres/ halls	P		--	--	--	--	--	--
(2)	Historical and archaeological sites	P		⁽³⁾					
(3)	Libraries	P		--	--	--	--	--	--
(4)	Municipal facilities	P		⁽³⁾					
(5)	Parks and playgrounds	P		⁽³⁾					
(6)	Places of worship	P		--	--	--	7.6	3	3
(7)	Public museums	D		--	--	--	--	--	--
(8)	Public works, excluding solid and liquid waste disposal sites	P		--	--	--	--	--	--
(9)	Recreation facilities	D		--	--	--	--	--	--
(10)	Schools and educational facilities	D		--	--	--	7.6	3	3
(11)	Wildlife and ecological conservation areas	P		⁽³⁾					

(12)	Wind energy facilities (one turbine)	D	5.15	Development Standards as laid out in Section 5.15
------	--------------------------------------	---	------	---

Use Designations:(P) - Permitted Use

Means a use or form of development allowed as of right in a zoning district, subject to the regulations contained in this Bylaw.

(D) - Discretionary Use

A use or form of development specified in this Bylaw, which may be allowed following application to, and approval by Council; and which complies with the development standards and other regulations as may be required by Council and/or contained in this Bylaw.

Special limitation and standards regarding Table 7-3 and the CR2 – High Density Country Residential District:

- ⁽¹⁾ In any yard abutting a developed or undeveloped road allowance, other than an internal subdivision road or a provincial highway, all buildings and structures must be set back a minimum of 45 metres (147.7 feet) from the centerline of the road allowance.
- ⁽²⁾ In any yard abutting a provincial highway, all buildings shall be setback a minimum of 60 metres (196.9 metres) from the centerline of the provincial highway or a greater or lesser distance as specified on the applicant's Ministry of Highways Roadside Development Permit.
- ⁽³⁾ The minimum and maximum site size and yard requirements are at the discretion of Council, based on appropriate recommendation from project proponents.

7.4 CRMU – COUNTRY RESIDENTIAL MIXED USE DISTRICT

7.4.1 Intent

The objective of the **CRMU** - Country Residential Mixed Use District is to facilitate mixed-use, multiple-lot country residential development along with other compatible developments, including ancillary forms of commercial and light industrial use. The district prioritizes the establishment of a dwelling unit as a foundational element that enables the integration of additional compatible uses, enhancing the overall functionality of the district.

Bylaw No.
07-2024

7.4.2 Permitted and Discretionary Uses and Development Standards

The permitted and discretionary uses and applicable development standards are laid out in Table 7-4.

7.4.3 Prohibited Uses

Uses prohibited in **CRMU** - Country Residential Mixed Use District are as follows:

7.4.4 Accessory Buildings

- (1) Accessory buildings and uses shall be permitted and are subject to Section 5.1.

7.4.5 Regulations

- (1) *Site Requirements*

The minimum and maximum site size and yard requirements are shown in Table 7-4.

- (2) *Density Requirements*

A maximum of 15 sites for residential use shall be permitted in any quarter section.

- (3) *Maximum Building Floor Area for a Principal Building*

For all uses, the maximum building floor area of a principal building shall not exceed 445.93 square metres (4800 sq ft.).

Bylaw No.
07-2024

- (4) *Requirement for a Principal Dwelling Unit*

- (b) Notwithstanding any other provisions within this Bylaw, a principal dwelling unit must be established or proposed and its construction initiated before the commencement of any other principal uses. This foundational requirement ensures that the primary focus on ensuring a residential component is maintained across all developments within the district.

Bylaw No.
07-2024

- (c) The requirement specified in subsection (a) does not apply to uses classified under Municipal, Recreational, Institutional, and Other Uses as specified in Table 7-4. These uses may be developed independently of the residential requirements, provided they adhere to their respective development standards and criteria as outlined in the Zoning Bylaw.

**Bylaw No.
07-2024**

(5) *Keeping of Animals*

**Bylaw No.
07-2024**

- (a) Two animal units permitted per 1.1 hectare (2.7 acres). All other animals shall be limited to domestic pets of the residents of the site.
- (b) Animals shall not be pastured within 15 metres of any dwelling not owned by the operator of the pasture or owner of the animals, and no buildings or structures intended to contain animals shall be located within 30 metres of a property line.
- (c) Pasturing of animals on vacant sites permitted only where vacant site is adjacent to site containing primary residence of the person responsible for the animal.
- (d) The keeping of any animals must be in compliance with all municipal and provincial requirements and legislation.

7.4.6 Standards for Discretionary Uses

Council will consider discretionary use applications in the **CRMU** - Country Residential Mixed Use District with regard to Section 3.7.2 Discretionary use Evaluation Criteria and Section 3.7.3 Terms and Conditions for Discretionary Use Approvals as well as additional development standards noted as follows.

(1) *Home-based Businesses*

- (a) Home-based business are subject to Section 5.9 of this Bylaw.
- (b) No home-based business in this district shall include any outdoor auto body repair or repainting operations.
- (c) No heavy construction or industrial equipment or supplies shall be stored on any site for a home-based business in this district.

(2) *Multiple Principal Uses*

Within the CRMU District, proposals for establishing multiple principal uses on a single site are subject to discretionary review. This review assesses the proposal's compatibility with the residential component and its overall integration into the community, ensuring they align with the intended mixed-use character of the district. This evaluation process does not apply to uses

**Bylaw No.
07-2024**

classified under Municipal, Recreational, Institutional, and Other Uses as specified in Table 7-4.

(a) General Requirements for Multiple Principal Uses:

- (i) A dwelling unit must either pre-exist or be proposed and construction initiated before commencement of other principal uses. Following the establishment of a principal dwelling unit, other principal uses such as commercial or light industrial activities may be introduced subject to a subsequent discretionary review. This requirement ensures that residential infrastructure is established as the core of the development.
- (ii) If the principal dwelling unit, as required in clause (i), is not completed within the time period specified in the Development Permit, any developments or constructions of other principal uses that were permitted in advance must cease, and existing structures or developments may need to be removed or modified to comply with the original permit conditions.
- (iii) A maximum of three principal uses per site may be considered, provided the dwelling unit requirement specified in (i) is met.
- (iv) Notwithstanding any provisions within this Bylaw that allow for a dwelling as principal use or permit a dwelling unit in conjunction with a principal use, only one dwelling unit is permitted per site. Exemptions to this restriction are limited to accessory dwelling units, including rental suites, secondary suites, and accessory recreational dwellings, as defined and permitted within this Bylaw.
- (v) In addition to the requirements outlined in subsection 3.5.1(7), development proposals involving existing structures must include a Real Property Report completed by a certified Saskatchewan Land Surveyor, detailing visible site improvements and identifying the principal and accessory buildings for each use

(b) Comprehensive Evaluation Criteria:

- (i) Each principal use must comply with the specific standards and regulations outlined for that use within the CRMU District. This encompasses considerations for lot size*, building height, setback requirements and other pertinent standards.

* In cases where site sizes differ, the site must meet or exceed the size requirement for the use with the largest minimum lot size.

- (ii) Proposals must ensure compatibility with surrounding land uses and minimize environmental impacts or the quality of life for surrounding residents. This includes assessing noise, lighting, and traffic implications and outlining mitigation strategies for identified impacts.

- (iii) Principal uses that typically do not include a residential component will be assessed for their compatibility with any on-site residential developments. This ensures that both residential and non-residential uses function cohesively, supporting the district's objectives of mixed-use character and enhancing community cohesion.
- (iv) Proposals are required to present an organized site design that incorporates shared parking and access, where applicable. This is to ensure that the development functions as a unified entity rather than a collection of separate uses.
- (v) The site must possess, or be capable of being serviced by, adequate infrastructure, including roads, water, and sewage, to support the proposed uses without compromising the existing capacities.
- (vi) Development plans should demonstrate sustainable land use practices, minimizing land disturbance, preserving natural habitats, and maintaining agricultural land where applicable. Emphasis should be placed on low-impact development strategies that protect water quality, soil health, and biodiversity.

**Bylaw No.
07-2024**

7.4.7 Outside Storage

Outside storage, including garbage storage, is subject to Section 4.15 of this Bylaw.

Table 7-4
CRMU - COUNTRY RESIDENTIAL MIXED USE DISTRICT DEVELOPMENT STANDARDS
(Amended to Bylaw 07-2024)

Use		Development Standards							
		Permitted or Discretionary	Subject to Sections	Minimum Site Area (ha) or (m)	Maximum Site Area (ha)	Minimum Site Width (m)	Minimum Front Yard (m) (1), (2)	Minimum Side Yard (m) (1), (2)	Minimum Rear Yard (m) (1), (2)
Residential Uses									
(1)	Single detached dwellings, Modular dwellings, and RTM Dwellings	P		0.81 ha	16.19 ha	30	7.6	3.0	3.0
(2)	Secondary Suite	P	5.25	Same as principal use					
(3)	Accessory Recreational Dwelling	D		Same as principal use					
(4)	Manufactured Dwelling	D	3.5.2(11) and 3.7.4(15)	0.81 ha	16.19	30	7.6	3	3
Commercial Uses (Residential Use Required; Subject to Section 7.4.5(4))									
(1)	Bed and breakfast homes	D	7.4.6(2)	0.81 ha	16.19 ha	30	7.6	3.0	3.0
(2)	Daycare centres	D	7.4.6 (2)	0.81 ha	--	--	7.6	3.0	3.0
(3)	Health care clinics	D	7.4.6(2)	0.81 ha	--	--	7.6	6.0	3.0
(4)	Home-based businesses (major and minor)	D	7.4.6(2)	0.81 ha	16.19 ha	30	7.6	3.0	3.0
(5)	Residential care facilities	D	7.4.6(2)	0.81 ha	--	--	7.6	3.0	3.0
(6)	Autobody and paint shops	D	7.4.6(2)	0.81 ha	--	--	7.6	6.0	3.0
(7)	Automotive sales and repair	D	3.7.4(4) 7.4.6(2)	0.81 ha	--	--	7.6	6.0	3.0
(8)	Bakeries	D	7.4.6(2)	0.81 ha	--	--	7.6	6.0	3.0
(9)	Recreational Campgrounds	D	7.4.6(2)	0.81 ha	--	--	7.6	6.0	3.0

Table 7-4: CRMU - COUNTRY RESIDENTIAL MIXED USE DISTRICT DEVELOPMENT STANDARDS (continued)

Use		Development Standards							
		Permitted or Discretionary	Subject to Sections	Minimum Site Area (ha) or (m)	Maximum Site Area (ha)	Minimum Site Width (m)	Minimum Front Yard (m) ^{(1), (2)}	Minimum Side Yard (m) ^{(1), (2)}	Minimum Rear Yard (m) ^{(1), (2)}
Commercial Uses (continued)									
(10)	Commercial recreational uses	D	7.4.6(2)	0.81 ha	--	--	7.6	6.0	3.0
(11)	Commercial service establishments	D	7.4.6(2)	0.81 ha	--	--	7.6	6.0	3.0
(12)	Convenience stores, with or without gas bars	D	7.4.6(2)	0.81 ha	--	--	7.6	6.0	3.0
(13)	Gas bars	D	7.4.6(2)	0.81 ha	--	--	7.6	6.0	3.0
(14)	Hotels	D	7.4.6(2)	0.81 ha	--	--	7.6	6.0	3.0
(15)	Landscaping establishments	D	3.7.4(4) 7.4.6(2)	0.81 ha	--	--	7.6	6.0	3.0
(16)	Medical and dental offices	D	7.4.6(2)	0.81 ha	--	--	7.6	6.0	3.0
(17)	Motels	D	7.4.6(2)	0.81 ha	--	--	7.6	6.0	3.0
(18)	Nurseries, greenhouses and garden centres	D	7.4.6(2)	0.81 ha	--	--	7.6	6.0	3.0
(19)	Offices and office buildings	D	7.4.6(2)	0.81 ha	--	--	7.6	6.0	3.0
(20)	Personal service shops	D	7.4.6(2)	0.81 ha	--	--	7.6	6.0	3.0
(21)	Repair shops and repair services	D	7.4.6(2)	0.81 ha	--	--	7.6	6.0	3.0
(22)	Restaurants	D	7.4.6(2)	0.81 ha	--	--	7.6	6.0	3.0
(23)	Retail food outlets	D	7.4.6(2)	0.81 ha	--	--	7.6	6.0	3.0

Table 7-4: CRMU - COUNTRY RESIDENTIAL MIXED USE DISTRICT DEVELOPMENT STANDARDS (continued)

Use		Development Standards							
		Permitted or Discretionary	Subject to Sections	Minimum Site Area (ha) or (m ²)	Maximum Site Area (ha)	Minimum Site Width (m)	Minimum Front Yard (m) (1), (2)	Minimum Side Yard (m) (1), (2)	Minimum Rear Yard (m) (1), (2)
Commercial Uses (continued)									
(24)	Retail stores, but not including auction markets	D	7.4.6(2)	0.81 ha	--	--	7.6	6.0	3.0
(25)	Service stations	D	7.4.6(2)	0.81 ha	--	--	7.6	6.0	3.0
(26)	Tourist camps	D	7.4.6(2)	0.81 ha	--	--	7.6	6.0	3.0
(27)	Training centres	D	7.4.6(2)	0.81 ha	--	--	7.6	6.0	3.0
(28)	Veterinary clinics and animal hospitals	D	7.4.6(2)	0.81 ha	--	--	7.6	6.0	3.0
	Industrial Uses (Residential Use Required; Subject to 7.4.5(4))								
(1)	Construction trades and yards	D	7.4.6(2)	0.81 ha	--	--	7.6	6.0	3.0
(2)	Storage Yards and Establishments	D	7.4.6(2)	0.81 ha	--	--	7.6	6.0	3.0
(3)	Welding and machine shops	D	7.4.6(2)	0.81 ha	--	--	7.6	6.0	3.0
	Municipal, Recreational, Institutional and Other Uses								
(1)	Community centres/ halls	P		0.81 ha	--	--	--	--	--
(2)	Historical and archaeological sites	P		(3)					
(3)	Libraries	P		0.81 ha	--	--	--	--	--
(5)	Municipal facilities	P		(3)					
(6)	Parks and playgrounds	P		(3)					
(7)	Places of worship	P		0.81 ha	--	--	7.6	3.0	3.0
(8)	Public museums	P		0.81 ha	--	--	--	--	--
(9)	Public works, excluding solid and liquid waste disposal sites	P		0.81 ha	--	--	--	--	--
(10)	Recreation facilities	D		0.81 ha	--	--	--	--	--
(11)	Schools and educational facilities	D		0.81 ha	--	--	7.6	3.0	3.0
(12)	Wildlife and ecological conservation areas	P		(3)					
(13)	Wind energy facilities (one turbine)	D		Development Standards as laid out in Section 7.4.6.					
Use Designations:									
(P) - Permitted Use (D) - Discretionary Use									

Means a use or form of development allowed as of right in a zoning district, subject to the regulations contained in this Bylaw.		A use or form of development specified in this Bylaw, which may be allowed following application to, and approval by Council; and which complies with the development standards and other regulations as may be required by Council and/or contained in this Bylaw.	
(1)	In any yard abutting a developed or undeveloped road allowance, other than an internal subdivision road or a provincial highway, all buildings and structures must be set back a minimum of 45 metres (147.7 feet) from the centerline of the road allowance.		
(2)	In any yard abutting a provincial highway, all buildings shall be setback a minimum of 60 metres (196.9 feet) from the centerline of the provincial highway or a greater or lesser distance as specified on the applicant's Ministry of Highways Roadside Development Permit.		
(3)	The minimum and maximum site size and yard requirements are at the discretion of Council, based on appropriate recommendation from project proponents.		

7.5 RR - RESORT RESIDENTIAL DISTRICT

7.5.1 Intent

The objective of the **RR** - Resort Residential District is to provide for multiple-lot resort residential development and other compatible development in specific lakeshore areas with standards for such development.

7.5.2 Permitted and Discretionary Uses and Development Standards

The permitted and discretionary uses and applicable development standards are laid out in Table 7-5.

7.5.3 Prohibited Uses

Uses prohibited in **RR** - Resort Residential District are as follows:

7.5.4 Accessory Buildings

- (1) Accessory buildings and uses are subject to Section 5.1.

7.5.5 Regulations

(1) *Definitions*

For the purposes of this Bylaw, the following definition shall apply:

Lakeshore site: any site in a Resort Residential District that abuts the bank of the lake, or abuts public, municipal or environmental reserve land that abuts the bank of the lake.

(1) *Site Requirements*

The minimum and maximum site size and yard requirements are shown in Table 7-5.

(2) *Protection of Trees*

The removal of trees with 90 m of a shoreline shall not be permitted except where permitted by the Water Security Agency, for the purpose of the construction of access ways, pathways, trails or buildings and the clearing of dead or diseased trees or wildlife enhancement projects. Within 90 metres of a shoreline, access way shall not be cleared greater than 6 metres in width. For building construction with 90 m of the shoreline, removal of trees further than 2 metres from the building shall be prohibited.

(3) *Keeping of Animals*

- (a) Except on lakeshore sites, two animal units permitted per 1.1 hectare (2.7 acres). All other animals shall be limited to domestic pets of the residents of the site.
- (b) Animals shall not be pastured within 15 metres of any dwelling not owned by the operator of the pasture or owner of the animals, and no buildings or structures intended to contain animals shall be located within 30 metres of a property line.
- (c) Pasturing of animals on vacant sites permitted only where vacant site is adjacent to site containing primary residence of the person responsible for the animal.
- (d) The keeping of any animals must be in compliance with all municipal and provincial requirements and legislation.

7.5.6 Standards for Discretionary Uses

Council will consider discretionary use applications in the **RR** – Resort Residential District with regard to Section 3.7.2 Discretionary use Evaluation Criteria and Section 3.7.3 Terms and Conditions for Discretionary Use Approvals as well as additional development standards noted as follows.

(1) *Home-based Businesses*

- (a) Home-based businesses are subject to Section 5.9 of this Bylaw.
- (b) Only Home-based businesses, Minor will be considered in the Resort residential District
- (b) No home-based business in this district shall include any outdoor auto body repair or repainting operations.
- (c) No heavy construction or industrial equipment or supplies shall be stored in an unsightly manner on any site for a home-based business in this district.

7.5.7 Outside Storage

Outside storage, including garbage storage, is subject to Section 4.15 of this Bylaw.

Table 7-5
RR- RESORT RESIDENTIAL DISTRICT DEVELOPMENT STANDARDS
(as amended by Bylaw 06-2023)

Table 7-5 RR- RESORT RESIDENTIAL DISTRICT DEVELOPMENT STANDARDS (as amended by Bylaw 06-2023)								
Use		Development Standards						
		Permitted or Discretionary	Subject to Sections	Minimum Site Area (m ²)	Minimum Site Width (m)	Minimum Front Yard (m) ^{(1), (2), (3)}	Minimum Side Yard (m) ^{(1), (2), (3)}	Minimum Rear Yard (m) ^{(1), (2), (3)}
Residential Uses								
(1)	Single detached dwellings, Modular Dwelling, RTM Dwellings	P		550	18	6.0	1.5	4.5
(2)	Semi detached dwellings	D		550	18	6.0	1.5	4.5
(3)	Two-unit dwellings	D		550	18	6.0	1.5	4.5
(4)	Secondary Suite	P	5.25 (Bylaw 07-2024)	Same as principal use.				
(5)	Accessory Recreational Dwelling	D		Same as principal use				
(6)	Manufactured Dwelling	D	3.5.2(11) and 3.7.4(15)	464	15	6.0	1.5 ⁽²⁾	3.0
Commercial Uses								
(1)	Bed and breakfast homes	D	5.4	550	18	6.0	1.5	4.5
(2)	Recreational Campgrounds	D	3.5.2(1) 3.7.4(7) 5.2	4046	30	6.0	6.0	6.0
(3)	Convenience stores			900	30	6.0	6.0	6.0
(4)	Daycare centres	D		900	30	6.0	6.0	6.0
(5)	Home-based businesses, minor	D	5.9	550	18	6.0	1.5	4.5
(6)	Tourist camps	D		900	30	6.0	6.0	6.0
Municipal, Recreational, Institutional and Other Uses								
(1)	Community centres/ halls	P		900	--	6.0	1.5	1.5

Table 7-5: RR- RESORT RESIDENTIAL DISTRICT DEVELOPMENT STANDARDS (continued)

Use	Development Standards						
	Permitted or Discretionary	Subject to Sections	Minimum Site Area (m ²)	Minimum Site Width (m)	Minimum Front Yard (m) (1), (2), (3)	Minimum Side Yard (m) (1), (2), (3)	Minimum Rear Yard (m) (1), (2), (3)
Municipal, Recreational, Institutional and Other Uses (continued)							
(2) Golf courses	D		--	--	6.0	1.5	1.5
(3) Historical and archaeological sites	P		(4)				
(4) Libraries	P		900	--	6.0	1.5	1.5
(5) Marinas			--	--	6.0	1.5	1.5
(6) Municipal facilities	P		(4)				
(7) Parks and playgrounds	P		(4)				
(8) Places of worship	P		900	--	6.0	1.5	1.5
(9) Public museums	P		900	--	6.0	1.5	1.5
(10) Public works, excluding solid and liquid waste disposal sites	P		--	--	--	--	--
(11) Recreation facilities	D		900	--	6.0	1.5	1.5
(12) Wildlife and ecological conservation areas	P		(4)				

Use Designations:(P) - Permitted Use

Means a use or form of development allowed as of right in a zoning district, subject to the regulations contained in this Bylaw.

(D) - Discretionary Use

A use or form of development specified in this Bylaw, which may be allowed following application to, and approval by Council; and which complies with the development standards and other regulations as may be required by Council and/or contained in this Bylaw.

Special limitation and standards regarding Table 7-5 and the RR - Resort Residential District:

- (1) In any yard abutting a developed or undeveloped road allowance, other than an internal subdivision road or a provincial highway, all buildings and structures must be set back a minimum of 45 metres (147.7 feet) from the centerline of the road allowance.
- (2) In any yard abutting a provincial highway, all buildings shall be setback a minimum of 60 metres (196.9 feet) from the centerline of the provincial highway or a greater or lesser distance as specified on the applicant's Ministry of Highways Roadside Development Permit.
- (3) For principal use buildings. See Section 5.1 for Accessory Building setbacks
- (4) The minimum and maximum site size and yard requirements are at the discretion of Council, based on appropriate recommendation from project proponents.

7.6 H1 – HAMLET DISTRICT

7.6.1 Intent

The objective of the **H1** – Hamlet District is to provide for limited residential and commercial growth in the form of infilling of existing vacant land in the hamlets of Hillmond and Greenstreet.

7.6.2 Permitted and Discretionary Uses and Development Standards

The permitted and discretionary uses and applicable development standards are laid out in Table 7-6.

7.6.3 Prohibited Uses

Uses prohibited in **H1** - Hamlet District are as follows:

7.6.4 Accessory Buildings

- (1) Accessory buildings and uses are subject to Section 5.1.

7.6.5 Regulations

- (1) *Site Requirements*

The minimum and maximum site size and yard requirements are shown in Table 7-6.

- (2) *Keeping of Animals*

- (a) All animals shall be limited to domestic pets of the residents of the site and subject to all municipal bylaws concerning animals
- (b) The use of vacant residential sites for pasture of animals is prohibited.
- (c) The keeping of any animals must be in compliance with all municipal and provincial requirements and legislation.

7.6.6 Standards for Discretionary Uses

Council will consider discretionary use applications in the **H1** - Hamlet District with regard to Section 3.7.2 Discretionary use Evaluation Criteria and Section 3.7.3 Terms and Conditions for Discretionary Use Approvals as well as additional development standards noted as follows.

(1) *Home-based Businesses*

- (a) Home-based businesses are subject to Section 5.9 of this Bylaw.
- (b) No home-based business in this district shall include auto body repair or repainting operations.
- (c) No heavy construction or industrial equipment or supplies shall be stored on any site for a home-based business in this district.

7.6.7 Outside Storage

Outside storage, including garbage storage, is subject to Section 4.15 of this Bylaw.

Table 7-6
H1 - HAMLET DISTRICT DEVELOPMENT STANDARDS
(as amended by Bylaw 06-2023)

Table 7-6 H1 - HAMLET DISTRICT DEVELOPMENT STANDARDS (as amended by Bylaw 06-2023)								
Use		Development Standards						
		Permitted or Discretionary	Subject to Sections	Minimum Site Area (m ²)	Minimum Site Width (m)	Minimum Front Yard (m) (4), (5)	Minimum Side Yard (m) (4), (5)	Minimum Rear Yard (m) (4), (5)
Residential Uses								
(1)	Single detached dwellings, Modular Dwellings, RTM Dwellings	P		464	15	6.0	1.5 ⁽²⁾	3.0
(2)	Semi detached dwellings	D		464	15	6.0	1.5 ⁽¹⁾⁽²⁾	3.0
(3)	Two-unit dwellings	D		464	15	6.0	1.5 ⁽²⁾	3.0
(4)	Secondary Suite	P	5.25 (Bylaw 07-2024)	Same as principal use				
(5)	Accessory Recreational Dwelling	D		Same as principal use				
(6)	Manufactured Dwelling	D	3.5.2(11) and 3.7.4(15)	464	15	6.0	1.5 ⁽²⁾	3.0
Commercial Uses								
(1)	Agricultural equipment, fuel, and chemical supply establishments	D		928	30	6.0	1.5	3.0
(3)	Agricultural product storage, transshipment, service and contracting establishments, excluding facilities for the handling of large animals	D		928	30	6.0	1.5	3.0
(4)	Automotive sales and services including sales and service of recreational vehicles, RTM dwellings, modular dwellings, farm implements and machinery	D		928	30	6.0	1.5	3.0
(5)	Bed and breakfast homes	D	5.4	464	15	6.0	1.5	3.0
(6)	Cannabis retail stores	D	3.7.4(14) 5.23	464	30	6.0	1.5	3.0
(7)	Construction trades	D		464	30	6.0	1.5	3.0
(8)	Convenience stores	D		232	15	6.0	1.5	3.0
(9)	Daycare centres	D		464	15	6.0	1.5	3.0

Table 7-6: H1 - HAMLET DISTRICT DEVELOPMENT STANDARDS (continued)

Use		Development Standards						
		Permitted or Discretionary	Subject to Sections	Minimum Site Area (m ²)	Minimum Site Width (m)	Minimum Front Yard (m) (4), (5)	Minimum Side Yard (m) (4), (5)	Minimum Rear Yard (m) (4), (5)
Commercial Uses (continued)								
(10)	Gas bars	D	5.7 5.8	928	30	6.0	1.5	3.0
(12)	Grain elevators	D		928	30	6.0	1.5	3.0
(14)	Home-based businesses, minor	D	5.9	Same as principal use				
(15)	Hotels and motels	D		928	30	6.0	1.5	3.0
(16)	Lumber yards, home improvement centres and building supply establishments	D		928	30	6.0	1.5	3.0
(17)	Manufacturing or processing facilities	D		928	30	6.0	1.5	3.0
(18)	Motor vehicle and recreational equipment dealers and service establishments	D		928	30	6.0	1.5	3.0
(19)	Personal service shops	D		464	15	6.0	1.5	3.0
(20)	Residential care facilities	D	5.5	464	15	6.0	1.5	3.0
(21)	Restaurants	D		464	15	6.0	1.5	3.0
(22)	Retail stores	D		232	15	6.0	1.5	3.0
(23)	Service stations	D	5.6, 5.8	928	30	6.0	1.5	3.0
(24)	Veterinary clinics and animal hospitals	D		464	30	6.0	1.5	3.0
(25)	Welding and machine shops	D		928	30	6.0	1.5	3.0
Municipal, Recreational, Institutional and Other Use								
(1)	Clubs	D		464	15	6.0	1.5	3.0
(2)	Community centres/ halls	P		464	15	6.0	1.5	3.0
(3)	Historical and archaeological sites	P		(3)				
(4)	Libraries	P		464	15	6.0	1.5	3.0
(5)	Municipal facilities	P		(3)				
(6)	Parks and playgrounds	P		(3)				
(7)	Places of worship	P		464	15	6.0	1.5	3.0
(8)	Public museums	P		464	15	6.0	1.5	3.0
(9)	Public works, excluding solid and liquid waste disposal sites	P		--	15	6.0	1.5	3.0
(10)	Recreation facilities	D		464	15	6.0	1.5	3.0

(11)	Schools and educational facilities	D		464	30	6.0	1.5	3.0
(12)	Wildlife and ecological conservation areas	P		(3)				
(13)	Wind energy facilities (one turbine)	D	5.15	Development Standards as laid out in Section 5.15				

Use Designations:(P) - Permitted Use

Means a use or form of development allowed as of right in a zoning district, subject to the regulations contained in this Bylaw.

(D) - Discretionary Use

A use or form of development specified in this Bylaw, which may be allowed following application to, and approval by Council; and which complies with the development standards and other regulations as may be required by Council and/or contained in this Bylaw.

Special limitation and standards regarding Table 7-6 and the H1 - Hamlet District:

- ⁽¹⁾ except that no side yard shall be required where a common wall divides the two dwelling units
- ⁽²⁾ except for corner sites where it shall be 3.0 along the flanking street
- ⁽³⁾ The minimum and maximum site size and yard requirements are at the discretion of Council, based on appropriate recommendation from project proponents.
- ⁽⁴⁾ In any yard abutting a developed or undeveloped road allowance, other than an internal subdivision road or a provincial highway, all buildings and structures must be set back a minimum of 45 metres (147.7 feet) from the centerline of the road allowance.
- ⁽⁵⁾ In any yard abutting a provincial highway, all buildings shall be setback a minimum of 60 metres (196.9 feet) from the centerline of the provincial highway or a greater or lesser distance as specified on the applicant's Ministry of Highways Roadside Development Permit.

7.7 H2 – HAMLET RESIDENTIAL DISTRICT

7.7.1 Intent

The objective of the **H2** – Hamlet Residential District is to provide for residential development in the form of infilling of existing vacant land in the hamlets of Hillmond and Greenstreet.

7.7.2 Permitted and Discretionary Uses and Development Standards

The permitted and discretionary uses and applicable development standards are laid out in Table 7-7.

7.7.3 Prohibited Uses

Uses prohibited in **H2** - Hamlet Residential District are as follows:

7.7.4 Accessory Buildings

- (1) Accessory buildings and uses are subject to Section 5.1.

7.7.5 Regulations

- (1) *Site Requirements*

The minimum and maximum site size and yard requirements are shown in Table 7-7.

- (2) *Keeping of Animals*

- (a) All animals shall be limited to domestic pets of the residents of the site and subject to all municipal bylaws concerning animals
- (b) The use of vacant residential sites for pasture of animals is prohibited.
- (c) The keeping of any animals must be in compliance with all municipal and provincial requirements and legislation.

7.7.6 Standards for Discretionary Uses

Council will consider discretionary use applications in the **H2** - Hamlet Residential District with regard to Section 3.7.2 Discretionary use Evaluation Criteria and Section 3.7.3 Terms and Conditions for Discretionary Use Approvals as well as additional development standards noted as follows.

(1) *Home-based Businesses*

- (a) Home-based businesses are subject to Section 5.9 of this Bylaw.
- (b) No home-based business in this district shall include auto body repair or repainting operations.
- (c) No heavy construction or industrial equipment or supplies shall be stored on any site for a home-based business in this district.

7.7.7 Outside Storage

Outside storage, including garbage storage, is subject to Section 4.15 of this Bylaw.

Table 7-7
H2 – HAMLET RESIDENTIAL DISTRICT DEVELOPMENT STANDARDS
 (as amended by Bylaw 06-2023)

Use		Development Standards						
		Permitted or Discretionary	Subject to Sections	Minimum Site Area (m ²)	Minimum Site Width (m)	Minimum Front Yard (m) (3), (4)	Minimum Side Yard (m) (3), (4)	Minimum Rear Yard (m) (4), (5)
Residential Uses								
(1)	Single detached dwellings, Modular Dwelling, RTM Dwellings	P		464	15	6.0	1.5 ⁽²⁾	3.0
(2)	Semi detached dwellings	D		464	15	6.0	1.5 ⁽¹⁾⁽²⁾	3.0
(3)	Two-unit dwellings	D		464	15	6.0	1.5 ⁽¹⁾⁽²⁾	3.0
(4)	Secondary Suite	P	5.25 (Bylaw 07-2024)	Same as principal use				
(5)	Accessory Recreational Dwelling	D		Same as principal use				
(6)	Manufactured Dwelling	P	3.5.2(11)	464	15	6.0	1.5 ⁽²⁾	3.0
Commercial Uses								
(1)	Home-based businesses, minor	D	5.9	Same as principal use				

Use Designations:**(P) - Permitted Use**

Means a use or form of development allowed as of right in a zoning district, subject to the regulations contained in this Bylaw.

(D) - Discretionary Use

A use or form of development specified in this Bylaw, which may be allowed following application to, and approval by Council; and which complies with the development standards and other regulations as may be required by Council and/or contained in this Bylaw.

Special limitation and standards regarding Table 7-7 and the H2 - Hamlet Residential District:

⁽¹⁾ except that no side yard shall be required where a common wall divides the two dwelling units

⁽²⁾ except for corner sites where it shall be 3.0 along the flanking street

⁽³⁾ In any yard abutting a developed or undeveloped road allowance, other than an internal subdivision road or a provincial highway, all buildings and structures must be set back a minimum of 45 metres (147.7 feet) from the centerline of the road allowance.

⁽⁴⁾ In any yard abutting a provincial highway, all buildings shall be setback a minimum of 60 metres (196.9 feet) from the centerline of the provincial highway or a greater or lesser distance as specified on the applicant's Ministry of Highways Roadside Development Permit.

7.8 C1 – COMMERCIAL/ INDUSTRIAL DISTRICT

7.8.1 Intent

The objective of the **C1** – Commercial/ Industrial District is to provide for general commercial and industrial and other compatible development in specific areas, with standards for such development.

7.8.2 Permitted and Discretionary Uses and Development Standards

The permitted and discretionary uses and applicable development standards are laid out in Table 7-8.

7.8.3 Prohibited Uses

Uses prohibited in **C1** - Commercial District are as follows:

7.8.4 Accessory Buildings

- (1) Accessory buildings and uses, except dwelling units, shall be permitted and are subject to Section 5.1.

7.8.5 Regulations

- (1) *Site Requirements*

The minimum and maximum site size and yard requirements are shown in Table 7-8.

7.8.6 Standards for Discretionary Uses

Council will consider discretionary use applications in the **C1** – Commercial/ Industrial District with regard to Section 3.7.2 Discretionary use Evaluation Criteria and Section 3.7.3 Terms and Conditions for Discretionary Use Approvals as well as additional development standards noted as follows.

- (1) All operations shall comply with all regulations of Saskatchewan Environment and Saskatchewan Labour which govern their operation and development.
- (2) An application for a discretionary use approval for an industrial use is subject to Section 3.5.2(4) of this bylaw.

7.8.7 Landscaping

Landscaping is subject to Section 4.14 of this Bylaw.

7.8.8 Outside Storage

Outside storage, including garbage storage, is subject to Section 4.15 of this Bylaw.

7.8.9 Business Dwelling

A Business Dwelling may include a manufactured dwelling subject to section 3.7.4(12), section 3.5.2(11) and section 3.7.4(15).

**Bylaw No.
06-2023**

Table 7-8
C1 - COMMERCIAL/ INDUSTRIAL DISTRICT DEVELOPMENT STANDARDS

Use		Development Standards						
		Permitted or Discretionary	Subject to Sections	Minimum Site Area (m²)	Minimum Site Width (m)	Minimum Front Yard (m) (1), (2)	Minimum Side Yard (m) (1), (2)	Minimum Rear Yard (m) (1), (2)
Residential Uses								
(1)	Business dwellings	D	3.7.4(12)	same as principal use				
Commercial Uses								
(1)	Agricultural implement, recreational vehicle, automobile, marine, RTM dwelling, and modular dwellings sales and service establishments	P		1,100	30	7.6	3.0	3.0
(2)	Agriculturally related commercial uses	P		1,100	30	7.6	3.0	3.0
(3)	Agricultural service and contracting establishments	P		1,100	30	7.6	3.0	3.0
(4)	Auction markets, excluding livestock auctions	P	5.12	1,100	30	7.6	3.0	3.0
(5)	Autobody and paint shops	D	3.7.4(4)	1,100	30	7.6	3.0	3.0
(6)	Automotive sales and repair	P		1,100	30	7.6	3.0	3.0
(7)	Bakeries	P		1,100	30	7.6	3.0	3.0
(8)	Recreational Campgrounds	D	3.5.2(1) 3.7.4(7) 5.2	1,100	30	7.6	3.0	3.0
(9)	Cannabis production facilities	D	3.7.4(13) 5.22	1,100	30	7.6	3.0	3.0
(10)	Cannabis retail stores	D	3.7.4(14) 5.23	1,100	30	7.6	3.0	3.0
(11)	Commercial recreational uses	D		1,100	30	7.6	3.0	3.0
(12)	Commercial service establishments	P		1,100	30	7.6	3.0	3.0
(13)	Convenience stores, with or without gas bars	P	5.7 5.8	1,100	30	7.6	3.0	3.0

Table 7-8: C1 - COMMERCIAL/ INDUSTRIAL DISTRICT DEVELOPMENT STANDARDS (continued)

Use		Development Standards						
		Permitted or Discretionary	Subject to Sections	Minimum Site Area (m ²)	Minimum Site Width (m)	Minimum Front Yard (m) (1), (2)	Minimum Side Yard (m) (1), (2)	Minimum Rear Yard (m) (1), (2)
Commercial Uses (continued)								
(14)	Daycare centres	P		1,100	30	7.6	3.0	3.0
(15)	Drive-in theatres	P		1,100	30	7.6	3.0	3.0
(16)	Gas bars	P	5.7 5.8	1,100	30	7.6	3.0	3.0
(17)	Health care clinics	D		1,100	30	7.6	3.0	3.0
(18)	Hotels	D	3.7.4(11)	1,100	30	7.6	3.0	3.0
(19)	Landscaping establishments	P		1,100	30	7.6	3.0	3.0
(20)	Lumber yards, home improvement centres and building supply establishments	P		1,100	30	7.6	3.0	3.0
(21)	Medical and dental offices	P		1,100	30	7.6	3.0	3.0
(22)	Motels	D	3.7.4(11)	1,100	30	7.6	3.0	3.0
(23)	Nurseries, greenhouses and garden centres	P		1,100	30	7.6	3.0	3.0
(24)	Offices and office buildings	P		1,100	30	7.6	3.0	3.0
(25)	Personal service shops	P		1,100	30	7.6	3.0	3.0
(26)	Prefabricated building component manufacturing and assembly	D		1,100	30	7.6	3.0	3.0
(27)	Recycling and collection depots	D	3.7.4(6)	1,100	30	7.6	3.0	3.0
(28)	Repair shops and repair services	D		1,100	30	7.6	3.0	3.0
(29)	Restaurants	P		1,100	30	7.6	3.0	3.0
(30)	Retail food outlets	P		1,100	30	7.6	3.0	3.0
(31)	Retail stores, but not including auction markets	P		1,100	30	7.6	3.0	3.0
(32)	Service stations	P	5.6 5.8	1,100	30	7.6	3.0	3.0
(33)	Storage Yards and Establishments	D	3.7.4(6)	1,100	30	7.6	3.0	3.0
(34)	Taxidermy and accessory tanning of hides	D		1,100		7.6	3.0	3.0
(35)	Tourist camps	D	3.5.2(1) 5.2	1,100	30	7.6	3.0	3.0
(36)	Training centres	P		1,100	30	7.6	3.0	3.0
(37)	Veterinary clinics and animal hospitals	D		1,100	30	7.6	3.0	3.0

Table 7-8: C1 - COMMERCIAL/ INDUSTRIAL DISTRICT DEVELOPMENT STANDARDS (continued)

Use		Development Standards						
		Permitted or Discretionary	Subject to Sections	Minimum Site Area (m ²)	Minimum Site Width (m)	Minimum Front Yard (m) ^{(1), (2)}	Minimum Side Yard (m) ^{(1), (2)}	Minimum Rear Yard (m) ^{(1), (2)}
(38)	Septic and Sanitary Services (Bylaw 30-2024)	D	3.7.4(17) 5.27	1,100	30	7.6	3.0	3.0
Industrial Uses								
(1)	Agricultural equipment, fuel, and chemical supply establishments, but excluding bulk fuel sales and storage	D	3.7.4(9)	1,100	30	7.6	3.0	3.0
(2)	Asphalt and cement plants, gravel yards, and coal yards	D		1,100	30	7.6	3.0	3.0
(3)	Bulk fuel sales and storage	D	5.7 5.8	1,100	30	7.6	3.0	3.0
(4)	Construction trades and yards	D	3.7.4(4)	1,100	30	7.6	3.0	3.0
(5)	General Industrial Uses	D		1,100	30	7.6	3.0	3.0
(6)	Indoor and outdoor storage rental facilities	D	3.7.4(6)	1,100	30	7.6	3.0	3.0
(7)	Industrial service operations	D		1,100	30	7.6	3.0	3.0
(8)	Junk and salvage yards and auto wreckers	D	5.19	1,100	30	7.6	3.0	3.0
(9)	Manufacturing or processing facilities	D	3.7.4(4)	1,100	30	7.6	3.0	3.0
(10)	Transportation, trucking and freight handling establishments	D	3.7.4(4)	1,100	30	7.6	3.0	3.0
(11)	Truck stops	D	3.7.4(10) 5.13	1,100	30	7.6	3.0	3.0
(12)	Warehouse, supply depot and storage establishments	D	3.7.4(4)	1,100	30	7.6	3.0	3.0
(13)	Welding and machine shops	D	3.7.4(4)	1,100	30	7.6	3.0	3.0
Municipal, Recreational, Institutional and Other Uses								
(1)	Ambulance stations	D	3.7.4(3)	1,100	30	7.6	3.0	3.0
(2)	Community centres/ halls	P		1,100	30	7.6	3.0	3.0
(3)	Historical and archaeological sites	P		(3)				
(4)	Municipal facilities	P		(3)				
(5)	Parks and playgrounds	P		(3)				

Table 7-8: C1 - COMMERCIAL/ INDUSTRIAL DISTRICT DEVELOPMENT STANDARDS (continued)

Use	Development Standards						
	Permitted or Discretionary	Subject to Sections	Minimum Site Area (m ²)	Minimum Site Width (m)	Minimum Front Yard (m) ^{(1), (2)}	Minimum Side Yard (m) ^{(1), (2)}	Minimum Rear Yard (m) ^{(1), (2)}
Municipal, Recreational, Institutional and Other Uses (continued)							
(6) Places of worship	P		1,100	30	7.6	3.0	3.0
(7) Public works, excluding solid and liquid waste disposal sites	P		--	30	7.6	3.0	3.0
(8) Recreation facilities	P		1,100	30	7.6	3.0	3.0
(9) Wind energy facilities (one turbine)	D	5.15	As laid out in Section 5.15				

Use Designations:(P) - Permitted Use

Means a use or form of development allowed as of right in a zoning district, subject to the regulations contained in this Bylaw.

(D) - Discretionary Use

A use or form of development specified in this Bylaw, which may be allowed following application to, and approval by Council; and which complies with the development standards and other regulations as may be required by Council and/or contained in this Bylaw.

Special limitation and standards regarding Table 7-8 and the C1 – Commercial/ Industrial District:

- (1) In any yard abutting a developed or undeveloped road allowance, other than an internal subdivision road or a provincial highway, all buildings and structures must be set back a minimum of 45 metres (147.7 feet) from the centerline of the road allowance.
- (2) In any yard abutting a provincial highway, all buildings shall be setback a minimum of 60 metres (196.9 feet) from the centerline of the provincial highway or a greater or lesser distance as specified on the applicant's Ministry of Highways Roadside Development Permit.
- (3) The minimum and maximum site size and yard requirements are at the discretion of Council, based on appropriate recommendation from project proponents.

7.9 C2 – RESTRICTED COMMERCIAL DISTRICT

7.9.1 Intent

The objective of the **C2** – Restricted Commercial District is to provide for limited highway commercial and other compatible development on sites that front on to major highways, with standards for such development that will ensure compatibility with the long-term development of such areas and that considers the visual aesthetic of the development.

7.9.2 Permitted and Discretionary Uses and Development Standards

The permitted and discretionary uses and applicable development standards are laid out in Table 7-9.

7.9.3 Prohibited Uses

Uses prohibited in **C2** - Restricted Commercial District are as follows:

7.9.4 Accessory Buildings

- (1) Accessory buildings and uses, except dwelling units, shall be permitted and are subject to Section 5.1.

7.9.5 Regulations

- (1) *Site Requirements*

The minimum and maximum site size and yard requirements are shown in Table 7-9.

7.9.6 Standards for Discretionary Uses

Council will consider discretionary use applications in the **C2** - Restricted Commercial District with regard to Section 3.7.2 Discretionary use Evaluation Criteria and Section 3.7.3 Terms and Conditions for Discretionary Use Approvals as well as additional development standards noted as follows.

- (1) All operations shall comply with all regulations of Saskatchewan Environment and Saskatchewan Labour which govern their operation and development.
- (2) An application for a discretionary use approval for an industrial use is subject to Section 3.5.2(4) of this bylaw.

7.9.7 Landscaping

Landscaping is subject to Section 4.14 of this Bylaw.

7.9.8 Outside Storage

Outside storage, including garbage storage, is subject to Section 4.15 of this Bylaw.

7.9.9 Business Dwelling

A Business Dwelling may include a manufactured dwelling subject to section 3.7.4(12), section 3.5.2(11) and section 3.7.4(15).

**Bylaw No.
06-2023**

Table 7-9
C2 - RESTRICTED COMMERCIAL DISTRICT DEVELOPMENT STANDARDS

Use		Development Standards						
		Permitted or Discretionary	Subject to Sections	Minimum Site Area (m²)	Minimum Site Width (m)	Minimum Front Yard (m) (1), (2)	Minimum Side Yard (m) (1), (2)	Minimum Rear Yard (m) (1), (2)
Residential Uses								
(1)	Business dwellings	D	3.7.4(12)	same as principal use				
Commercial Uses								
(1)	Agricultural implement, recreational vehicle, automobile, marine, RTM dwelling, and modular dwelling sales and service establishments	P		1,100	30	7.6	3.0	3.0
(2)	Agriculturally related commercial uses	P		1,100	30	7.6	3.0	3.0
(3)	Agricultural service and contracting establishments	P		1,100	30	7.6	3.0	3.0
(4)	Autobody and paint shops	D	3.7.4(4)	1,100	30	7.6	3.0	3.0
(5)	Automotive sales and repair	P		1,100	30	7.6	3.0	3.0
(6)	Bakeries	P		1,100	30	7.6	3.0	3.0
(7)	Recreational Campgrounds	D	3.5.2(1) 3.7.4(7) 5.2	1,100	30	7.6	3.0	3.0
(8)	Cannabis production facilities	D	3.7.4(13) 5.22	1,100	30	7.6	3.0	3.0
(9)	Cannabis retail stores	D	3.7.4(14) 5.23	1,100	30	7.6	3.0	3.0
(10)	Commercial recreational uses	D		1,100	30	7.6	3.0	3.0
(11)	Commercial service establishments	P		1,100	30	7.6	3.0	3.0
(12)	Convenience stores, with or without gas bars	P	5.7 5.8	1,100	30	7.6	3.0	3.0

Table 7-9: C2 - RESTRICTED COMMERCIAL DISTRICT DEVELOPMENT STANDARDS (continued)

Use		Development Standards						
		Permitted or Discretionary	Subject to Sections	Minimum Site Area (m ²)	Minimum Site Width (m)	Minimum Front Yard (m) ^{(1), (2)}	Minimum Side Yard (m) ^{(1), (2)}	Minimum Rear Yard (m) ^{(1), (2)}
Commercial Uses (continued)								
(13)	Daycare centres	P		1,100	30	7.6	3.0	3.0
(14)	Drive-in theatres	P		1,100	30	7.6	3.0	3.0
(15)	Gas bars	P	5.7 5.8	1,100	30	7.6	3.0	3.0
(16)	Health care clinics	D		1,100	30	7.6	3.0	3.0
(17)	Hotels	D	3.7.4(11)	1,100	30	15	3.0	3.0
(18)	Landscaping establishments	P		1,100	30	15	3.0	3.0
(19)	Lumber yards, home improvement centres and building supply establishments	P		1,100	30	7.6	3.0	3.0
(20)	Medical and dental offices	P		1,100	30	7.6	3.0	3.0
(21)	Motels	D	3.7.4(11)	1,100	30	15	3.0	3.0
(22)	Nurseries, greenhouses and garden centres	P		1,100	30	7.6	3.0	3.0
(23)	Offices and office buildings	P		1,100	30	7.6	3.0	3.0
(24)	Personal service shops	P		1,100	30	7.6	3.0	3.0
(25)	Recycling and collection depots	D	3.7.4(6)	1,100	30	7.6	3.0	3.0
(26)	Repair shops and repair services	D		1,100	30	7.6	3.0	3.0
(27)	Restaurants	P		1,100	30	7.6	3.0	3.0
(28)	Retail food outlets	P		1,100	30	7.6	3.0	3.0
(29)	Retail stores, but not including auction markets	P		1,100	30	7.6	3.0	3.0
(30)	Service stations	P	5.6 5.8	1,100	30	7.6	3.0	3.0
(31)	Taxidermy and accessory tanning of hides	D		1,100	30	7.6	3.0	3.0
(32)	Tourist camps	D	3.5.2(1) 5.2	1,100	30	7.6	3.0	3.0
(33)	Training centres	P		1,100	30	7.6	3.0	3.0
(34)	Veterinary clinics and animal hospitals	D		1,100	30	7.6	3.0	3.0

Table 7-9: C2 - RESTRICTED COMMERCIAL DISTRICT DEVELOPMENT STANDARDS (continued)

Use		Development Standards						
		Permitted or Discretionary	Subject to Sections	Minimum Site Area (m ²)	Minimum Site Width (m)	Minimum Front Yard (m) (1), (2)	Minimum Side Yard (m) (1), (2)	Minimum Rear Yard (m) (1), (2)
(35)	Septic and Sanitary Services	D	3.7.4(17) 5.27	1,100	30	7.6	3.0	3.0
Industrial Uses								
(1)	Agricultural equipment, fuel, and chemical supply establishments, but excluding bulk fuel sales and storage	D	3.7.4(9)	1,100	30	7.6	3.0	3.0
(2)	Asphalt and cement plants, gravel yards, and coal yards	D		1,100	30	7.6	3.0	3.0
(3)	Bulk fuel sales and storage	D	5.7 5.8	1,100	30	7.6	3.0	3.0
(4)	Construction trades and yards	D	3.7.4(4)	1,100	30	7.6	3.0	3.0
(5)	General Industrial Uses (see Use, General Industrial in Section 2	D		1,100	30	7.6	3.0	3.0
(6)	Indoor and outdoor storage rental facilities	D	3.7.4(6)	1,100	30	7.6	3.0	3.0
(7)	Industrial service operations	D		1,100	30	7.6	3.0	3.0
(8)	Manufacturing or processing facilities	D	3.7.4(4)	1,100	30	7.6	3.0	3.0
(9)	Transportation, trucking and freight handling establishments	D	3.7.4(4)	1,100	30	7.6	3.0	3.0
(10)	Truck stops	D	3.7.4(10) 5.13	1,100	30	7.6	3.0	3.0
(11)	Warehouse, supply depot and storage establishments	D	3.7.4(4)	1,100	30	7.6	3.0	3.0
(12)	Welding and machine shops	D	3.7.4(4)	1,100	30	7.6	3.0	3.0
Municipal, Recreational, Institutional and Other Uses								
(1)	Ambulance stations	D	3.7.4(3)	1,100	30	7.6	3.0	3.0
(2)	Community halls	P		1,100	30	7.6	3.0	3.0
(3)	Historical and archaeological sites	P		(3)				
(4)	Municipal facilities	P		(3)				
(5)	Parks and playgrounds	P		(3)				
(6)	Places of worship	P		1,100	30	7.6	3.0	3.0
(7)	Public works, excluding solid and liquid waste disposal sites	P		--	--	--	--	--

(8)	Recreation facilities	P		1,100	30	7.6	3.0	3.0
(9)	Wind energy facilities (one turbine)	D	5.15	As laid out in Section 5.15				

Use Designations:(P) - Permitted Use

Means a use or form of development allowed as of right in a zoning district, subject to the regulations contained in this Bylaw.

(D) - Discretionary Use

A use or form of development specified in this Bylaw, which may be allowed following application to, and approval by Council; and which complies with the development standards and other regulations as may be required by Council and/or contained in this Bylaw.

Special limitation and standards regarding Table 7-9 and the C2 – Restricted Commercial District:

- (1) In any yard abutting a developed or undeveloped road allowance, other than an internal subdivision road or a provincial highway, all buildings and structures must be set back a minimum of 45 metres (147.7 feet) from the centerline of the road allowance.
- (2) In any yard abutting a provincial highway, all buildings shall be setback a minimum of 60 metres (196.9 feet) from the centerline of the provincial highway or a greater or lesser distance as specified on the applicant's Ministry of Highways Roadside Development Permit.
- (3) The minimum and maximum site size and yard requirements are at the discretion of Council, based on appropriate recommendation from project proponents.

7.10 M1 – INDUSTRIAL DISTRICT

7.10.1 Intent

The objective of the **M1** - Industrial District is to provide for industrial and other compatible development in specific areas, with standards for such development.

7.10.2 Permitted and Discretionary Uses and Development Standards

The permitted and discretionary uses and applicable development standards are laid out in Table 7-10.

7.10.3 Prohibited Uses

Uses prohibited in **M1** - Industrial District are as follows:

7.10.4 Accessory Buildings

- (1) Accessory buildings and uses, except dwelling units, shall be permitted and are subject to Section 5.1.

7.10.5 Regulations

- (1) *Site Requirements*

The minimum and maximum site size and yard requirements are shown in Table 7-10.

7.10.6 Standards for Discretionary Uses

Council will consider discretionary use applications in the **M1** - Industrial District with regard to Section 3.7.2 Discretionary use Evaluation Criteria and Section 3.7.3 Terms and Conditions for Discretionary Use Approvals as well as additional development standards noted as follows.

- (1) All operations shall comply with all regulations of Saskatchewan Environment and Saskatchewan Labour which govern their operation and development.
- (2) An application for a discretionary use approval for an industrial use is subject to Section 3.5.2(4) of this bylaw.

7.10.7 Landscaping

Landscaping is subject to Section 4.14 of this Bylaw.

7.10.8 Outside Storage

Outside storage, including garbage storage, is subject to Section 4.15 of this Bylaw.

7.10.9 Business Dwelling

A Business Dwelling may include a manufactured dwelling subject to section 3.7.4(12), section 3.5.2(11) and section 3.7.4(15).

**Bylaw No.
06-2023**

Table 7-10
M1 - INDUSTRIAL DISTRICT DEVELOPMENT STANDARDS

Use		Development Standards						
		Permitted or Discretionary	Subject to Sections	Minimum Site Area (m ²)	Minimum Site Width (m)	Minimum Front Yard (m) ^{(1), (2)}	Minimum Side Yard (m) ^{(1), (2)}	Minimum Rear Yard (m) ^{(1), (2), (3)}
Residential Uses								
(1)	Business dwellings	D	3.7.4(12)	Same as principal use				
Commercial and Industrial Uses								
(1)	Abattoirs and meat packing plants	D		1,115	30	7.5	3	3
(2)	Agricultural equipment, fuel, and chemical supply establishments, excluding bulk fuel sales and storage	P		1,115	30	7.5	3	3
(3)	Agricultural implement, recreational vehicle, automobile, marine, RTM dwelling, and modular dwelling sales and service establishments	P		1,115	30	7.5	3	3
(4)	Agricultural product processing	D	3.7.4(9)	1,115	30	7.5	3	3
(5)	Agriculturally related commercial	P		1,115	30	7.5	3	3
(6)	Agricultural service and contracting establishments	P		1,115	30	7.5	3	3
(7)	Auto body and paint shops	P		1,115	30	7.5	3	3
(8)	Asphalt and cements plants, gravel yards, and coal yards	D		1,115	30	7.5	3	3
(9)	Auction marts, excluding livestock auction facilities	P	5.12	1,115	30	7.5	3	3
(10)	Junk and salvage yards and auto wreckers	D	5.19	1,115	30	7.5	3	3
(11)	Bulk fuel sales and storage	D	5.7 5.8	1,115	30	7.5	3	3
(12)	Cannabis production facilities	D	3.7.4(13)	1,115			3	3
(13)	Construction yards	P	3.7.4(4)	1,115	30	7.5	3	3
(14)	Convenience stores	P		1,115	30	7.5	3	3
(15)	Gas bars	P	5.7 5.8	1,115	30	7.5	3	3
(16)	General industrial uses	P		1,115	30	7.5	3	3

Table 7-10: M1 - INDUSTRIAL DISTRICT DEVELOPMENT STANDARDS (continued)

Use		Development Standards						
		Permitted or Discretionary	Subject to Sections	Minimum Site Area (m ²)	Minimum Site Width (m)	Minimum Front Yard (m) ^{(1), (2)}	Minimum Side Yard (m) ^{(1), (2)}	Minimum Rear Yard (m) ^{(1), (2)}
Commercial and Industrial Uses (continued)								
(17)	Grain Elevators	P		1,115	30	7.5	3	3
(18)	Grain storage, milling, cleaning and/or drying facilities	D		1,115	30	7.5	3	3
(19)	Indoor storage rental facilities	P		1,115	30	7.5	3	3
(20)	Landscaping establishments	P		1,115	30	7.5	3	3
(21)	Lumber yards, home improvement centres and building supply stores	P		1,115	30	7.5	3	3
(22)	Livestock auction facilities	D	3.7.4(2)	1,115	30	7.5	3	3
(23)	Manufacturing and processing facilities	P	3.7.4(4)	1,115	30	7.5	3	3
(24)	Mineral resource processing	D	3.7.4(1)	1,115	30	7.5	3	3
(25)	Nurseries, greenhouses and garden centres	P		1,115	30	7.5	3	3
(26)	Petroleum products storage and wholesale	D	5.8	1,115	30	7.5	3	3
(27)	Prefabricated building component manufacturing and assembly	P		1,115	30	7.5	3	3
(28)	Petroleum exploration, extraction and related facilities, including oil & gas wells	P	5.18	1,115	30	7.5	3	3
(29)	Petroleum related commercial uses	P		1,115	30	7.5	3	3
(30)	Processing facilities for petroleum and petroleum derivatives	D	5.18	1,115	30	7.5	3	3
(31)	Railway freight yards	D	3.7.4(4)	1,115	30	7.5	3	3
(32)	Secondary industrial activity related to oil and gas facilities, such as electrical generating plants and green houses	D		1,115	90	30	3	3
(33)	Storage Yards and Establishments	D	3.7.4(6)					
(34)	Repair shops and repair services	P		1,115	30	7.5	3	3
(35)	Restaurants	P		1,115	30	7.5	3	3
(36)	Retail food outlets	P		1,115	30	7.5	3	3
(37)	Service stations	P	5.6 5.8	1,115	30	7.5	3	3
(38)	Stockyards	D	3.7.4(2)	1,115	30	7.5	3	3
(39)	Taxidermy and accessory tanning of hides	P		1,115	30	7.5	3	3

Table 7-10: M1 - INDUSTRIAL DISTRICT DEVELOPMENT STANDARDS (continued)

Use		Development Standards						
		Permitted or Discretionary	Subject to Sections	Minimum Site Area (m ²)	Minimum Site Width (m)	Minimum Front Yard (m) ^{(1), (2)}	Minimum Side Yard (m) ^{(1), (2)}	Minimum Rear Yard (m) ^{(1), (2)}
Commercial and Industrial Uses (continued)								
(40)	Transloading facilities for oil and gas resources, other natural resources, and agricultural products	P	5.17	1,115	30	7.5	3	3
(41)	Transportation, trucking and freight handling establishments	D	3.7.4(4)	1,115	30	7.5	3	3
(42)	Truck stops	D	3.7.4(10) 5.13	1,115	30	7.5	3	3
(43)	Veterinary clinics and animal hospitals	P		1,115	30	7.5	3	3
(44)	Warehouse, supply depots, storage yards and establishments	P		1,115	30	7.5	3	3
(45)	Welding and machine shops	P		1,115	30	7.5	3	3
(46)	Septic and Sanitary Services	D	3.7.4(17) 5.27	1,115	30	7.5	3	3
Municipal, Recreational, Institutional and Other Uses								
(1)	Historical and archaeological sites	P		(4)				
(2)	Municipal facilities	P		(4)				
(3)	Parks	P		(4)				
(4)	Public works, excluding solid and liquid waste disposal sites	P		(4)				
(5)	Wind energy facilities (one turbine)	D	5.15	As laid out in Section 5.15				

Use Designations:

(P) - Permitted Use

A use of land or buildings or form of development that is prescribed as a use in the zoning district that is allowed on a site, subject to the regulations contained in this Bylaw.

(D) - Discretionary Use

A use or form of development specified in this Bylaw, which may be allowed following application to, and approval by Council; and which complies with the development standards and other regulations as may be required by Council and/or contained in this Bylaw.

Special limitation and standards regarding Table 7-10 and the M1 - Industrial District:

- ⁽¹⁾ In any yard abutting a developed or undeveloped road allowance, other than an internal subdivision road or a provincial highway, all buildings and structures must be set back a minimum of 45 (147.7 feet) metres from the centerline of the road allowance.
- ⁽²⁾ In any yard abutting a provincial highway, all buildings shall be setback a minimum of 60 metres (196.9 metres) from the centerline of the provincial highway or a greater or lesser distance as specified on the applicant's Ministry of Highways Roadside Development Permit.

- (3) where rear yard abuts a railway or a railway reserve no rear yard is required
- (4) The minimum and maximum site size and yard requirements are at the discretion of Council, based on appropriate recommendation from project proponents.

7.11 CON – CONSERVATION DISTRICT

7.11.1 Intent

The objective of the **CON** - Conservation District is to accommodate uses, consistent with the environmental management policies of the Official Community Plan, in order to encourage the retention of wetlands and avoid development on hazard lands.

7.11.2 Permitted and Discretionary Uses and Development Standards

The permitted and discretionary uses and applicable development standards are laid out in Table 7-11

7.11.3 Prohibited Uses

Uses prohibited in **CON** - Conservation District are as follows:

7.11.4 Accessory Buildings

- (1) Accessory buildings and uses, except dwelling units, shall be permitted and are subject to Section 5.1.

7.11.5 Regulations

- (1) *Site Requirements*

The minimum and maximum site size and yard requirements are shown in Table 7-11 or at the discretion of Council, based on appropriate recommendation from project proponents.

7.11.6 Standards for Discretionary Uses

- (1) Council will consider discretionary use applications in the CON - Conservation District with regard to Section 3.7.2 Discretionary use Evaluation Criteria and Section 3.7.3 Terms and Conditions for Discretionary Use Approvals as well as additional development standards noted as follows.

- (2) All operations shall comply with all regulations of Saskatchewan Environment and Saskatchewan Labour which govern their operation and development

7.11.7 Outside Storage

Outside storage, including garbage storage, is subject to Section 4.15 of this Bylaw.

Table 7-11
CON - CONSERVATION DISTRICT DEVELOPMENT STANDARDS

Use	Development Standards							
	Permitted or Discretionary	Subject to Sections	Minimum Site Area (ha)	Maximum Site Area (ha)	Minimum Site Width (m)	Minimum Front Yard (m) (1), (2)	Minimum Side Yard (m) (1), (2)	Minimum Rear Yard (m) (1), (2)
Municipal, Recreational, Institutional and Other Uses								
(1) Wildlife and waterfowl habitat and conservation projects	P		--	--	--	--	--	--
(2) Water drainage and irrigation projects	P		--	--	--	--	--	--
(3) Effluent irrigation projects	P		--	--	--	--	--	--
(4) Public utilities	P		--	--	--	--	--	--
(5) Nature trails and lookout sites	P		--	--	--	--	--	--
(6) Passive recreation activities and uses	P		--	--	--	--	--	--
(7) Recreational Campgrounds	D	3.5.2(1) 3.7.4(7) 5.2	--	--	--	--	--	--
(8) Accessory uses, buildings, or structures secondary to and located on the same site as a principal use	P	5.1	--	--	--	--	--	--
(9) Wind energy facilities	D	5.15	As laid out in Section 5.15					

Use Designations:(P) - Permitted Use

Means a use or form of development allowed as of right in a zoning district, subject to the regulations contained in this Bylaw.

(D) - Discretionary Use

A use or form of development specified in this Bylaw, which may be allowed following application to, and approval by Council; and which complies with the development standards and other regulations as may be required by Council and/or contained in this Bylaw.

Special limitation and standards regarding Table 7-11 and the CON - Conservation District:

- (1) In any yard abutting a developed or undeveloped road allowance, other than an internal subdivision road or a provincial highway, all buildings and structures must be set back a minimum of 45 metres (147.7 feet) from the centerline of the road allowance.
- (2) In any yard abutting a provincial highway, all buildings shall be setback a minimum of 60 metres (196.9 feet) from the centerline of the provincial highway or a greater or lesser distance as specified on the applicant's Ministry of Highways Roadside Development Permit.

8 REQUIRED SEPARATION DISTANCES BETWEEN USES

Table 8-1: Separation Distances Between Uses (in metres)		Municipal Wells	Residential *			Recreational Development (campground, ski hill, festival site, etc) ⁽⁴⁾	Intensive Agriculture ⁽⁶⁾
			Single Parcel CR ⁽¹⁾	Multi-parcel CR, Organized Hamlet, Hamlet, or Urban Municipality ^{(2)/(5)}	Tourist Accommodation ⁽³⁾		
Urban Municipality		--	--	2000	--	--	--
Intensive Livestock Operation ⁽⁷⁾	300 – 499 A.U.	1,600	300	800	300	300	--
	500 – 1,000 A.U.	1,600	800	1,200	800	800	--
	> 1,000 A.U.	1,600	1,200	1,600	1,200	1,200	--
Airport / Airstrip ⁽⁸⁾		--	--	800	--	--	--
Gravel Pit		--	200	457	200	--	--
Waste Mgmt. ⁽⁹⁾	Solid	1,600	457	457	457	457	457
	Liquid	1,600	457	457	457	457	457
Anhydrous ⁽¹⁰⁾	Non-refrigerated	--	305	305	305	305	--
	Refrigerated	--	600	600	600	600	--
Hazardous Industrial ⁽¹¹⁾		1,600	1,000	2,400	1,000	1,000	--
Industrial ⁽¹²⁾		--	305	810	--	--	--

Distances are measured as follows: between closest point of nearest:

- (1) Single residential building...
- (2) Multi-lot residential building site...
- (3) Tourist accommodation facility...
- (4) Recreational site...
- (5) Municipal boundary...
- (6) Intensive agricultural site...
- (7) ILO facility...
- (8) Airport / airstrip facility...
- (9) Waste management facility or lagoon...
- (10) Anhydrous ammonia storage facility...
- (11) Hazardous Industrial site...
- (12) Industrial site...

... to the nearest residential building, corporate limit, ILO, airport or airstrip, gravel pit, anhydrous ammonia storage facility, waste management facility, or to the site lines for other uses.

* All residences existing as of the adoption date of this bylaw are exempt from the separation distances required in Table 7-1. Any existing residences exempt from these separation distances, and which are damaged or destroyed by an occurrence such as wind, tornado or fire not intentionally started by the owner, may be rebuilt at the existing location, provided that any provincial approval that may be required has been obtained.

** Council may reduce the prescribed distances contained in Table 8-1 where:

- (i) the land being separated is located in another Rural Municipality;
- (ii) the Council of the other affected Rural Municipality is consulted prior to approval of the proposed development; and

(iii) appropriate fencing, screening, landscaping, berming, building and site orientation, road upgrading or other similar measures are provided to mitigate potential land use conflicts.

*** Distances measured between livestock facilities and building development shall mean the distance between the closest points on the outside wall of the livestock facility and the closest building development. For the purposes of meaning distance, building development shall refer to the outside wall of the closest primary structure that meets the definition of “building development”, whether or not that structure is a stand-alone structure or is found within a residential subdivision, hamlet, village or town.

9 MAPS
