

# LLOYDMINSTER PLANNING DISTRICT ZONING BYLAW

OF THE  
RURAL MUNICIPALITY OF BRITANNIA No. 502

Prepared for:  
THE LLOYDMINSTER DISTRICT PLANNING COMMISSION

Prepared by:  
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SASKATOON, SK

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

Bylaw 05-2018  
Bylaw 12-2019  
Bylaw 12-2020  
Bylaw 19-2020  
Bylaw 01-2021  
Bylaw 19-2021

Consolidation Date: February 11, 2025

## The Lloydminster Planning District

Bylaw No. \_\_\_\_\_

A Bylaw of the Rural Municipality of Britannia No. 502 to adopt the Lloydminster Planning District 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 Lloydminster Planning District Zoning Bylaw, identified as Schedule "A" to this bylaw.
- (2) The Reeve and Rural Municipal Administrator are hereby authorized to sign and seal Schedule "A" which is attached to and forms part of this bylaw.
- (3) Bylaw No. \_\_\_\_\_, the Lloydminster Planning District Zoning Bylaw of the Rural Municipality of Britannia No. 502, and all amendments thereto, are hereby repealed.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 \_\_\_\_\_ day of \_\_\_\_\_,

Read a Second Time the \_\_\_\_\_ day of \_\_\_\_\_,

Read a Third Time the \_\_\_\_\_ day of \_\_\_\_\_,

Adoption of this Bylaw this \_\_\_\_\_ day of \_\_\_\_\_,

\_\_\_\_\_  
(Reeve)

SEAL

\_\_\_\_\_  
(Rural Municipal Administrator)

Certified a True Copy of the Bylaw adopted by Resolution of Council  
On the \_\_\_\_\_ Day of \_\_\_\_\_, of the year \_\_\_\_\_

(signature) \_\_\_\_\_, (date) \_\_\_\_\_

A Commissioner for Oaths in the Province of Saskatchewan

My appointment expires \_\_\_\_\_

**THE LLOYDMINSTER PLANNING DISTRICT**  
**ZONING BYLAW**  
**of the**  
**RURAL MUNICIPALITY of BRITANNIA No. 502**

Being Schedule “A” to Bylaw No. \_\_\_\_\_  
of the Rural Municipality of Britannia No. 502

(Reeve)

\_\_\_\_\_  
SEAL

\_\_\_\_\_  
(Rural Municipal Administrator)

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# 1 INTRODUCTION

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## 1.1 TITLE

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

## 1.2 SCOPE

All development within that portion of the Lloydminster Planning District contained within the limits of the Rural Municipality of Britannia No. 502, shall be in conformity with the provisions of this bylaw, subject to the right of appeal provisions of *the Act*.

## 1.3 PURPOSE

This is a Bylaw to control the use and development of the land in the Planning District and assist in implementing the Official Community Plan for the Lloydminster Planning District.

#### **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

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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:

**Accessory Building or Use:** means 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:** means *The Planning and Development Act, 2007*, as amended.

**Agriculturally related commercial and industrial uses:** means:

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

**Agroforestry:** means 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 a spatial or temporal sequence.

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

**Amusement Park:** means 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:** means 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:** shall mean any animal that is not domesticated in Saskatchewan and is wild by nature.

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

| KIND OF ANIMAL             | NUMBER EQUALLING ONE ANIMAL UNIT |
|----------------------------|----------------------------------|
| (1) <u>Poultry</u>         |                                  |
| a) hens, cockerels, capons | 100                              |
| b) chicks, broiler chicken | 200                              |
| c) turkeys, geese, ducks   | 50                               |

|     |                                     |     |
|-----|-------------------------------------|-----|
|     | d) ostrich                          | 7   |
|     | e) emu                              | 16  |
| (2) | <u>Hogs</u>                         |     |
|     | a) boars or sows                    | 3   |
|     | b) gilts                            | 4   |
|     | c) feeder pigs                      | 6   |
|     | d) weanling pigs                    | 20  |
| (3) | <u>Wild Boars</u>                   |     |
|     | a) boars or sows                    | 3   |
|     | b) gilts                            | 4   |
|     | c) feeder pigs                      | 6   |
|     | d) weanling pigs                    | 20  |
| (4) | <u>Sheep</u>                        |     |
|     | a) rams or ewes                     | 7   |
|     | b) lambs                            | 14  |
| (5) | <u>Goats, Llamas, Alpacas, etc.</u> | 7   |
| (6) | <u>Cattle</u>                       |     |
|     | a) cows or bulls                    | 1   |
|     | b) feeder cattle                    | 1.5 |
|     | c) replacement heifers              | 2   |
|     | d) calves                           | 4   |
| (7) | <u>Horses</u>                       |     |
|     | a) foals or ponies                  | 2   |
|     | b) other than foals or ponies       | 1   |
| (8) | <u>Other</u>                        |     |
|     | a) bison cows or bulls              | 1   |
|     | b) bison calves                     | 4   |
|     | c) elk, reindeer                    | 4   |
|     | d) deer                             | 7   |

**Apartment House:** means a building divided into three (3) or more dwelling units as herein defined, each of which is occupied or intended to be occupied as a permanent home or residence, as distinct from a hotel or motel, but excluding townhouses and street townhouses as herein defined.

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

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

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

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

**Bed and Breakfast Home:** means 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.

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

**Building Bylaw:** means any bylaw of the Lloydminster Planning District regulating the erection, alteration, repair, occupancy or maintenance of buildings or structures.

**Building Floor Area:** means 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:** means the vertical distance of a building measured from grade level to the highest point of the roof surface, if a flat roof; to the deck line of a mansard roof; and to the mean height level between eaves and ridge for a gable, hip or gambrel roof (refer to Figure 2-1).

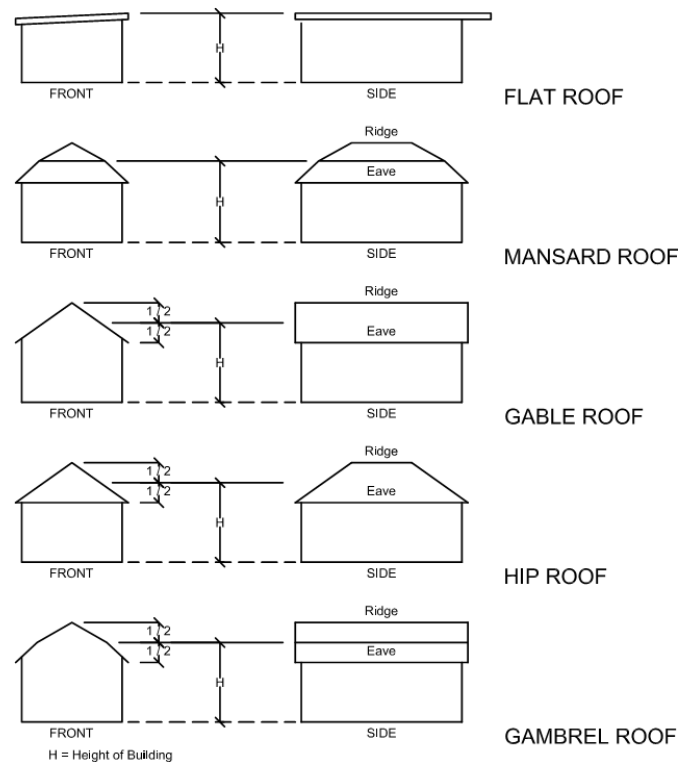


FIGURE 2-1: Interpretation of  
Building Height Measurement

**Building Line, Established:** means 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:** means a permit issued under a building bylaw of the municipality authorizing the construction of all or part of any building.

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

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

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

**Campsite:** means a designated and delineated area within a campground, tourist camp or trailer court that is intended to accommodate a single tent, tent party or trailer coach.

**Carport:** means 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.

**Car Wash:** means a building or portion of a building which is used for the washing of vehicles, including full service, automatic and hand operated facilities.

**Cemetery:** means 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:** means 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.

**Commercial Service Establishment:** means a shop for the repair of commercial items and includes the provision of advertising, publishing, and printing services and other similar uses.

**Community Centre:** means 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:** means offices, shops and warehouses, with or without associated retail sales of plumbing and heating, electrical, carpentry, masonry and other trades associated with construction of buildings.

**Convenience Store:** means 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:** means the Council of the Rural Municipality of Britannia No. 502.

**Cultural Institution:** means an establishment such as a museum, art gallery, library and similar facilities of historical, educational or cultural interest.

**Custodial Care Facility:** means 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:** means 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:** means a raised open platform, with or without rails, attached to a principal building.

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

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

**Dwelling Group:** means a group of two or more detached one unit dwellings, two unit dwellings or multiple unit dwellings or combinations thereof occupying the same site.

**Dwelling, Manufactured:** means a factory-built, one or two section dwelling, conforming to CSA Standard A277, and which is transported to the site for placement of a fixed approved foundation which complies with the requirements of the National Building Code.

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

**Dwelling, Multiple Unit:** means a building divided into three or more dwelling units as herein defined and shall include town or row houses and apartment houses but not hotels, or motels.

**Dwelling, Ready-to-Move (RTM):** means 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, and which is transported to the site as a complete unit for placement on a fixed approved foundation which complies with the requirements of the National Building Code.

**Dwelling, Semi-Detached:** means a dwelling unit on its own site, attached to another dwelling unit on its own site, with a common wall dividing the two dwelling units throughout at least 40% of the length of the entire structure, measured from the front to the rear building lines.

**Dwelling, Single Detached:** means a detached building consisting of one dwelling unit as herein defined, but shall not include a manufactured or mobile home as herein defined.

**Dwelling, Street Townhouse:** means a dwelling unit on its own site, attached to two or more other dwelling units, each on their own sites, with a common wall dividing the dwelling units throughout at least 40% of the depth of the entire structure.

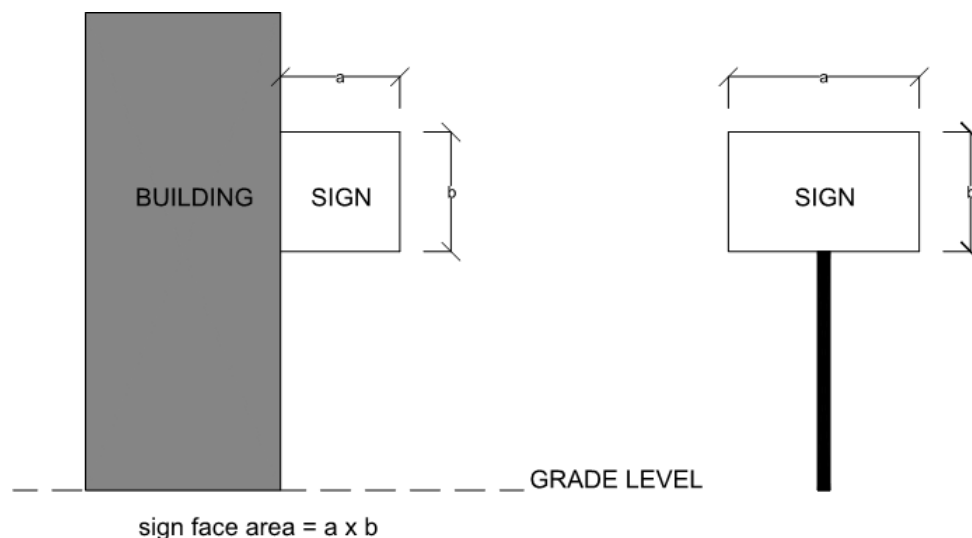
**Dwelling, Two-Unit:** means a detached building divided into two dwelling units as herein defined.

**Dwelling Unit:** means a building used or intended for residential occupancy excluding a Mobile Home or Manufactured Home, but may include a Modular Home or Ready-to-Move Home, as herein defined.

**Educational Institution:** means post-secondary college, university or technical institution, but shall not include a private school.

**Estimated Peak Water Level (E.P.W.L.):** means the calculated water level used to determine the flood hazard area. It is based on the 1:500 peak flow for rivers, and the higher of the 1:500 peak calm level or the 1:100 peak calm level with a 1:5 wind from the most critical direction for most lakes.

**Face Area, Sign:** means the area of the single face of any sign and is calculated using the illustration in Figure 2-2.



**FIGURE 2-2: Calculation of Sign Face Area**

**Face Area, Total Sign:** means the total amount of sign face area on a sign including all sides.

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

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

**Farm Based Business:** means an occupation carried on by the operators of a farm, ancillary to the principal use.

**Farm Operation:** means 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 Product:** means 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) vegetables;
- (h) flowers;
- (i) seeds;
- (j) grasses;
- (k) trees;
- (l) apiaries and honey production;
- (m) equine and other similar products; and,
- (n) other product which incorporate the use of food, feed, fibre or fur.

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

**Financial Institution:** means a bank, credit union, trust company, or similar establishment.

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

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

**Flood Fringe:** means 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,
- (c) encroachment (fill) into the Flood Fringe would raise upstream water levels by less than 0.3 metres.

**Floodway:** means a zone within the flood hazard area where typically only necessary infrastructure is allowed (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 and is typically defined as that portion of the flood hazard area where:

- (a) depth of inundation above natural ground is more than 1.0 metre;
- (b) flow velocities are greater than 1.0 metres per second; or,
- (c) encroachment (fill) into the Floodway would raise upstream water levels by more than 0.3 metres.

**Flood Proofing:** means techniques or measures taken to permanently protect a structure or development from flood damage. These can include measures such as elevating building (eg. building on fill or piers), constructing dykes, creating upstream storage, diversions, and channelization.

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

**Garden Suite:** means a accessory, detached single-unit dwelling which is temporarily located on the same site as an existing dwelling unit to provide accommodation for a specific person or persons who are physically dependent on the residents of the existing dwelling unit, or to provide accommodations for a caregiver of whom a specific person or persons residing in the existing dwelling unit is physically dependent.

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

**Hazard Land:** means land which may be subject to flooding, ponding, slumping, subsidence, landslides, erosion, or contamination by hazardous material.

**Hazardous Material:** means 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, liquified 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:** means 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:** means 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:** means an occupation carried on by the occupants of a residence ancillary to a principal use.

**Hotel:** means 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.

**Indoor storage and rental facilities:** a building or series of buildings comprising multiple storage bays intended for lease or rent by the public for the purpose of indoor storage of private goods.

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**Institutional Camp:** means 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:** means 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):** means the operation or facilities for rearing, confinement or feeding of poultry, hogs, sheep, goats, cattle horses or domesticated game animals, in such numbers that the facility and portion of a site used for the operation:

- (a) will contain 100 or more animal units; and,
- (b) provides less than 370 m<sup>2</sup> of space for each animal unit contained therein.

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

**Junk and Salvage Yards:** means 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:** means the temporary accommodation of dogs, cats or other domestic animals for commercial purposes.

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

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

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

**Linear Park:** means 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.

**Loading Space:** means 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:** means an area of land with fixed boundaries and which is of record with the Information Services Corporation by Certificate of Title.

**Lounge:** means a room or area adjoining a restaurant that permits the sale of beer, wine or spirits for consumption on the premises, with or without food, and where no entertainment or dance floor is permitted, either in the lounge or in the restaurant attached to the lounge.

**Mall:** means a single story commercial building in which, up to six (6) commercial uses are located together for their mutual benefit, each use having a separate entrance to the outside.

**Membrane-Covered Structure:** means 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:** means the blasting, crushing, washing, screening, weighing, sorting, blending and/or refining of mineral resources.

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

**Mobile Home:** means a trailer coach:

- (a) that is used as a dwelling all year round;
- (b) that has water faucets and shower or other bathing facilities that may be connected to a water distribution system;
- (c) that has facilities for washing and a water closet or other similar facility that may be connected to a sewage system; and,
- (d) that conforms to *Canadian Standards Association, Construction Standard No. Z240.2.1-1979* and amendments thereto.

**Mobile Home Court:** means any parcel of land on which two or more occupied mobile homes are located and includes any structure used or intended to be used as part of the equipment of such mobile home court.

**Mobile Home, Double Wide:** means a mobile home consisting of two sections, separately towable, but designed to be joined together into one building.

**Mobile Home, Single Wide:** means a mobile home designed to be towed as a single load and less than 6.09 metres wide.

**Mobile Home Site:** means an area of land in a mobile home court for the placement of a mobile home.

**Mobile Home Subdivision:** means any residential subdivision of land containing lots under either freehold or leasehold tenure for the purpose of accommodating mobile homes in such a manner that each mobile home is situated on its own lot and in which all such lots, public open spaces, internal streets and lanes, buffer zones and other amenity areas form a contiguous area of development.

**Motel:** means 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:** means 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:** means 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:** means the Rural Municipality of Britannia No. 502.

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

**Noise Receptor:** means permanent or seasonal residences, hotels/motels, nursing/retirements homes, rental residences, hospitals, campgrounds, and noise sensitive buildings such as schools and places of worship.

**Non-Conforming Building:** means 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:** means 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:** means 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.

**Non-Participating Noise Receptor:** means a noise receptor on a property that is not associated with the wind energy facility by means of legal agreement for the installation and operation of a wind turbine or wind turbines and/or equipment, machinery and structures utilized in connection with the conversion of wind to electrical energy which is located on that property.

**Office and Office Building:** means 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):** means the Official Community Plan Bylaw, as most recently amended, for the Lloydminster Planning District.

**Parking Lot:** means an open area of land, other than a street, used for the temporary parking of more than four vehicles and available for public use whether cost-free, for a fee or for accommodation of clients or customers.

**Parking, Off-Street:** means accommodation for the parking of vehicles off a public street or lane.

**Parking Space, Vehicle:** means a space within a building or parking lot for the parking of one vehicle, having minimum dimensions of 2.4 metres wide by 5.5 metres deep, and which has access to a developed street or lane.

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

**Participating Noise Receptor:** means a property that is associated with the Wind Energy Facility by means of a legal agreement with the property owner for the installation and operation of a wind turbine or wind turbines and/or equipment, machinery and structures utilized in connection with the conversion of wind to electrical energy which is located on that property.

**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.

**Personal Care Home:** means a facility licensed under *The Personal Care Homes Act* that provides long term residential, social and personal care, including accommodation, meals, supervision or assistance for persons who have some limits on ability for self-care, and are unrelated to the operator or owner.

**Personal Service Shops:** means 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.

**Photography Studio:** means a place used for portrait or commercial photography, including the developing and processing of film, and the repair or maintenance of photographic equipment.

**Place of Worship:** means 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.

**Planning District:** means the Lloydminster Planning District.

**Preschool:** means a facility which provides a program for preschool aged children.

**Public Hospital:** means a hospital operated by the Regional Health Authority.

**Public Utility:** means a government, municipality or corporation under Federal or Provincial statute which operates a public work.

**Public Work:** means:

- (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:** means the main building in which the principal use of the site is conducted.

**Principal Use:** means the main activities conducted on a site.

**Public Utility:** means a government, municipality or corporation under Federal or Provincial statute which operates a public work.

**Railway Freight Yard:** a series of railroad tracks for storing, sorting, or loading and unloading, railroad cars and locomotives, with tracks in parallel for keeping rolling stock stored off the mainline.

*Bylaw No. 01-2021*

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

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

**Recycling Collection Depot:** means 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:** means the Reeve of the Rural Municipality of Britannia No. 502.

**Residential Care Facility:** means a licensed or approved group care facility governed by Provincial regulations that provides, in a residential setting, 24 hour care of persons in need of personal services, supervision or assistance essential for sustaining the activities of daily living or for the protection of the individual.

**Restaurant:** means 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:** means 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 and other similar uses, including the provision of health related services.

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

**Rural Municipal Administrator:** means the Rural Municipal Administrator for the Rural Municipality of Britannia No. 502.

**Safe Building Elevation (S.B.E.):** means the level defined by The Ministry of Government Relations at time of subdivision and by municipal bylaw to which flood-proofing must be undertaken for developments in the flood hazard area. The S.B.E. is calculated as the E.P.W.L. plus a freeboard value. 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.

**Sale and storage of agricultural supplies and equipment:** a use related to the sale of products or machinery of an agricultural nature and may include repair, rental, greasing, washing, servicing, adjusting, including painting, body work and major repairs.

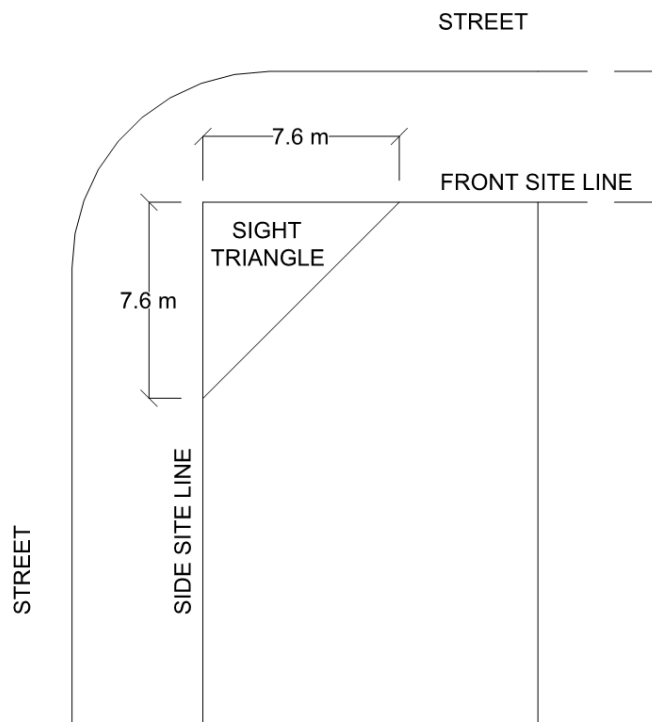
*Bylaw No. 01-2021*

**School:** means 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:** means a fence, wall, berm or planted vegetation located so as to visually shield or obscure one abutting area of use from another.

**Service Station:** means 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.

**Sight Triangle:** means 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.(refer to Figure 2-3).



**FIGURE 2-3: Sight Triangle**

**Sign:** means 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.

*Bylaw No. 01-2021*

**Sign, Area Identification:** means a sign which identifies a cluster subdivision development or industrial area by means of a name, identifying symbol or logo, but does not include any advertising of companies, products or services.

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

*Bylaw No. 01-2021*

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

*Bylaw No. 01-2021*

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

*Bylaw No. 01-2021*

**Sign, Billboard:** means a large poster panel with a maximum single sign face not to exceed 23.23 m<sup>2</sup> or a painted bulletin and includes any structure, panel, board or object designed exclusively to support such poster, panel, or a painted bulletin. These signs typically advertise off-site products and services.

**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.

*Bylaw No. 01-2021*

**Sign Face Area:** means the area of the single face of any sign.

**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.

*Bylaw No. 01-2021*

**Sign, Fence:** A sign attached to a fence.

*Bylaw No. 01-2021*

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

*Bylaw No. 01-2021*

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

*Bylaw No. 01-2021*

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

*Bylaw No. 01-2021*

**Sign, Portable:** A portable, free-standing sign, mounted on a wide based frame, with a single sign face area no greater than 6.0 m<sup>2</sup>, which can be readily moved or transported to various locations.

**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.

*Bylaw No. 01-2021*

**Sign, Temporary:** means a removable sign erected for a period of time not exceeding six months.

**Site:** means one or more contiguous lots under one title and used, or intended to be used, by a single principal use.

**Site, Corner:** means a site at the intersection or junction of two (2) or more streets (refer to Figure 2-4).

**Site, Interior:** means a site other than a corner site (refer to Figure 2-4).

**Site, Through:** means a site not more than one lot in depth, having a frontage on two streets more or less parallel (refer to Figure 2-4).



FIGURE 2-4: Illustration of Site Definition

**Site Coverage:** means that portion of the site that is covered by principal and accessory buildings.

**Site Drainage Plan:** means 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: means the horizontal distance between the side site lines of the site measured along the front site line.
- (b) for Non-Rectangular Sites: means 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:** means the boundary at the front of the site.

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

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

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

**Subdivision:** means a division of land as described in the regulations pursuant to *The Land Surveys Act, 2000*.

**Telecommunications Facility:** mean:

- (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:** means a building without a foundation or footing, and that is to be removed upon expiration of the time period specified in the approval for that building under this bylaw.

**Temporary Use:** means a use established for a fixed period of time and that is to be discontinued upon the expiration of the time period specified in the approval for that use under this bylaw.

**Temporary Work Camp:** means 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.

**Tourist Camp:** means 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:** means an establishment which conducts technical training and instruction in a technical subject or trade.

~~**Transloading Facility for Oil and Gas Resources:** means a facility used to transfer oil and gas resources from one mode of transportation to another and may include rail lines, pipelines, tank storage, rail loading buildings, instrumentation, related office buildings, and other related facilities.~~

*Bylaw No. 01-2021*

**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.).

*Bylaw No. 01-2021*

**Trailer Coach:** means 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.

**Trailer Court:** means a site for the accommodation of two or more camp sites for trailer coaches, including any building or structure used or intended for use as part of the equipment for such trailer court, but does not include an industrial or construction camp.

**Transformer Substation:** means a central facility comprised of a power transformer(s), disconnect and interrupting devices, support structures and associated controls and equipment such as cooling fans for transforming the electrical outputs from the wind turbine generators to a higher voltage for input to the grid transmission system.

**Trapping:** means the taking of fur animals by a trapper licensed under the *Wildlife Act, 1998* and associated regulations, by means of traps, where the trapper has several traps operating at one time and checks them in a planned and regular manner, and may include temporary accessory buildings secondary and accessory to the use.

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

**Truck and Manufactured Homes Sale/Rentals:** Development used for the sale or rental of new or used trucks, motorhomes, manufactured homes and automobiles together with incidental maintenance services and the sale of parts and accessories.

*Bylaw No. 01-2021*

**Truck Stop:** means 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:** means the purpose or activity for which a piece of land or its buildings is designed, arranged or intended, occupied or maintained.

**Use, Agricultural Related Commercial:** means 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, Commercial Recreational:** means any establishment whose main purpose is to provide the public with an amusing or entertaining activity and where tickets are sold or fees are collected for the activity. Includes, but not limited to, skating rinks, water slides, miniature golf courses, arcades, bowling alleys, and billiard halls, but not movie theatres.

**Use, General Industrial:** means 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 or 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; or,
- (f) indoor display, office, technical or administrative support areas or any sales operation accessory to the general industrial use.

**Use, Hazardous Industrial:** means an industrial use involving the manufacturing, storage, processing, collection, treatment or disposal of hazardous materials or chemicals (specifically excluding fertilizer, herbicide or pesticide warehousing and/or sales facilities, depots for the collection of farm chemical containers, ethanol and biodiesel plants and associated production facilities, and transloading facilities for oil and gas resources).

**Veterinary Clinic:** means 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:** means a building used primarily for the storage of goods and materials.

**Wholesale Establishment:** means 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:** means a facility to accommodate any liquid waste in solution or suspension from residential, commercial, institutional and industrial sources, but does not include a septic system for a single residence, or a manure storage area for an intensive livestock operation.

**Waste Management or Disposal Facility, Solid:** means a facility, including waste transfer stations and landfills, to accommodate discarded materials, substances or objects which originated from residential, commercial, institutional and industrial sources, but not including dangerous goods, hazardous waste or biomedical waste.

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

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

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

**Wind Turbine:** means 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, unit transformer 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.

**Wind Turbine Setback:** means the measured horizontal distance from the centre line or point of a wind turbine or transformer substation to the nearest part of a public road or railway or property boundary.

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

**Yard, Front:** means 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:** means 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:** means 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:** means 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:** means a specifically delineated area of the Planning District within which certain uniform requirements and regulations or various combinations thereof govern the use, placement, spacing and size of land and structures.

### 3 ADMINISTRATION

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#### 3.1 DEVELOPMENT OFFICER

The Rural Municipal 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 the Zoning 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 Farm residences 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) Accessory Farm Buildings and Structures

Farm buildings and structures, where accessory to a permitted agricultural use, structures and new dwellings.

(2) Small Accessory Buildings

Single storey accessory buildings with a building floor area less than 9.3 m<sup>2</sup>, with the exception of oil & gas wells and related facilities.

(3) Public Works

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

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

(4) Municipal Facilities

Any facility, including buildings and structures, installed and operated by either of the Rural Municipalities.

(5) Maintenance

Maintenance and repairs that do not include any structural alterations.

(6) Fences

(7) Trapping

(8) Temporary Confinement of Livestock

The temporary confinement of livestock as part of a legally existing 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 municipalities, or from obtaining permission required by this or any other law or bylaw in the municipalities, 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.

3.4.4 Telecommunication towers proposed to be erected shall be required to undertake public consultation as agreed upon by Council.

**3.5 APPLICATION REQUIREMENTS**

3.5.1 Applications for a development permit and applications for a discretionary use, with the exception of applications for a home based business, 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;
  - (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; and,

3.5.2 For certain developments or discretionary uses, additional information shall be required in support of the application, as follows:

- (1) Mobile Home Courts, Campgrounds, Tourist Base Camps, Tourist Camps, Outfitter Base Camps, and Trailer Courts:

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, mobile home sites and campsites with dimensions. 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 Agricultural Operations:

An applicant for a discretionary use application for an intensive agricultural operation where intensive irrigation is required shall provide 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.

- (3) Commercial / Industrial Use:

An applicant for a discretionary use approval for a commercial or industrial use

may be required to provide documentation, to Council's satisfaction:

- (a) As specified in Policies (a) to (d) of Section 3.5.2 of the Official Community Plan.
- (b) A Real Property Report (RPR) to confirm the completion of development and compliance with all the requirements of the approval and the bylaw. The RPR shall illustrate:
  - (i) contour information to show the finished building grade and to confirm the manner of site drainage;
  - (ii) Compliance with any prescribed condition on the approval of a development permit, including the condition that any previously existing structures being replaced by new development be removed from the site.

(4) Hazardous Industrial Use:

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

- (a) to demonstrate compliance with the location requirements contained in Policy (a) of Section 3.5.2.2 of the Official Community Plan.

(5) 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) to determine distances to nearest land uses, development types and municipal limits and compliance with location criteria contained in Policy (a) of Section 3.7.2.3 of the Official Community Plan.

(6) New Communal Water 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.

(7) Wind Energy Facilities (one turbine):

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) one mile of the proposed development.
  - (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, licences and approvals for construction and maintenance of wind energy conversion 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.
- (8) Wind Energy Facilities (two or more turbines):
  - (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) one mile of the proposed development.
  - (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, licences and approvals for construction and maintenance of wind energy conversion 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) illustration of sight line vistas from residential buildings within one (1) mile of the proposed development utilizing photographic representations of the development area;
- (h) 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.

(9) Gravel Operations:

An application for a discretionary use approval for the excavating, stripping or grading of sand, gravel, clay 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 depth of excavation, and the 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” of the Official Community Plan;
- (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 practises 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; and,
- (g) road maintenance measures and proposed truck routes;

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 (9) to ensure that the development is carried out in the manner specified. 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.

### **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 Zoning Bylaw, the Official Community Plan and *The Planning and Development Act, 2007*.
- 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 prescribed by Council pursuant to Section 56(3) of *The Planning and Development Act, 2007*.
- 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 Zoning Bylaw, or in accordance with the standards and conditions specified in the development permit.
- 3.6.7 The Development Officer shall give the reasons for denying or revoking a development permit.
- 3.6.8 The development permit application shall be subject to the rules and procedures of the Lloydminster Planning District.

### **3.7 DISCRETIONARY USE APPLICATIONS**

3.7.1 The following procedures shall apply to discretionary use applications:

- (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.
- (2) The application will be reviewed by the Development Officer for conformance with the Official Community Plan, this Zoning Bylaw and any other applicable policies and regulations, and will refer the application, along with a written report documenting the results of the review, to Council.
- (3) Council will review the application and Development Officer's report and may request comments or information from other government agencies to assist in Council's review of the application, where appropriate.
- (4) When Council has received requested comments or information from other agencies, the Development Officer shall set a date, time and location of the Council meeting at which the application will be considered.
- (5) **Advertising Discretionary Use Applications**
  - (a) In accordance with Section 55 (1) of *The Act*, the Development Officer shall advertise the proposed discretionary use by mailing a copy of a notice of the application to the assessed owner of each property within 75 metres of the site of the proposed discretionary use.
- (6) In addition to the mailing of the notice specified in Section 3.7.1 (5), all discretionary uses require that the Development Officer prepare an on-site notification poster, which must be placed on the site by the applicant and must remain on the site until the application is considered by Council, and shall include the following information:
  - (a) the legal land description;
  - (b) proposed discretionary use;
  - (c) public hearing date, location and time; and
  - (d) any other relevant information deemed necessary by the Development Officer.
- (7) The notices described in Sections 3.7.1 (5) and 3.7.1 (6) shall describe the use applied for, describe the location of the use and specify the date, time and location

of the Council meeting at which the application will be considered.

- (8) The notices described in (5) and (6) above shall be mailed and posted no less than two weeks prior to the date of the Council meeting at which the application will be considered.

### **3.7.2 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 Zoning 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 provisions of the zoning district 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 property;
  - (c) access to, number and location of parking and loading facilities including adequate access and circulation for pedestrian and vehicle traffic;
  - (d) appropriate space for vehicle line ups for drive through commercial facilities in order to reduce disruption of traffic flows on adjacent roadways;
  - (e) control of noise, glare, dust and odour;
  - (f) landscaping, screening and fencing and preservation of existing vegetation to buffer adjacent properties;
  - (g) the size, shape and arrangement of buildings, and the placement and

arrangement of lighting and signs;

- (h) prescribed specified 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;
  - (i) intensity of use.
- (2) Council may approve discretionary use applications for a limited period of time where it is considered important to monitor and re-evaluate the proposal and its conformance with the objectives of this Bylaw.
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- (3) Council's approval of a discretionary use application is valid for a period of 12 months from the date of the 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 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 permit extension be granted for an additional 12 month period by the Development Officer, upon request of the applicant.
- (5) If an approved discretionary use or form of development ceases to operate for a period of twelve (12) months or more, the discretionary use approval shall no longer be valid. The Development Officer shall advise the owner and Council when a prior approval is no longer valid.
- (6) Council may instruct the Development Officer to issue a notice of refusal to the applicant, where the applicant has been given adequate opportunity to alter the proposal to comply with the Bylaw. The notice shall state the reason for refusal.
- (7) 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:
- (a) conditions respecting the operation of the pit or quarry;
  - (b) responsibilities of the developer and/or operator concerning the reclamation of the site;

- (c) the routing of trucks to and from the site;
- (d) the planting of trees on and/or near the site, and/or in another location to the satisfaction of Council;
- (e) the erection of fencing and signs;
- (f) the maintenance of municipal roadways; and/or
- (g) 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 Expired Approval**

- (1) Where Council has approved a discretionary use for a limited 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.

#### **3.7.5 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) Bus Terminals and Car Washes:
  - (a) The location of the bus terminal or car wash 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; and/or
    - (iii) anticipated increased levels or types of vehicle traffic, unsafe conditions or situations for vehicles, cyclists, or pedestrians.
  - (b) Bus terminals are also subject to 4.14.9.
- (2) Bulk Petroleum Tanks:
  - (a) Shall be located at least 91.4 metres from residential areas, schools, hospitals, and motels.

- (3) Community Service Uses, Clubs, Places of Worship, Public and Commercial Recreation Facilities:
  - (a) Schools, clubs and places of worship should, where possible, be located on corner sites to facilitate access.
  - (b) Public elementary and secondary schools should, where possible, be located adjacent to public open spaces.
  - (c) The site should be accessible from a major road network to avoid heavy traffic volumes on residential access roads.
  - (d) 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.
  - (e) Vehicle car parking and access areas should not form a dominant element in the streetscape.
- (4) Accessory Dwelling Units:
  - (a) Dwelling units attached to commercial establishments shall have a main entrance separate from that of the commercial establishment. An emergency exit must be provided in addition to the main entrance; and,
  - (b) The minimum floor area of each dwelling unit shall be 28 square metres.
- (5) Livestock Auction Facilities, Meat Packing Plants, and Stockyards:
  - (a) Shall be located at least 300 metres from all residential and community service districts.
- (6) Abattoirs:
  - (a) Shall be located at least 91.4 metres from residential areas, schools, hospitals, motels and restaurants.
- (7) Junk and Salvage Yards and Auto Wreckers:
  - (a) 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 five metres in height, with no material piled higher than the height of the perimeter fence; and,
  - (b) 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.

- (8) Lumber yards, home improvement centres, building supply establishments and construction trades:
  - (a) The location of lumber yards, home improvement centres, building supply establishments and construction trades 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 shall be stored within an enclosed building, or within an area hidden from view by screening.
- (9) Auto body shops, construction trades, freight handling facilities, taxidermy and accessory tanning of hides, warehouses, light manufacturing, and welding and machine shops:
  - (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 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) No outside storage is permitted for a wholesale establishment.
- (10) Light Manufacturing:
- (a) All materials and goods used in conjunction with light manufacturing plants shall be stored within an enclosed building, or within an area hidden from view by screening; and,
  - (b) All manufacturing and assembly operations in conjunction with a light manufacturing plant shall be conducted within an enclosed building.
- (11) Indoor storage rental facilities, recycling and collection depots, and storage garages:
- (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.
- (12) Campgrounds:
- (a) Wherever possible, and appropriate, any existing trees and mature landscaping shall be retained;
  - (b) Solid waste storage facilities (including adequate space 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 manoeuvring space on-site; and,
  - (d) The prevention of on-street congestion caused by the ingress and egress of vehicles shall be considered.
- (13) 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.

(14) Intensive Agricultural Uses (excluding livestock):

- (a) The location of 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 vehicle traffic, unsafe conditions or situations for vehicles, cyclists or pedestrians; and/or,
  - (iv) utilization of hazardous substances.

(15) Asphalt and cement plants and gravel yards:

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- (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.

### **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.
- 3.8.3 Where a discretionary use approval has been issued by Council for a garden suite for a specific 24 month period, the associated development permit issued for the garden suite shall cease to be valid 24 months from the date of its issuance.

### **3.9 AMENDING THE ZONING BYLAW**

- 3.9.1 Any person seeking to amend this Zoning 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 a zoning bylaw, and that amendment shall be adopted by bylaw.
- 3.9.3 Sections 206 - 212 of *The Planning and Development Act, 2007*, 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 Zoning 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 Planning and Development Act, 2007*.
- 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 Planning and Development Act, 2007* shall apply.

### 3.11 MINOR VARIANCES

- 3.11.1 Council may grant a variance of up to 10% of any yard requirement or minimum required distances between buildings 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 Planning and Development Act, 2007*.
- 3.11.2 Council shall maintain a registry of the location and all relevant details of the granting of such variances.

### 3.12 FEES

### 3.12.1 Amendment of the Zoning Bylaw

In addition to an application fee, where a person requests Council to amend the Zoning 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. Council may choose not to proceed with the advertising if it concludes that the proposed amendment is unsuitable or unnecessary.

### 3.12.2 Application fees

- (1) An applicant for a development permit shall pay an application fee in accordance with the following:
  - (a) Permitted principal use: \$100.00
  - (b) Permitted accessory use: \$100.00
  - (c) Permitted ancillary use: \$100.00
  - (d) Discretionary principal use: \$200.00
  - (e) Discretionary accessory use: \$200.00
  - (f) Discretionary ancillary use: \$200.00
  - (g) Development Appeal Fee: up to \$50.00 as specified by the Development Appeals Board.

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

- (2) Zoning and OCP compliance check for all subdivision applications:
  - (a) Single Parcel Residential, Industrial, Commercial: \$250.00
  - (b) Multiple Parcel Industrial, Commercial: \$500.00
- (3) Detailed review costs:
  - (a) General: Where a development or subdivision proposal involves a detailed R.M. review, a plan or Zoning Bylaw Amendment, a development agreement, a servicing agreement, detailed development conditions, liability insurance, performance bonds, caveats, or R.M. legal and professional planning advice, Council may require the applicant pay the full cost of the additional application review and administration costs, as Council may determine by resolution.
  - (b) Items: Such costs may include Council meetings, R.M. legal and professional planning costs, municipal administration fees and R.M. site inspection fees, as determined by Council.
  - (c) Documentation: Such costs may be addressed and clarified in Council specified documents, including development and servicing agreements.
- (4) Where a person applies to Council to amend the Zoning Bylaw, that person shall pay to the municipality the following application fees, where applicable:

- (a) Text amendments: \$200
- (b) Map amendments:  
 Class 1 Districts: A, CON, REC  
 Class 2 Districts: C1, M1  
 Class 3 Districts: CR1, CR2

| Zoning Map Amendments |         | To      |         |         |
|-----------------------|---------|---------|---------|---------|
|                       |         | Class 1 | Class 2 | Class 3 |
| From                  | Class 1 | \$200   | \$400   | \$400   |
|                       | Class 2 | \$200   | \$400   | \$400   |
|                       | Class 3 | \$200   | \$400   | \$400   |

Where an application to amend the Zoning Bylaw involves amendment within two or more of the above categories the sum of the amendment fees shall apply for all categories.

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 6.1.4 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(4) of *The Act*, the Development Officer may issue a zoning compliance order for a development that contravenes this bylaw to stop work and to achieve bylaw compliance.
- 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*.

### **3.15 ZONING COMPLIANCE CERTIFICATE**

- 3.15.1 To initiate a zoning compliance review, an application fee of \$100.00 is required along with the legal land description and contact information for the application. A current Real Property Report prepared by a licensed surveyor is also required.
- 3.15.2 After the R.M. completes a zoning compliance review, the municipality will issue a zoning compliance certificate which includes:
- (1) identification of the property's zoning designation and a brief description of what the intent of the zoning district is;
  - (2) a list of permitted and discretionary uses provided in the applicable zoning district;
  - (3) an itemized list of building permits that have been issued for the property including the permit number, a description of the building and a statement confirming the status of each permit. Where a permit remains open, a summary of the deficiencies

that remain will be included;

- (4) where a Real Property Report has been provided, all site development will be compared to municipal records for building permits to ensure all buildings which require a permit have obtained such approval and confirmation that the property setbacks for each has been met;
- (5) identification of any orders that have been issued for the property; and
- (6) identification of any other items that are deemed important which may be contained within the title file.

3.15.3 The certificate shall be provided in letter format, with any notices, requirements, and/or applications for outstanding permits included in the letter.

3.15.4 The R.M. shall not comment or provide a perspective concerning the property that is based on speculation. All information provided will be substantiated within the title file, municipal records, or Real Property Report.

### **3.16 Holding Provision**

*Bylaw 19-2020*

3.16.1 Any land designated on the Zoning District Map with the holding symbol “H” shall be subject to a holding provision in accordance with Section 71 of *The Planning and Development Act, 2007*.

3.16.2 The purpose of the holding provision shall be to enable Council to manage development and subdivision proposals in phases.

- (1) The application and management of the holding provision shall be at Council’s discretion;
- (2) Council may rezone and manage development and subdivisions in phases by designating portions of land with a holding symbol “H” with any zoning district.
- (3) The holding provision and symbol shall mean:
  - (a) New development shall be restricted in the area subject to the holding provision; and
  - (b) Existing uses may continue, subject to the Official Community Plan and Zoning Bylaw development and subdivision standards.
- (4) The holding designation may only be removed by amendment of the Zoning Bylaw. All Bylaws removing the holding designation shall conform to the Official Community Plan and the provision of the *Planning and Development Act, 2007*.

## 4 GENERAL REGULATIONS

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

### 4.1 FRONTAGE ON THE ROAD

A development permit shall not be issued unless the site intended to be used, or upon which a building or structure is to be erected, abuts, or has frontage on a graded all-weather 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 hazardous, including but not limited to a wetland, water body or watercourse where flooding may occur, the lands shall be deemed “hazardous” and Council shall require the applicant to submit sufficient topographic information to determine if the development will be within 50 metres of:

- (1) any slope(s) that may be unstable;
- (2) any river or stream flood plain; and/or,
- (3) any other land that may be subject to flooding.

4.2.2 Council may require that before a permit may be issued, the applicant shall submit a report prepared by a professional competent to assess the suitability of the site for a development described in Section 4.2.1, and which in the opinion of Council, shows that the proposed site and development is suitable with respect to the following where relevant:

- (1) the potential for flooding up to the Safe Building Elevation, to be determined from specific site investigations, or where not involving any building, such lower elevation as may be suitable for the proposed use;
- (2) the potential for slope instability; and/or
- (3) the required mitigation measures for construction on areas of high water tables, in slopes or on contaminated sites if any.

4.2.3 Actions identified in an assessment prepared pursuant to Section 4.2.2 which prevent, change, mitigate or remedy hazards in lands deemed hazardous may be incorporated as conditions to issuance of any development permit that may be issued. 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 costs.

#### 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 from the Development Officer, except as provided in Section 3.3.

#### 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 Watershed Authority.

#### 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) dwelling groups;
  - (5) mobile homes in mobile home courts;
  - (6) recreation facilities; and
  - (7) schools.

#### 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 Planning and Development Act, 2007*, 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 MOBILE HOMES AND MODULAR HOMES**

- 4.9.1 Wherever a single detached dwelling is allowed it may be in the form of a mobile home, or a modular home subject to Sections 4.9.2 and 4.9.3.
- 4.9.2 Every mobile home shall bear CSA Z240 certification, or a replacement thereof, and shall be attached to a permanent foundation, or securely anchored to the ground and skirted, prior to occupancy.
- 4.9.3 Every modular home shall bear CSA A277 certification, or a replacement thereof, and shall be attached to a permanent foundation.

#### **4.10 REGULATIONS FOR SIGNS AND BILLBOARDS**

##### **4.10.1 Signs Located in Highway Sign Corridor**

- (1) Signs located in a highway sign corridor shall be regulated entirely by the requirements of "*The Erection of Signs Adjacent to Provincial Highway Regulations, 1986*" or amendments thereto, and Section 4.10.2 shall not apply.

##### **4.10.2 Signs Other Than in a Highway Sign Corridor**

- (1) Any sign located in other than a highway sign corridor, may only advertise agricultural commercial uses, home based businesses, the principal use of a site, or the principal products offered for sale on a site.
- (2) Government signs, memorial signs, signs identifying residential occupants or addresses and directional signs that bear no advertising, including traffic control, no trespassing, hunting restriction and similar signs, are exempt from restriction.
- (3) Temporary signs and real estate signs are permitted only as long as the temporary condition exists for the property.
- (4) All private signs shall be located so that no part of the sign is over a public right of way.
- (5) Third party signs, including signs affixed to or painted on a vehicle or trailer, shall be prohibited in all zoning districts, except signs in the highway sign corridor which comply with the rest of Section 4.10.
- (6) The Development Officer may revoke a permit for a sign that is unsightly or has fallen into a state of disrepair and may issue a zoning compliance order to force the restoration of its physical appearance or its removal.

#### 4.10.3 Signs in Residential Districts

- (1) Signs and billboards will be prohibited in any residential district in the municipality except for signs advertising the principal use of a site or the principal products offered for sale on a site. 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 m<sup>2</sup> in sign face area, but the two permitted signs may be combined and the total sign face area shall not exceed 6 m<sup>2</sup>. Each sign may be double faced.
  - ~~(c) No sign shall be illuminated unless the source of light is steady and suitably shielded.~~
  - (d) The maximum height of any sign shall be 3.5 metres.

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#### 4.10.4 Signs in Other Districts

- (1) Signs and billboards that are not located in a highway sign corridor or a residential district, and that advertise agricultural commercial uses, farm or home based businesses, the principal use of a site or the principal products offered for sale on a site, are 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 6 m<sup>2</sup> in sign face area, but the two permitted signs may be combined and the total sign face area shall not exceed 12 m<sup>2</sup>. Each sign may be double faced.
  - ~~(c) No sign shall be illuminated unless the source of light is steady and suitably shielded.~~
  - (d) The maximum height of any sign shall be 6 metres.

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#### 4.10.5 Digital Signs

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- (a) A permit may be required from the Ministry of Highways and Infrastructure for erecting any sign within 400m of the highway property line. If a permit is required, it must be obtained prior to applying for a municipal permit.
- (b) Portable digital signs are prohibited in all Zoning Districts.
- (c) The gross surface area of a digital sign must not exceed 7.5m<sup>2</sup>.
- (d) The height of any digital sign must not exceed 8.0m.
- (e) The foundation for all free-standing digital signs exceeding 6.0m in height above the finished grade shall be structurally designed by a Registered Architect or Professional Engineer of the Province of Saskatchewan.

- (f) Flashing images or flashing lights are not permitted on digital signs.
- (g) Sound and live video feeds are not permitted on digital signs.
- (h) Digital signs are prohibited to be located on residential property.
- (i) Digital signs shall be located 50 meters from a residential property.
- (j) Digital signs must be equipped with a dimmer switch which must be adjusted in accordance with any direction given by the Development Officer.
- (k) When adjacent to parcel residential property, the sign must be dimmed between the hours of 10:00 p.m. and 7:00 a.m.
- (l) Applications for digital signs must be accompanied by contact information that includes the name and telephone number of person(s) having access to the technology controls for the digital sign, and who can be contacted 24 hours a day.

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#### **4.11 PUBLIC WORKS, PIPELINES AND FACILITIES OF THE MUNICIPALITY**

- 4.11.1 Public works and facilities of 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.
- 4.11.2 Where a pipeline or other utility or transportation facility will cross a municipal road, Council may apply such special design standards, in accordance with the municipality's utility crossing specification, as it considers necessary to protect the municipal interest in the existing and future improvements to the road.
- 4.11.3 The responsibility and cost to maintain, repair, and/or move pipelines for construction shall be the responsibility of the pipeline owner.

#### **4.12 VEHICLE STORAGE**

- 4.12.1 Notwithstanding anything contained in this Bylaw, vehicle storage shall be regulated by the RM of Britannia's Nuisance Abatement Bylaw.

#### **4.13 MANURE DISPOSAL**

- 4.13.1 The use of agricultural land for the disposal and recycling of manure produced by an approved intensive livestock operation is permitted subject to the following regulations:
  - (1) Liquid manure shall be spread by direct injection into the soil.
  - (2) Solid manure shall be incorporated into the soil within 24 hours.
  - (3) No manure (solid nor liquid) shall be spread on ground that is frozen or covered in frost or snow.
- 4.13.2 Upon application to Council, other procedures for disposal of manure may be approved where the applicant establishes to the satisfaction of Council that the objectives of the Official Community Plan will be achieved to a similar or better standard. Council may specify a limited time during which the approval will be valid.

4.13.3 Council may exempt in whole or in part an applicant from this section where each of the following are true:

- (1) the manure will be spread on land owned by the operator of the ILO.
- (2) adverse weather conditions prevent the incorporation of manure in which case incorporation of the spread manure may be delayed until weather conditions permit.

#### **4.14 SPECIAL STANDARDS AND REGULATIONS**

##### **4.14.1 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 shall be clearly ancillary to the use of a farm as an agricultural operation or the dwelling unit as a private residence.
  - (b) The owner of the business shall reside on site. A maximum of two persons other than the residents of the principal residence shall be engaged in a home based business and, in the case of a farm based business, up to five (5) non-resident employees or other workers may be employed at the site. Any employee shall be directly under the hire and management of the operator of the business. Additional employees may be engaged in a building or service contractor business but only at the client building site.
  - (c) No variation in the residential or residential farm character and appearance of the dwelling, ancillary residential building, or land shall be permitted, except for permitted signs.
  - (d) 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.
  - (e) 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.
  - (f) No offensive noise, vibration, electrical interference, smoke, dust, odours, heat or glare shall be produced by the use.
  - (g) Any increase in the intensity of the operation as originally applied for or approved shall require a new discretionary use approval.
- (2) Home based businesses shall be subject to the additional following conditions:
  - (a) Non-resident employees are not permitted for home based businesses.
  - (b) Heavy construction or industrial equipment or supplies shall be stored indoors, or screened on any site for a home-based business.

- (c) Council may also apply special standards in the issuing of a development permit limiting the size of the operation and buildings used for the operation. Any increase in the approval as originally applied for or approved shall require a new discretionary use approval.

#### 4.14.2 Campgrounds, Tourist Camps and Trailer Courts

- (1) The applicant for a development permit for a campground, tourist camp or trailer court 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 campground, tourist camp or trailer court 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 campground, tourist camp or trailer court shall be designated and clearly marked on the ground.
- (4) Each site shall have a minimum area of 150 square metres.
- (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 campground, tourist camp or trailer court 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 campground, tourist camp or trailer court may include, as an ancillary use, a laundromat 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) No recreation vehicle shall be stored on any campsite when the campground is not open.
- (11) *The Public Health Act*, and Regulations passed thereunder, shall be complied with in respect of all operations and development of campgrounds.

#### 4.14.3 Mobile Home Courts

- (1) Mobile home courts shall have, within their boundaries, a buffer area abutting the boundary which shall:
  - (a) have a minimum depth of not less than 8 metres in width, which shall contain no buildings or structures.
  - (b) not contain any roads, except those which connect a public roadway to the road system within the mobile home court.
- (2) Each mobile home site permitted in a mobile home court shall be designated and clearly marked on the ground.
- (3) Each mobile home site shall have a minimum area of 379.8 square metres.
- (4) No portion of any mobile home site shall be located within an internal roadway or required buffer area.
- (5) Each mobile home site shall have direct and convenient access to a developed internal roadway, which shall not be located in any required buffer area.
- (6) Each mobile home shall be located at least 4.5 metres from any other mobile home and each mobile home site shall have dimensions, location and orientation sufficient to allow for such location of mobile homes.
- (7) The space provided for roadways within a mobile home court shall be at least 7.5 metres in width. No portion of any mobile home site, other use or structure shall be located in any roadway.
- (8) A mobile home court may include, as an ancillary use, a laundromat or a confectionary designed to meet the needs of occupants of the mobile home court and a one unit dwelling for the accommodation of the operator.
- (9) *The Public Health Act*, and Regulations passed thereunder, shall apply to all operations and development of mobile home courts.

#### 4.14.4 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 or a berm shall be located surrounding a lagoon or sanitary landfill disposal area.
  - (b) Any solid or liquid waste disposal facility shall be fenced.

#### 4.14.5 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*, 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.

#### 4.14.6 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) Required parking spaces shall not be located in a required front yard.
- (4) 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.
- (5) 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.

#### 4.14.7 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.
- (4) Access/egress points shall be at least 10 meters apart.

- (5) Propane and natural gas pumps (retail or wholesale) shall be set back according to Provincial regulations.

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- (6) Service Stations shall locate underground storage tanks in accordance with The Fire and Safety Act.

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- (7) An Emergency Management Plan must be submitted to the Municipality.

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- (8) The applicant shall provide written confirmation that the Fire Chief for that specific area has been notified of the type and amount of substance(s) stored on site.

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#### **4.14.8 Gas Bars**

- (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 above ground storage tanks shall be at least five metres from any building on the site, and six 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.

#### **4.14.9 Above Ground Fuel Storage Tanks**

- (1) Above-ground 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 above-ground 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) Above-ground fuel storage tanks shall be:
- (a) located at least 3.0 metres from any property line or building; however, for uses other than gas bars and service stations, the 3.0 metre separation distance may be reduced to 1.0 metre for tanks with a capacity of 5,000 litres or less.
- (4) Notwithstanding (2) above, above ground fuel storage tanks associated with a gas bar or service station shall be:
- (a) located at least 6 metres from any property line or building.
  - (b) at least 15 metres from the boundary of any country residential site.

- (5) The dispensing equipment associated with above-ground fuel storage tanks shall be located at least 3.0 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 6.0 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.
- (7) Above-ground fuel storage tanks shall be protected from vehicles with suitable posts, guardrails or other similar means.

#### 4.14.10 **Accessory Uses, Buildings and Structures**

- (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.

- (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:

- (a) 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.

- (3) Garden suites shall require discretionary use approval every 24 months.

- (4) Height of Accessory Buildings:

- (a) *Agricultural, Commercial and Industrial Districts:*

Detached accessory buildings in any agriculture district, commercial district or industrial district - no height restrictions.

- (b) *Country Residential Districts:*

Detached accessory buildings in any country residential district shall not exceed a height of 10 metres and shall not exceed the height of the principal building.

- (5) Area of Accessory Buildings:

- (a) *Agricultural, Commercial and Industrial Districts:*

Detached accessory buildings in any agriculture district, commercial district or industrial district that have a total floor area greater than the floor area of the principal building shall be considered a discretionary use.

(b) *Country Residential Districts:*

On any site in any country residential district, the combined floor area of all accessory buildings, excluding garden suites, shall not exceed 150 square metres.

(c) *Garden Suites:*

(i) In the **A** - Agriculture district, the building floor area of garden suites shall not exceed 115 square metres.

(ii) In any zoning district other than the **A** - Agriculture district in which garden suites are a permitted or discretionary use, the building floor area of garden suite shall not exceed 69 square metres.

(6) Location of Accessory Buildings:

(a) *Agricultural, Commercial and Industrial Districts:*

Detached accessory buildings in any agricultural or commercial district are subject to the following regulations:

(i) *Front Yard:*

minimum - same as principal use

(ii) *Rear Yard:*

minimum - 3 metres, except trailer courts, campgrounds and tourist camps where the minimum shall be 4.5 metres and mobile home courts where the minimum shall be 7.5 metres; and,

(iii) *Side Yard:*

minimum - 3 metres, except trailer courts, campgrounds and tourist camps where the minimum shall be 4.5 metres and mobile home courts where the minimum shall be 7.5 metres.

(7) Accessory dwelling units shall only be permitted to accommodate:

(a) a farm dwelling as a residence for an operator, or for employees and/or partners engaged in farm operation or intensive agricultural operation, subject to Section 3.3.2.2 Policy (b) of the Official Community Plan.

(b) 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:

(i) where the dwelling unit is not pre-existing on site, the dwelling unit must be physically attached to the primary building where commercial or industrial operations are underway;

- (ii) the attached business dwelling shall have a main entrance separate from the commercial or industrial establishment;
- (iii) the attached business dwelling must provide an emergency exit in addition to the main entrance; and,

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- (c) a garden suite, subject to the following provisions:
  - (i) Garden suites shall be constructed at grade and without a basement.
  - (ii) Modular dwellings and mobile homes, subject to all wheels and axles being removed, may be used as garden suites in the A - Agriculture District; they shall not be used as garden suites in any other zoning district.
  - (iii) Services:
    - a. *Water and Sewer:*  
  
A garden suite shall be connected to the water and sewer service of the principal residential buildings.
    - b. *Other Services:*  
  
All other services (cable, electrical, natural gas, telephone) may have separate connections or connect to those services of the principal residential building.
  - (iv) A minimum of one offsite parking stall shall be provided for a garden suite.
  - (v) Council may approve a garden suite as a discretionary use for a temporary period of up to 24 months on the same site with a principal residential use for which a development permit has been issued in the following zoning districts:
    - a. Agriculture subject to Section 6.6.2;  
  
A new approval will be required for the continuation of use for additional 24 month periods, and requires that the garden suite continues to adhere to the other requirements of this subsection 4.14.10 (7).
  - (vi) A garden suite shall not be issued a permit on a site that has a rental suite –refer to subsection 4.14.10 (8).
  - (vii) Evidence shall be provided by the applicant to the Municipality that the occupant(s) of the garden suite require care and support provided by the residents of the principal dwelling unit, or are required to provide care and support to residents of the principal residential

dwelling unit.

**4.14.11 Mineral Resource Extraction Industry**

- (1) In reviewing an application, Council shall consider the environmental implications of the operation including plans for site restoration.
- (2) 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.
- (3) The applicant shall ensure that dust and noise control measures are undertaken at the request of and to the satisfaction of Council, to prevent the operation from becoming an annoyance to neighbouring land owners.
- (4) The applicant shall apply appropriate methods for minimizing the noise created from machinery and equipment through proper location and property screening including locating stock piles to act as a noise barrier.
- (5) The applicant shall keep the site in a clean and tidy condition free from rubbish and non-aggregate debris.
- (6) The disturbed area shall be progressively reclaimed to a land capability equivalent to the pre-disturbance land capability (for example, agricultural land) or a post-disturbance condition and land use (for example, conversion to wetland) which are satisfactory to Council. These conservation and reclamation procedures shall be in accordance with applicable provincial guidelines.
- (7) Property approaches shall be located away from existing residential dwelling units.
- (8) The applicant shall be responsible for providing an estimate and a corresponding financial guarantee, in a form acceptable to Council, equal to the cost of reclamation of the pit, to be held by the Municipality for the lifespan of the operation.
- (9) The mineral resource extraction industry shall have regard to adjacent land uses and no material is to be stored or piled on any road allowance or within 30 m (100 ft) of the bank of any river or watercourse.
- (10) The applicant, operator or any person who hauls the mineral resource may be required by Council to enter into a road maintenance agreement.
- (11) By November 1 of each year or the end of the hauling season, whichever comes first, the applicant or operator must report the amount of material extracted by the operation that year to Council.
- (12) An applicant may be required to enter into a development agreement with the Municipality to ensure the mineral resource extraction industry complies with all relevant requirements of this Bylaw including any additional conditions or approval necessary to secure the objectives of this Bylaw.

**4.14.12 Dugouts, Sewage Lagoons and Manure Storage Pits**

- (1) Dugouts, sewage lagoons and manure storage pits shall maintain a minimum separation distance of 15 metres from the legal boundaries of the surface parcel on which they are situated.
- (2) Dugouts may not be dug within 38 metres of an established dugout.

**4.14.13 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 which provides safety for the animals and neighbours to the satisfaction of Council.
- (2) Outdoor animal enclosures may not be in front yards.

**4.14.14 Auction Markets and Sales**

- (1) Outside storage shall not be permitted at auction markets except for the display of motor vehicles, farm machinery, and heavy farm equipment.
- (2) Council may require that additional parking spaces be provided for auction markets.
- (3) Temporary storage and accessory repair of goods and materials to be sold shall be permitted.
- (4) Wrecking, destruction or dismantling of goods and materials shall not be permitted.
- (5) Temporary auction sales may be permitted for a specified time. Goods and materials for sale shall not be situated in a required front yard and shall be displayed in an orderly and tidy manner.

**4.14.15 Truck Stops**

- (1) Truck stops shall not be constructed within 300 metres of a school, education facility, playground, library or place of worship.
- (2) The minimum width of a driveway in a truck stop shall be in accordance with municipal standards.
- (3) No more than two access driveways shall connect a truck stop to any street.
- (4) Gas bars on the site of a truck stop shall comply with Sections 4.14.8 and 4.14.9.
- (5) Above ground fuel storage tanks shall comply with Section 4.14.9.

**4.14.16 Satellite Dishes and Solar Collectors**

- (1) The installation and operation of a free standing satellite dish or solar collector, and their supporting structures shall be permitted in all zoning districts, subject to the following:
  - (a) in any District such structures shall not be located in any front yard, side yard and in the case of a corner site, in any portion of the rear yard which is within 3 metres of the side property line adjacent to a flanking street unless it is screened from the flanking street to the satisfaction of the Development Officer;
  - (b) in any District such structures, if freestanding, shall not exceed a height of 10 metres above grade level;
  - (c) in any District such structures if attached to a principal building, shall not exceed a height of 10 metres above the lowest elevation of: roof surface of a flat roof; the decking of a mansard roof; and the eaves of a gable, hip or gambrel roof; and,

**4.14.17 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.
  - (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 rights of way that existed on the day the proponent submitted an application to the Municipality to construct, install, or expand the wind energy conversion facility shall be greater than or equal to the height of the turbine as herein defined.
  - (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 conversion facility, shall be greater than or equal to the height of the wind turbine.
  - (e) Council may approve a lesser separation where the applicant submits a copy of the agreement between the developer of a wind turbine and the Non-Participating Noise Receptor, agreeing to a lesser separation. Such agreements must contain the provision that the parties to the agreement will register an interest on the titles of the affected land. Where such agreements are made, Council shall be a party to the agreement and may use Section 235 of The Act to register an interest to the title(s) of the affected lands.

- (2) Council will evaluate Discretionary Use application 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 m 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.

**4.14.18 Wind Farms (two or more turbines)**

- (1) Wind Farms shall be accommodated as a discretionary use in the A - Agriculture District, 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 Farms:

- (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 rights of way that existed on the day the proponent submitted an application to the Municipality to construct, install, or expand the wind energy conversion facility shall be greater than or equal to the height of the turbine as herein defined.
- (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 conversion facility, shall be greater than or equal to the height of the wind turbine.
- (e) Council may approve a lesser separation where the applicant submits a copy of the agreement between the developer of a wind turbine and the Non-Participating Noise Receptor, agreeing to a lesser separation. Such agreements must contain the provision that the parties to the agreement will register an interest on the titles of the affected land. Where such agreements are made, Council shall be a party to the agreement and may use Section 235 of *The Act* to register an interest to the title(s) of the affected lands.

- (2) Council will evaluate Discretionary Use application for Wind Farms with the following criteria:

In addition to the criteria outlined in Section 4.14.17(2), Wind Farms shall be separated from the nearest non-participating noise receptor by a distance of 550 metres.

#### 4.14.19 **Exotic Species Operations**

- (1) Applications for operations containing exotic species, including expansions or alterations of the operation shall include a detailed plan setting out the techniques and methods to be used to keep the animals contained.

#### 4.14.20 **Transloading Facilities**

*Bylaw 01-2021*

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, as well as site grading and drainage plans.
- (2) Transloading facilities shall not be located within 90 metres of a residence or on hazardous 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 other similar conditions.
- (5) Transloading facilities shall be developed and shall operate in compliance with all relevant federal and provincial requirements.

#### 4.14.21 **Telecommunication Facilities**

*Bylaw No. 01-2021*

This section refers to telecommunication facilities and towers owned by an individual or company other than a crown corporation or other provincial or federal agency or authority as these towers are not considered a public utility.

- (1) The erection of telecommunication facilities and towers shall not be permitted in, or closer than 100m to any residential property.
- (2) The erection of telecommunication facilities and towers shall not be permitted in, or closer than 300 meters to any Urban District or Hamlet.
- (3) Satellite dishes may be erected in Commercial or Industrial Districts for communications purposes or re-broadcasting of television signals.
- (4) All telecommunication towers shall be enclosed within a locked protective chain link fence with a minimum height of 1.85 meters.
- (5) All guy-wire anchors shall be setback at least 1 meter from the property line and be clearly marked and visible.
- (6) The telecommunication tower shall not be illuminated unless required by Transport

Canada Regulations and except for the manufacturer's logo, shall not exhibit or display any advertising.

- (7) When located adjacent to a provincial highway or municipal road allowance, the tower must be setback the equivalent of the height of the tower from the property line.
- (8) Council, at its discretion, may seek approval of this development from external referral agencies.

4.14.22 **Indoor storage rental facilities, recycling and collection depots, and storage garages:**

*Bylaw No. 01-2021*

- 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.

4.14.23 **Temporary Development Permits**

*Bylaw No. 01-2021*

- (1) The Development Officer may issue a Temporary Development Permit, with specified conditions for a specific period of time, to accommodate developments incidental to approved construction including the placement of a single temporary accommodations unit.
- (2) The Development Officer shall take the following factors into account when determining if a building, structure or use is temporary:
  - (a) The nature of the principal uses, if any, with which it is associated;
  - (b) The practicality of removing the use at the end of the approval period, with consideration given factors such as the time of year, and the equipment required to remove it; and
  - (c) The actual duration of similar uses in the municipality.
- (3) Every Temporary Development Permit shall be approved for a specified period, but in no case shall it exceed twelve (12) months.
- (4) Upon request, and at the discretion of the Development Officer, a temporary development permit may be renewed up to two times, with a maximum period of no more than three years from the initial date of issue.
- (5) An applicant may be required to enter into a Development Agreement with the municipality to ensure the temporary development or use complies with all relevant requirements of the Bylaw.
- (6) All temporary uses must be located on an existing site; no subdivision will be permitted for a temporary development or a temporary development use.
- (7) Any buildings or structures placed or assembled on a site to facilitate the carrying out of a temporary development or temporary use, must be removed on or before the expiry date stated in the Temporary Development Permit for the temporary development or temporary use.
- (8) All buildings or structures that are permitted to be constructed as part of a Temporary Development Permit are required to be movable with or without assembly and/or disassembly.

- (a) All temporary buildings shall conform the National Building Code, where applicable.
- (9) A Temporary Development Permit may be approved for a development or use in any zone, unless specified elsewhere in this Bylaw and must conform to the use provisions, setbacks and other requirements of the Zoning District which the temporary use is located.
- (10) Temporary Development Permits can be provided for permitted or accessory uses only. All discretionary uses, whether intended to be carried out temporarily or permanently, shall be applied for under the discretionary use procedure as outlined in Section 3.7 Discretionary Use Procedure.

#### **4.15 SETBACK FROM CENTRE LINE OF ROADS**

The minimum setback of buildings, including dwellings, from the centre line of a municipal road allowance, grid road or main farm access road on all sites shall be 45 metres (150 feet). On provincial highways, the minimum setbacks shall be regulated by the Ministry of Highways. Development on building sites that do not abut such roads shall observe the minimum front yard setbacks as identified in the specific regulation for that district.

#### **4.16 PARKING**

##### **4.16.1 General Parking Requirements**

For every building or structure, there shall be provided and maintained off-street parking spaces as required by Table 4-3, subject to the provisions the rest of Section 4.16.

| <b>Table 4-3</b>   |   |
|--|---|
| <b>PARKING REQUIREMENTS</b>                                      |   |
| <b>Use</b>   | <b>Minimum Parking Requirements</b>   |
| (1) Residence  | 1 space per dwelling unit   |
| (2) Places of worship, Halls, Clubs and other places of assembly | 1 space per 9 m <sup>2</sup> of gross floor area devoted to public use                  |
| (3) Retail and Office Commercial Uses                            | 1 space per 18 m <sup>2</sup> of gross floor area, or 3 spaces, whichever is greater    |
| (4) Industrial uses  | 1 space per 3 employees   |
| (5) Eating establishments, including restaurants                 | 1 space per 4 seats devoted to patrons' use, accommodated according to maximum capacity |
| (6) Schools  | 1 space per employee, <i>plus</i> 5 spaces per classroom                                |
| (7) Hotels and motels  | 1 space per 2 employees, <i>plus</i> 1 space per guestroom                              |
| (8) Passive recreation   | 1 space per 4 persons' of the project's design capacity                                 |
| (9) Any other principal or ancillary use                         | 1 space per 27 m <sup>2</sup> of gross floor area                                       |
| (10) Any combination of the above                                | The aggregate of the parking as required above  |

##### **4.16.2 Parking Area Provisions**

- (1) No part of any minimum required side yards shall be used for parking, storage or loading of motor vehicles; although access to parking, storage or loading of motor vehicles may cross required side yards, and side yards may be used as fire lanes, provided they meet all other requirements of fire lanes.

- (2) Each parking space shall be a minimum of 2.5 metres wide. Parallel parking spaces must be a minimum of 6.5 metres long, and all other parking spaces must be a minimum of 6 metres long.
- (3) Required parking, with the exception of required and/or disabled persons parking, may be located on another site, provided that all required parking is within 150 metres of the use.
- (4) Separate sites and uses may share parking spaces provided that enough parking spaces are constructed to meet the off-street parking requirements of all uses sharing the site. In cases where peak parking demands for uses sharing parking offset each other, Council may consider deferring parking requirements as provided in Section 4.16.3.
- (5) Where two or more uses share one building or on a site where two or more uses share common parking facilities, then the off-street parking requirements for each use shall be calculated as if each is a separate use and adding them together.
- (6) Parking spaces and areas required under this Bylaw shall only be used for the parking of vehicles incidental to the uses which have been issued permits, in respect to which such parking spaces and areas are required. A minimum turning radius of 6 metres shall be provided at all intersections of private approaches with public streets.
- (7) No part of any public street shall be included in any calculation of the parking space allotment for a specific site.
- (8) Immediately upon change of use or change of district, the parking requirements set out in Table 4-3 shall be required.
- (9) In cases where the provisions of Table 4-3 require that more than 4 parking spaces be required in a single yard, regardless of zoning district, such parking must meet the following conditions laid out in Section 4.16.3 in addition to other applicable conditions laid out in Section 4.16.2.

#### **4.16.3 Parking Areas Requiring more than 4 Parking Spaces**

- (1) Every parking area shall be provided with direct, unobstructed access to and from a public street by a private approach, which:
  - (a) if designed for one-way vehicular movement, shall have a minimum unobstructed width of 3.5 metres, exclusive of any islands or other such physical separation; or,
  - (b) if designed for two-way vehicular movement, shall have a minimum unobstructed width of 6 metres, exclusive of any islands or other such physical separation.
- (2) The maximum distance of any such private approach shall be no greater than 9 metres at the point of intersection of the approach and street line.
- (3) The minimum distance between a private approach and an intersection of street lines measures along the street shall be 30 metres.

- (4) The angle of intersection between a driveway and a street line shall be between 75 degrees and 105 degrees.
- (5) The parking and loading areas and approaches thereto shall be hard-surfaced.
- (6) Adequate facilities allowing for the proper drainage of all parking areas shall be provided and shall be designed such that there is no detrimental effect to adjoining properties from such water disposal methods or system design.
- (7) Lighting fixtures shall be so designed and installed that the light is directed downward and reflected away from public roads, as well as from dwelling units on adjacent sites.
- (8) Landscaping:
  - (a) Where, in a yard in any zoning district, a parking area which is required to provide for more than 4 off-street parking spaces abuts a residential use and/or zoning district, then a continuous strip of landscaped open space of minimum width of 4.5 metres shall be provided along the site lines of said yard or site.
  - (b) Where, in a yard in any zoning district, a parking area which is required to provide for more than 4 off-street parking spaces abuts a street, then a strip of landscaped open space shall be provided along the site line adjoining the said street, and the said landscaped open space shall be continuous except for aisles or driveways required for access to the parking area and shall be a minimum of 3 metres in width along the said site line.

#### **4.17 LANDSCAPING**

##### **4.17.1 General Landscaping Regulations**

- (1) Landscaping compliant with the rest Section 4.17 shall be provided in the following areas:
  - (a) The first 3 metres of the minimum required front yard measured from the front property line.
  - (b) A strip of soft landscaping abutting the front of the principal building, where loading does not occur, to an average depth of 2 metres.
  - (c) In the case of a corner site, the side yard abutting the flanking street to a minimum perpendicular width of 3 metres.
- (2) 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 1<sup>st</sup> of the following year. For the purposes of this section, 'construction season' means May 1<sup>st</sup> through October 31<sup>st</sup> 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.

4.17.2 The Development Officer shall 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.

4.17.3 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.

4.17.4 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.

4.17.5 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.

#### 4.17.6 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 4.17.6 (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 of 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.

#### **4.18 OUTSIDE STORAGE AND WASTE MATERIAL STORAGE**

4.18.1 Where permitted in association with any approved industrial, commercial or residential 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 of items for sale.
- (2) Outside storage in a side or rear yard shall be screened from adjacent sites by a 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. Where adjacent to a public road, storage areas shall provide a landscaped strip of at least 2.0 metres in horizontal depth between the required fence and the required right of way.
- (3) Unless otherwise directed by this Bylaw, garbage and waste material shall be stored in weatherproof and animal-proof containers and shall be visually screened from all adjacent sites and public thoroughfares.

#### **4.19 PERMITTED YARD ENCROACHMENTS**

4.19.1 The following are not considered encroachments and shall be considered part of the principal or accessory building and all applicable regulations will apply to its 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; and,
- (2) any private garage attached to a principal building.

4.19.2 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, but not closer than 0.5 metres to a site line;
- (3) raised patios, decks and sidewalks not more than 0.4 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.

#### **4.20 PROHIBITION OF SPECIES BREEDING**

- 4.20.1 The breeding of rats, other rodents and crickets and other insects is prohibited in all zoning districts in the Planning District.

#### **4.21 PROHIBITION OF INTENSIVE LIVESTOCK OPERATIONS**

- 4.21.1 All intensive livestock operations (ILOs) are prohibited in all zoning districts in the Planning District.

## 5 ZONING DISTRICTS

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### 5.1 CLASSIFICATION OF ZONING DISTRICTS

- 5.1.1 In order to carry out the purpose and provisions of this Bylaw, that portion of the Lloydminster Planning District contained within the limits of the Rural Municipality of Britannia No. 502 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                        | A       |
| Medium Density Country Residential | CR1     |
| High Density Country Residential   | CR2     |
| Rural Commercial                   | C1      |
| Industrial                         | M1      |
| Conservation                       | CON     |
| Recreational                       | REC     |

### 5.2 ZONING DISTRICT MAPS

- 5.2.1 The map, bearing the statement “This is the Zoning District Map which accompanies Bylaw Number \_\_\_\_\_ adopted by the Rural Municipality of Britannia No. 502” and signed by the Reeve and Rural Municipal Administrator 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.

### 5.3 BOUNDARIES

- 5.3.1 The boundaries of such districts referred to, together with explanatory legend, notation and reference, are shown on the map entitled “**Zoning District Map**”.
- 5.3.2 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.
- 5.3.3 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.

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

**5.4 REGULATIONS**

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

**5.5 TRANSITIONAL ZONING PROVISIONS**

**5.5.1 Former Permitted and Discretionary Uses**

Land uses or developments in existence on a site that were listed as permitted or discretionary uses under Zoning Bylaw No. 06-2021, or any amendment thereto, and are listed as discretionary uses under this bylaw, shall be considered permitted uses; however, no alteration or enlargement of the land use or development shall take place except in conformity with relevant development standards in this Bylaw.

**5.6 PROPERTIES WITH MORE THAN ONE ZONING DISTRICT**

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

## **6 A - AGRICULTURE DISTRICT**

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### **6.1 INTENT**

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

### **6.2 PERMITTED AND DISCRETIONARY USES AND DEVELOPMENT STANDARDS**

The permitted and discretionary uses and applicable development standards are laid out in Table 6-1.

### **6.3 PROHIBITED USES**

Uses prohibited in the A District are as follows:

### **6.4 ACCESSORY BUILDINGS**

6.4.1 Accessory buildings and uses, except dwelling units, shall be permitted subject to Section 4.14.10 (6).

6.4.2 Farm dwellings, subject to Section 3.3.2.2 (b) of the Official Community Plan.

### **6.5 REGULATIONS**

#### **6.5.1 Site Requirements**

Minimum and maximum site size, site width, and yard requirements are shown in Table 6-1.

#### **6.5.2 Road Access**

Development of any residential building shall be prohibited unless the site intended to be used or upon which the building is to be placed, abuts or has frontage on a graded all-weather road, or unless satisfactory arrangements have been made with Council for the improvement of the road to a standard approved by Council.

### **6.6 STANDARDS FOR DISCRETIONARY USES**

6.6.1 Council will consider discretionary use applications in the A 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.

6.6.2 Intensive agricultural operations, excluding intensive livestock operations, subject to Section 3.3.2.3 of the Official Community Plan.

### **6.6.3 Garden Suites**

- (1) Modular dwellings and mobile homes may be used as garden suites in the **A District**.
- (2) In the **A District**, garden suites shall not exceed 115 square metres in gross floor area.

6.6.4 Personal care homes shall be licensed under *The Personal Care Homes Act*.

### **6.6.5 Discretionary Commercial Uses**

- (1) 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.
- (2) 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.

## **6.7 EXCEPTIONS TO DEVELOPMENT STANDARDS**

Exceptions to development standards in the **A District**, are as follows:

### **6.8 OFF-STREET PARKING AND LOADING**

Off-street parking and loading requirements are subject to Section 4.16.

### **6.9 OUTSIDE STORAGE**

Outside storage, including garbage storage, is subject to Section 4.18.

### **6.10 TEMPORARY ACCOMMODATION**

A mobile home or trailer coach may be permitted for a period of up to one year on an existing farm dwelling or residential site, while a permanent dwelling unit is being erected on the same site.

| Table 6-1<br>A - AGRICULTURE DISTRICT DEVELOPMENT STANDARDS<br>for the Lloydminster Planning District               |                            |                                   |   |                        |                        |                        |                         |                       |
|---|----------------------------|-----------------------------------|---|------------------------|------------------------|------------------------|-------------------------|-----------------------|
| Use   | Permitted or Discretionary | Subject to Sections               | Development Standards                             |                        |                        |                        |                         |                       |
|   |                            |                                   | Minimum Site Area (ha)                            | Maximum Site Area (ha) | Minimum Site Width (m) | Minimum Front Yard (m) | Minimum Side Yard (m)   | Minimum Rear Yard (m) |
| Agricultural Uses   |                            |                                   |   |                        |                        |                        |                         |                       |
| (1) Agriculturally related commercial and industrial uses subject to Section 3.3.2.4 of the Official Community Plan | D                          |                                   | 0.8   | --                     | 30                     | 15 <sup>(1)</sup>      | 10 <sup>(1)(2)(3)</sup> | 10 <sup>(3)</sup>     |
| (2) Farm operations   | P                          |                                   | 64 <sup>(4)</sup>                                 | --                     | 30                     | 15 <sup>(1)</sup>      | 10 <sup>(1)(2)</sup>    | 10                    |
| (3) Intensive agricultural operations subject to Section 3.3.2.3 of the Official Community Plan                     | D                          | 3.5.2 (2)                         | 0.8   | --                     | 30                     | 15 <sup>(1)</sup>      | 10 <sup>(1)(2)</sup>    | 10                    |
| (4) Disposal of manure, subject to Section 4.13   | D                          | 4.13                              | 64  | --                     | --                     | --                     | --                      | --                    |
| Resource Based Uses   |                            |                                   |   |                        |                        |                        |                         |                       |
| (1) Mineral exploration and extraction, excluding gravel pits   | D                          | 4.14.11                           | --  | --                     | --                     | 15 <sup>(1)</sup>      | 10 <sup>(1)(2)(3)</sup> | 10 <sup>(3)</sup>     |
| (2) Petroleum pipelines, oil & gas wells, and related facilities  | P                          |                                   | --  | --                     | --                     | 15 <sup>(1)</sup>      | 10 <sup>(1)(2)(3)</sup> | 10 <sup>(3)</sup>     |
| (3) Transloading facilities (Bylaw 01-2021)   | P                          | 4.14.20                           | no min  | no max                 | no min                 | 15                     | 10 <sup>(3)</sup>       | 10 <sup>(3)</sup>     |
| Residential Uses  |                            |                                   |   |                        |                        |                        |                         |                       |
| (1) Farm Dwellings subject to 3.3.2.2 (b) of the Official Community Plan  | D                          | 4.14.10 (7)                       | <sup>(5)</sup>                                    | --                     | 30                     | 15 <sup>(1)</sup>      | 10 <sup>(1)(2)</sup>    | 10                    |
| (2) Garden suites   | D                          | 4.14.10 (7)                       | 0.8   | --                     | 30                     | 15 <sup>(1)</sup>      | 10 <sup>(1)(2)</sup>    | 10                    |
| (3) Mobile home courts  | D                          | 3.5.2 (1)<br>4.14.3               | 0.8   | 6.06                   | 30                     | 15 <sup>(1)</sup>      | 10 <sup>(1)(2)</sup>    | 10                    |
| (4) Rental Suite  | D                          | 4.14.10 (8)                       | Must be developed within Single Detached Dwelling |                        |                        |                        |                         |                       |
| (5) Single detached dwellings (as a principal use) subject to Section 6.2 of the Official Community Plan            | D                          |                                   | 2.03  | 4.05 <sup>(6)</sup>    | 30                     | 15 <sup>(1)</sup>      | 10 <sup>(1)(2)</sup>    | 10                    |
| Commercial Uses   |                            |                                   |   |                        |                        |                        |                         |                       |
| (1) Agriculture servicing and contracting establishments  | D                          |                                   | 0.8   | --                     | 30                     | 15 <sup>(1)</sup>      | 10 <sup>(1)(2)</sup>    | 10 <sup>(3)</sup>     |
| (2) Bed and breakfast homes   | D                          | 4.14.5                            | 2.03 <sup>(7)</sup>                               | 4.05 <sup>(8)</sup>    | 30                     | 15 <sup>(1)</sup>      | 10 <sup>(1)(2)</sup>    | 10                    |
| (3) Campgrounds   | D                          | 3.5.2 (1)<br>3.7.5 (12)<br>4.14.2 | 0.8   | <sup>(9)</sup>         | 30                     | 15 <sup>(1)</sup>      | 10 <sup>(1)(2)</sup>    | 10                    |
| (4) Custodial care facilities   | D                          | 4.14.6                            | 2.03 <sup>(7)</sup>                               | 4.05 <sup>(8)</sup>    | 30                     | 15 <sup>(1)</sup>      | 10 <sup>(1)(2)</sup>    | 10                    |
| (5) Golf courses  | D                          | 3.7.5 (13)                        | 0.8   | --                     | 30                     | 15 <sup>(1)</sup>      | 10 <sup>(1)(2)</sup>    | 10                    |
| (6) Grain elevators   | D                          |                                   | 0.8   | --                     | 30                     | 15 <sup>(1)</sup>      | 10 <sup>(1)(2)</sup>    | 10 <sup>(3)</sup>     |

**Table 6-1**  
**A - AGRICULTURE DISTRICT DEVELOPMENT STANDARDS**  
**for the Lloydminster Planning District**

| <u>Use</u>   | Permitted or Discretionary | Subject to Sections            | <u>Development Standards</u>                    |                        |                        |                        |                       |                       |
|--|----------------------------|--------------------------------|---|------------------------|------------------------|------------------------|-----------------------|-----------------------|
|  |                            |                                | Minimum Site Area (ha)                          | Maximum Site Area (ha) | Minimum Site Width (m) | Minimum Front Yard (m) | Minimum Side Yard (m) | Minimum Rear Yard (m) |
| (7) Gravel pits and gravel crushing operations subject to Table 8-1 of the Official Community Plan   | D                          | 3.5.2(9)<br>3.7.3(7)           | --  | --                     | 30                     | 15 <sup>(1)</sup>      | 10 <sup>(1)(2)</sup>  | 10 <sup>(3)</sup>     |
| (8) Home based businesses and farm based businesses  | D                          | 4.14.1                         | Development standards of the home or farm apply |                        |                        |                        |                       |                       |
| (9) Kennels  | D                          | 4.14.13                        | 0.8   | 2.02                   | 30                     | 15 <sup>(1)</sup>      | 10 <sup>(1)(2)</sup>  | 10                    |
| (10) Machine shops and metal fabricators   | D                          | 3.7.5 (9)                      | 0.8   | 2.02                   | 30                     | 15 <sup>(1)</sup>      | 10 <sup>(1)(2)</sup>  | 10 <sup>(3)</sup>     |
| (11) Personal care homes   | D                          |                                | 2.03 <sup>(7)</sup>                             | 4.05 <sup>(8)</sup>    | 30                     | 15 <sup>(1)</sup>      | 10 <sup>(1)(2)</sup>  | 10                    |
| (12) Residential care facilities   | D                          | 4.14.6                         | 2.03 <sup>(7)</sup>                             | 4.05 <sup>(8)</sup>    | 30                     | 15 <sup>(1)</sup>      | 10 <sup>(1)(2)</sup>  | 10                    |
| (13) Tourist camps   | D                          | 4.14.2                         | 0.8   | --                     | 30                     | 15 <sup>(1)</sup>      | 10 <sup>(1)(2)</sup>  | 10                    |
| (14) Veterinary clinics and hospital, including large animal boarding  | D                          |                                | 0.8   | 2.02                   | 30                     | 15 <sup>(1)</sup>      | 10 <sup>(1)(2)</sup>  | 10                    |
| (15) Temporary auction sales   | D                          | 4.14.14                        | --  | --                     | 30                     | 15 <sup>(1)</sup>      | --                    | --                    |
| <b>Municipal, Recreational, Institutional and Other Uses</b>   |                            |                                |   |                        |                        |                        |                       |                       |
| (1) Airports and airstrips   | D                          |                                | (10)  | --                     | --                     | 15 <sup>(1)(2)</sup>   | 10 <sup>(1)(2)</sup>  | 10                    |
| (2) Cemeteries and crematoria  | D                          |                                | --  | --                     | --                     | --                     | --                    | --                    |
| (3) Community halls  | P                          |                                | --  | --                     | --                     | 15 <sup>(1)(2)</sup>   | 10 <sup>(1)(2)</sup>  | 10                    |
| (4) Detention centres and correctional institutions  | D                          |                                | 0.8   | 6.06                   | 30                     | 15 <sup>(1)</sup>      | 10 <sup>(1)(2)</sup>  | 10                    |
| (5) Historical and archeological sites   | P                          |                                | --  | --                     | --                     | --                     | --                    | --                    |
| (6) Municipal facilities   | P                          |                                | --  | --                     | --                     | --                     | --                    | --                    |
| (7) Parks and playgrounds  | P                          |                                | --  | --                     | --                     | --                     | --                    | 3                     |
| (8) Places of worship  | D                          | 3.7.5 (3)                      | 0.8   | 6.06                   | 30                     | 15 <sup>(1)</sup>      | 10 <sup>(1)(2)</sup>  | 10                    |
| (9) Public works, excluding solid and liquid waste disposal sites  | P                          |                                | --  | --                     | --                     | --                     | --                    | 3                     |
| (10) Radar stations  | D                          |                                | --  | --                     | --                     | 10                     | 10                    | 10                    |
| (11) Recreation facilities   | D                          | 3.7.5 (3)                      | (10)  | (9)                    | --                     | 15 <sup>(1)</sup>      | 10 <sup>(1)(2)</sup>  | 10                    |
| (12) Schools and educational facilities  | D                          | 3.7.5 (3)                      | (10)  | (9)                    | --                     | 15 <sup>(1)</sup>      | 10 <sup>(1)(2)</sup>  | 10                    |
| (13) Solid and liquid waste disposal facilities including soil farms for the rehabilitation of contaminated soils subject to Sections 3.7.2.3 (a) of the Official Community Plan | D                          | 3.5.2 (5)<br>4.14.4<br>4.14.12 | 0.8   | 6.06                   | 30                     | 15 <sup>(1)</sup>      | 10 <sup>(1)(2)</sup>  | 10                    |
| (14) Solid waste disposal sites, sewage lagoons, pesticide container collection sites, and associated facilities   | D                          | 3.5.2 (5)<br>4.14.4<br>4.14.12 | 0.8   | 6.06                   | 30                     | 15 <sup>(1)</sup>      | 10 <sup>(1)(2)</sup>  | 10                    |

| <b>Table 6-1</b><br><b>A - AGRICULTURE DISTRICT DEVELOPMENT STANDARDS</b><br><b>for the Lloydminster Planning District</b> |                            |                                   |  |                        |                        |                        |                       |                       |
|--|----------------------------|-----------------------------------|--|------------------------|------------------------|------------------------|-----------------------|-----------------------|
| <u>Use</u>   | Permitted or Discretionary | Subject to Sections               | <u>Development Standards</u>                         |                        |                        |                        |                       |                       |
|  |                            |                                   | Minimum Site Area (ha)                               | Maximum Site Area (ha) | Minimum Site Width (m) | Minimum Front Yard (m) | Minimum Side Yard (m) | Minimum Rear Yard (m) |
| (15) Telecommunications facilities   | P                          |                                   | --   | --                     | --                     | 10                     | 10                    | 10                    |
| (16) Wildlife and ecological conservation areas  | P                          |                                   | --   | --                     | --                     | --                     | --                    | --                    |
| (17) Wind energy facilities, including wind farms  | D                          | 3.5.2 (7), (8)<br>4.14.17, 4.4.18 | Development standards as laid out in Section 4.14.17 |                        |                        |                        |                       |                       |

**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.

**Special limitation and standards regarding Table 6-1 and the A District:**

- (1) except where all or a portion of yard abuts municipal road allowance or highway, in which cases Council may require minimum front and/or side yard of up to 45 metres from the centre-line.
- (2) Council may require a more stringent standard, as part of the discretionary use process, should safety, noise, pollution and/or other concerns require.
- (3) Where rear yard or side yard abuts a railway or a railway reserve no rear yard or side yard is required.
- (4) or a lesser amount as identified in Section 3.3.2.2 (c) of the Official Community Plan.
- (5) The same as farm operations
- (6) or a greater or lesser amount as approved by Council subject to Section 6.2 of the Official Community Plan.
- (7) unless developed ancillary to a farm operation, in which case 64 hectares, and subject to <sup>(4)</sup> above.
- (8) No maximum shall apply if developed ancillary to a Farm Operation.
- (9) Private facilities: 6.06 hectares. Publicly-owned facilities: no maximum.
- (10) Private facilities: 1.01 hectares. Publicly-owned facilities: no minimum.

## **7 CR1 - MEDIUM DENSITY COUNTRY RESIDENTIAL DISTRICT**

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### **7.1 INTENT**

The objective of the **CR1** - Medium Density Country Residential District is to provide for low to 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 PERMITTED AND DISCRETIONARY USES AND DEVELOPMENT STANDARDS**

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

### **7.3 PROHIBITED USES**

Uses prohibited in the **CR1** District are as follows:

### **7.4 ACCESSORY USES**

7.4.1 The following accessory buildings and uses shall be permitted subject to Section 4.14.10:

- (1) Private garages, whether detached or attached to a dwelling unit
- (2) Garden sheds used for the storage of non-industrial yard maintenance equipment
- (3) Greenhouses where accessory to a residential use
- (4) Keeping of animals on the same site as the residence, subject to Section 7.5.2
- (5) Barns and stables for animals permitted by Section 7.5.2
- (6) Orchards and vegetable, horticultural or fruit gardens, where accessory to a residence
- (7) Field crops

### **7.5 REGULATIONS**

#### **7.5.1 Site Requirements**

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

#### **7.5.2 Keeping of Animals**

- (1) Large animals, which only horses, cattle, sheep, goats, llamas and alpacas, will be permitted, in numbers not exceeding 4 animal units, on a site of at least 4.0 ha. All other animals shall be limited to domestic pets of the residents of the site, but in no case shall the number exceed that equal to one animal unit.
- (2) Animals shall not be pastured within 15.25 metres of any dwelling not owned by the operator of the pasture or owner of the animals, and no building or structures intended to contain animals shall be located within 30 metres of a property line.
- (3) The use of vacant residential sites for pasture of animals is prohibited.

## **7.6 STANDARDS FOR DISCRETIONARY USES**

Council will consider discretionary use applications in the **CR1** 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.

### **7.6.1 Home Based Businesses**

- (1) Home based businesses subject to Section 4.14.1.
- (2) No home based business in this district shall include auto body repair or repainting operations.
- (3) No heavy construction or industrial equipment or supplies shall be stored on any site for a home based business in this district.

### **7.6.2 Garden Suites**

- (1) Modular homes and mobile homes may be used as garden suites in the **CR1** District.
- (2) In the **CR1** District, garden suites shall not exceed 115 square metres in gross floor area.

7.6.3 Personal care homes shall be licensed under *The Personal Care Homes Act*.

## **7.7 EXCEPTIONS TO DEVELOPMENT STANDARDS**

Exceptions to development standards in the **CR1** District are as follows:

### **7.8 OFF-STREET PARKING AND LOADING**

Off-street parking and loading requirements are subject to Section 4.16.

### **7.9 OUTSIDE STORAGE**

Outside storage, including garbage storage, is subject to Section 4.18.

### **7.10 TEMPORARY ACCOMMODATION**

A mobile home or trailer coach may be permitted for a period of up to one year on an existing farm dwelling or residential site, while a permanent dwelling unit is being erected on the same site.

| Table 7-1<br>CR1 - MEDIUM DENSITY COUNTRY RESIDENTIAL DISTRICT DEVELOPMENT STANDARDS<br>for the Lloydminster Planning District |                               |                        |  |                           |                           |                           |                          |                          |                            |   |
|--|-------------------------------|------------------------|--|---------------------------|---------------------------|---------------------------|--------------------------|--------------------------|----------------------------|---|
| Use  | Permitted or<br>Discretionary | Subject to<br>Sections | Development Standards                                |                           |                           |                           |                          |                          |                            |   |
|  |                               |                        | Minimum Site<br>Area (ha)                            | Maximum Site<br>Area (ha) | Minimum Site<br>Width (m) | Minimum Front<br>Yard (m) | Minimum Side<br>Yard (m) | Minimum Rear<br>Yard (m) | Maximum Bldg<br>Height (m) | Minimum Floor<br>Area (m <sup>2</sup> ) |
| Residential Uses   |                               |                        |  |                           |                           |                           |                          |                          |                            |   |
| (1) Garden suites  | D                             | 4.14.10 (7)            | 4  | 16                        | 61                        | 10 <sup>(1)</sup>         | 15 <sup>(1)</sup>        | 10                       | 4.4                        | --                                      |
| (2) Single detached dwellings as a principal use   | P                             |                        | 4  | 16                        | 61                        | 10 <sup>(1)</sup>         | 15 <sup>(1)</sup>        | 10                       | 15                         | 90                                      |
| Commercial Uses  |                               |                        |  |                           |                           |                           |                          |                          |                            |   |
| (1) Bed and breakfast homes  | D                             | 4.14.5                 | 4  | 16                        | 61                        | 10 <sup>(1)</sup>         | 15 <sup>(1)</sup>        | 10                       | 15                         | 90                                      |
| (2) Day care centres   | D                             |                        | 4  | 16                        | 61                        | 10 <sup>(1)</sup>         | 15 <sup>(1)</sup>        | 10                       | 15                         | 90                                      |
| (3) Home based businesses  | D                             | 4.14.1                 | 4  | 16                        | 61                        | 10 <sup>(1)</sup>         | 15 <sup>(1)</sup>        | 10                       | 15                         | 90                                      |
| (4) Personal care homes  | D                             |                        | 4  | 16                        | 61                        | 10 <sup>(1)</sup>         | 15 <sup>(1)</sup>        | 10                       | 15                         | 90                                      |
| Municipal, Recreational, Institutional and Other Uses  |                               |                        |  |                           |                           |                           |                          |                          |                            |   |
| (1) Community halls  | P                             |                        | --   | --                        | --                        | 10 <sup>(1)</sup>         | 15 <sup>(1)</sup>        | 10                       | 15                         | --                                      |
| (2) Historical and archaeological sites  | P                             |                        | --   | --                        | --                        | --                        | --                       | --                       | --                         | --                                      |
| (3) Municipal facilities   | P                             |                        | --   | --                        | --                        | --                        | --                       | --                       | --                         | --                                      |
| (4) Parks and playgrounds  | P                             |                        | --   | --                        | --                        | --                        | --                       | --                       | --                         | --                                      |
| (5) Places of worship  | P                             |                        | 4  | 6                         | 61                        | 10 <sup>(1)</sup>         | 15 <sup>(1)</sup>        | 10                       | 15                         | --                                      |
| (6) Public works, excluding solid and liquid waste disposal sites  | P                             |                        | --   | --                        | --                        | --                        | --                       | 3                        | --                         | --                                      |
| (7) Recreation facilities  | D                             |                        | --   | --                        | --                        | 10 <sup>(1)</sup>         | 15 <sup>(1)</sup>        | 10                       | 15                         | --                                      |
| (8) Schools and educational facilities   | D                             |                        | 4  | 16                        | 61                        | 10 <sup>(1)</sup>         | 15 <sup>(1)</sup>        | 10                       | 15                         | --                                      |
| (9) Wildlife and ecological conservation areas   | P                             |                        | --   | --                        | --                        | --                        | --                       | --                       | --                         | --                                      |
| (10) Wind energy facilities  | D                             | 4.14.17                | Development standards as laid out in Section 4.14.17 |                           |                           |                           |                          |                          |                            |   |

**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.

**Special limitation and standards regarding Table 7-1 and the CR1 District:**

- (1) except where all or a portion of yard abuts municipal road allowance or highway, in which cases Council may require minimum front and/or side yard of up to 45 metres from the centre-line.

## **8 CR2 - HIGH DENSITY COUNTRY RESIDENTIAL DISTRICT**

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### **8.1 INTENT**

The objective of the **CR2** - High Density Country Residential District is to provide for medium to 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.

### **8.2 PERMITTED AND DISCRETIONARY USES AND DEVELOPMENT STANDARDS**

The permitted and discretionary uses and applicable development standards are laid out in Table 8-1.

### **8.3 PROHIBITED USES**

Uses prohibited in the **CR2** District are as follows:

### **8.4 ACCESSORY BUILDINGS**

8.4.1 The following accessory buildings and uses shall be permitted subject to Section 4.14.10.

- (1) Private garages, whether detached or attached to a dwelling unit
- (2) Garden sheds used for the storage of non-industrial yard maintenance equipment
- (3) Greenhouses where accessory to a residential use
- (4) Keeping of animals on the same site as the residence, subject to Section 8.5.2
- (5) Barns and stables for animals permitted by Section 8.5.2
- (6) Orchards and vegetable, horticultural or fruit gardens, where accessory to a residence
- (7) Field crops

### **8.5 REGULATIONS**

#### **8.5.1 Site Requirements**

- (1) Minimum and maximum site size, site width, and yard requirements are shown in Table 8-1.

#### **8.5.2 Keeping of Animals**

- (1) Large animals, which only horses, cattle, sheep, goats, llamas and alpacas, will be permitted, in numbers not exceeding 4 animal units, on a site of at least 4.0 ha. All other animals shall be limited to domestic pets of the residents of the site, but in no case shall the number exceed that equal to one animal unit.
- (2) Animals shall not be pastured within 15.25 metres of any dwelling not owned by the operator of the pasture or owner of the animals, and no building or structures intended to contain animals shall be located within 30 metres of a property line.
- (3) The use of vacant residential sites for pasture of animals is prohibited.

## **8.6 STANDARDS FOR DISCRETIONARY USES**

Council will consider discretionary use applications in the **CR2** 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.

### **8.6.1 Home Based Businesses**

- (1) Home based businesses subject to Section 4.14.1.
- (2) No home based business in this district shall include auto body repair or repainting operations.
- (3) No heavy construction or industrial equipment or supplies shall be stored on any site for a home based business in this district.

### **8.6.2 Garden Suites**

- (1) Modular homes and mobile homes may be used as garden suites in the **CR2** District.
- (2) In the **CR2** District, garden suites shall not exceed 115 square metres in gross floor area.

8.6.3 Personal care homes shall be licensed under *The Personal Care Homes Act*.

## **8.7 EXCEPTIONS TO DEVELOPMENT STANDARDS**

Exceptions to development standards in the **CR2** District are as follows:

### **8.8 OFF-STREET PARKING AND LOADING**

Off-street parking and loading requirements are subject to Section 4.16.

### **8.9 OUTSIDE STORAGE**

Outside storage, including garbage storage, is subject to Section 4.18.

### **8.10 TEMPORARY ACCOMMODATION**

A mobile home or trailer coach may be permitted for a period of up to one year on an existing farm dwelling or residential site, while a permanent dwelling unit is being erected on the same site.

| Table 8-1<br>CR2 - HIGH DENSITY COUNTRY RESIDENTIAL DISTRICT DEVELOPMENT STANDARDS<br>for the Lloydminster Planning District |                               |                        |  |                           |                           |                           |                          |                          |                            |   |
|--|-------------------------------|------------------------|--|---------------------------|---------------------------|---------------------------|--------------------------|--------------------------|----------------------------|---|
| Use  | Permitted or<br>Discretionary | Subject to<br>Sections | Development Standards                                |                           |                           |                           |                          |                          |                            |   |
|  |                               |                        | Minimum Site<br>Area (ha)                            | Maximum Site<br>Area (ha) | Minimum Site<br>Width (m) | Minimum Front<br>Yard (m) | Minimum Side<br>Yard (m) | Minimum Rear<br>Yard (m) | Maximum Bldg<br>Height (m) | Minimum Floor<br>Area (m <sup>2</sup> ) |
| Residential Uses   |                               |                        |  |                           |                           |                           |                          |                          |                            |   |
| (1) Garden suites  | D                             | 4.14.10 (7)            | 2  | 16                        | 31                        | 10 <sup>(1)</sup>         | 8 <sup>(1)</sup>         | 8                        | 4.4                        | --                                      |
| (2) Single detached dwellings as a principal use   | P                             |                        | 2  | 16                        | 31                        | 10 <sup>(1)</sup>         | 8 <sup>(1)</sup>         | 8                        | 15                         | 90                                      |
| Commercial Uses  |                               |                        |  |                           |                           |                           |                          |                          |                            |   |
| (1) Bed and breakfast homes  | D                             | 4.14.5                 | 2  | 16                        | 61                        | 10 <sup>(1)</sup>         | 15 <sup>(1)</sup>        | 15                       | 15                         | 90                                      |
| (2) Day care centres   | D                             |                        | 2  | 16                        | 61                        | 10 <sup>(1)</sup>         | 15 <sup>(1)</sup>        | 15                       | 15                         | 90                                      |
| (3) Home based businesses  | D                             | 4.14.1                 | 2  | 16                        | 61                        | 10 <sup>(1)</sup>         | 15 <sup>(1)</sup>        | 15                       | 15                         | 90                                      |
| (4) Personal care homes  | D                             |                        | 2  | 16                        | 61                        | 10 <sup>(1)</sup>         | 15 <sup>(1)</sup>        | 15                       | 15                         | 90                                      |
| Municipal, Recreational, Institutional and Other Uses  |                               |                        |  |                           |                           |                           |                          |                          |                            |   |
| (1) Community halls  | P                             |                        | --   | --                        | --                        | 10 <sup>(1)</sup>         | 15 <sup>(1)</sup>        | 15                       | 15                         | --                                      |
| (2) Historical and archaeological sites  | P                             |                        | --   | --                        | --                        | --                        | --                       | --                       | --                         | --                                      |
| (3) Municipal facilities   | P                             |                        | --   | --                        | --                        | --                        | --                       | --                       | --                         | --                                      |
| (4) Parks and playgrounds  | P                             |                        | --   | --                        | --                        | --                        | --                       | --                       | --                         | --                                      |
| (5) Places of worship  | P                             |                        | 2  | 4                         | 61                        | 10 <sup>(1)</sup>         | 15 <sup>(1)</sup>        | 15                       | 15                         | --                                      |
| (6) Public works, excluding solid and liquid waste disposal sites  | P                             |                        | --   | --                        | --                        | --                        | --                       | 3                        | --                         | --                                      |
| (7) Recreation facilities  | D                             |                        | --   | --                        | --                        | 10 <sup>(1)</sup>         | 15 <sup>(1)</sup>        | 15                       | 15                         | --                                      |
| (8) Schools and educational facilities   | D                             |                        | 2  | 4                         | 61                        | 10 <sup>(1)</sup>         | 15 <sup>(1)</sup>        | 15                       | 15                         | --                                      |
| (9) Wildlife and ecological conservation areas   | P                             |                        | --   | --                        | --                        | --                        | --                       | --                       | --                         | --                                      |
| (10) Wind energy facilities  | D                             | 4.14.17                | Development standards as laid out in Section 4.14.17 |                           |                           |                           |                          |                          |                            |   |

**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 8-1 and the CR2 District:**

- (1) except where all or a portion of yard abuts municipal road allowance or highway, in which cases Council may require minimum front and/or side yard of up to 45 metres from the centre-line.

## **9 C1 - RURAL COMMERCIAL DISTRICT**

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### **9.1 INTENT**

The objective of the **C1** – Rural Commercial District is to accommodate a range of permitted commercial and light industrial uses and their respective accessory uses in accordance with the development standards herein. A greater range of commercial and light industrial use may be accommodated in this district at the discretion of Council subject to the availability of extended urban services.

### **9.2 PERMITTED AND DISCRETIONARY USES AND DEVELOPMENT STANDARDS**

The permitted and discretionary uses and applicable development standards are laid out in Table 9-1.

### **9.3 PROHIBITED USES**

Uses prohibited in the **C1** District are as follows:

### **9.4 ACCESSORY BUILDINGS**

- 9.4.1 Accessory buildings and uses, except dwelling units, shall be permitted and are subject to Section 4.14.10.

### **9.5 REGULATIONS**

#### **9.5.1 Site Requirements**

The minimum and maximum site size and yard requirements are shown in Table 9-1.

### **9.6 STANDARDS FOR DISCRETIONARY USES**

Council will consider discretionary use applications in the **C1** 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.

- 9.6.1 All operations shall comply with all regulations of Saskatchewan Environment and Saskatchewan Labour which govern their operation and development.

| Table 9-1<br>C1 - RURAL COMMERCIAL DISTRICT DEVELOPMENT STANDARDS<br>for the Lloydminster Planning District  |                            |                                 |   |                        |                        |                        |                       |                         |                         |
|--|----------------------------|---------------------------------|---|------------------------|------------------------|------------------------|-----------------------|-------------------------|-------------------------|
| Use  | Permitted or Discretionary | Subject to Sections             | Development Standards                           |                        |                        |                        |                       |                         |                         |
|  |                            |                                 | Minimum Site                                    | Maximum Site Area (ha) | Minimum Site Width (m) | Minimum Front Yard (m) | Minimum Side Yard (m) | Minimum Rear Yard (m)   | Maximum Bldg Height (m) |
| Residential Uses   |                            |                                 |   |                        |                        |                        |                       |                         |                         |
| (1) Business dwellings   | D                          | 3.7.5 (4)<br>4.14.10 (7)        | --  | --                     | --                     | --                     | --                    | --                      | --                      |
| (2) Single Detached Dwelling as a principal use <sup>(3)**</sup>   | D                          |                                 | 1.5   | 4.05 <sup>(1)</sup>    | 30                     | 45                     | 15 <sup>(2)</sup>     | 10                      | 15                      |
| Table 9-1<br>C1 - RURAL COMMERCIAL DISTRICT DEVELOPMENT STANDARDS<br>for the Lloydminster Planning District  |                            |                                 |   |                        |                        |                        |                       |                         |                         |
| Use  | Permitted or Discretionary | Subject to Sections             | Development Standards                           |                        |                        |                        |                       |                         |                         |
|  |                            |                                 | Minimum and Maximum Site Area (m <sup>2</sup> ) | Minimum Site Width (m) | Minimum Front Yard (m) | Minimum Side Yard (m)  | Minimum Rear          | Maximum Bldg Height (m) |                         |
| Commercial Uses  |                            |                                 |   |                        |                        |                        |                       |                         |                         |
| (1) Autobody and paint shops   | P                          |                                 | 1115  | 30                     | 7.5                    | 3                      | 3                     | 15                      |                         |
| (2) Automotive sales, rental and services including sales, rental and service of recreational vehicles, mobile homes, heavy equipment, farm implements and machinery, and oil and gas implements and machinery | P                          |                                 | 1115  | 30                     | 7.5                    | 3                      | 3                     | 15                      |                         |
| (3) Bakeries   | P                          |                                 | 1115  | 30                     | 7.5                    | 3                      | 3                     | 15                      |                         |
| (4) Bus terminals  | D                          | 3.7.5 (1)<br>4.14.9             | 1115  | 30                     | 7.5                    | 3                      | 3                     | 15                      |                         |
| (5) Car and truck washes   | D                          |                                 | 1115  | 30                     | 7.5                    | 3                      | 3                     | 15                      |                         |
| (6) Campgrounds  | D                          | 3.5.2(1)<br>3.7.5(12)<br>4.14.2 | 1115  | 30                     | 7.5                    | 4.5                    | 4.5                   | 15                      |                         |
| (7) Commercial recreational uses   | D                          | 3.7.5 (3)                       | 1115  | 30                     | 7.5                    | 3                      | 3                     | 15                      |                         |
| (8) Commercial service establishments  | D                          |                                 | 1115  | 30                     | 7.5                    | 3                      | 3                     | 15                      |                         |
| (9) Convenience stores and confectionaries   | P                          |                                 | 1115  | 30                     | 7.5                    | 3                      | 3                     | 15                      |                         |

| (10)   | Daycare Centres  | D                   |   | 1115                   | 30                     | 7.5                   | 3            | 3                       | 15 |
|--|--|---------------------|---|------------------------|------------------------|-----------------------|--------------|-------------------------|----|
| (11)   | Financial institutions   | P                   |   | 1115                   | 30                     | 7.5                   | 3            | 3                       | 15 |
| <b>Table 9-1</b><br><b>C1 - RURAL COMMERCIAL DISTRICT DEVELOPMENT STANDARDS</b><br><b>for the Lloydminster Planning District</b> |  |                     |   |                        |                        |                       |              |                         |    |
| <u>Use</u>   | Permitted or Discretionary   | Subject to Sections | <u>Development Standards</u>                    |                        |                        |                       |              |                         |    |
|  |  |                     | Minimum and Maximum Site Area (m <sup>2</sup> ) | Minimum Site Width (m) | Minimum Front Yard (m) | Minimum Side Yard (m) | Minimum Rear | Maximum Bldg Height (m) |    |
| (12)   | Gas bars   | D                   | 4.14.8<br>4.14.9                                | 1115                   | 30                     | 7.5                   | 3            | 3                       | 15 |
| (13)   | Hotels   | D                   |   | 1115                   | 30                     | 7.5                   | 3            | 3                       | 15 |
| (14)   | Landscaping establishments   | P                   |   | 1115                   | 30                     | 7.5                   | 3            | 3                       | 15 |
| (15)   | Lumber yard, home improvement centres and building supply establishments | D                   | 3.7.5<br>(8)                                    | 1115                   | 30                     | 7.5                   | 3            | 3                       | 15 |
| (16)   | Medical and dental offices   | D                   |   | 1115                   | 30                     | 7.5                   | 3            | 3                       | 15 |
| (17)   | Motels   | D                   |   | 1115                   | 30                     | 7.5                   | 3            | 3                       | 15 |
| (18)   | Nurseries, greenhouses and garden centres                                | D                   |   | 1115                   | 30                     | 7.5                   | 3            | 3                       | 15 |
| (19)   | Offices and office buildings   | P                   |   | 1115                   | 30                     | 7.5                   | 3            | 3                       | 15 |
| (20)   | Parking lots   | D                   |   | 1115                   | 30                     | 7.5                   | 3            | 3                       | 15 |
| (21)   | Personal service establishments  | D                   |   | 1115                   | 30                     | 7.5                   | 3            | 3                       | 15 |
| (22)   | Repair shops and repair services   | D                   |   | 1115                   | 30                     | 7.5                   | 3            | 3                       | 15 |
| (23)   | Restaurants  | D                   |   | 1115                   | 30                     | 7.5                   | 3            | 3                       | 15 |
| (24)   | Retail food outlets  | D                   |   | 1115                   | 30                     | 7.5                   | 3            | 3                       | 15 |
| (25)   | Retail stores, including auction markets                                 | D                   |   | 1115                   | 30                     | 7.5                   | 3            | 3                       | 15 |
| (26)   | Service stations   | D                   | 4.14.8<br>4.14.9                                | 1115                   | 30                     | 7.5                   | 3            | 3                       | 15 |
| (27)   | Sale and storage of agricultural supplies and equipment                  | P                   |   | 1115                   | 30                     | 7.5                   | 3            | 3                       | 15 |
| (28)   | Veterinary clinics   | D                   |   | 1115                   | 30                     | 7.5                   | 3            | 3                       | 15 |
| <b>Industrial Uses</b>   |  |                     |   |                        |                        |                       |              |                         |    |
| (1)  | Auction marts  | D                   | 4.14.14   | 1115                   | 30                     | 7.5                   | 3            | 3                       | 15 |
| (2)  | Bulk fuel sales and storage  | D                   | 3.7.5<br>(2)                                    | 1115                   | 30                     | 7.5                   | 3            | 3                       | 15 |
| (3)  | Construction yards and construction storage                              | P                   |   | 1115                   | 30                     | 7.5                   | 3            | 3                       | 15 |
| (4)  | Indoor storage rental facilities   | P                   |   | 1115                   | 30                     | 7.5                   | 3            | 3                       | 15 |
| (5)  | Kennels  | D                   | 4.14.13)  | 1115                   | 30                     | 7.5                   | 3            | 3                       | 15 |
| (6)  | Petroleum products storage and wholesale                                 | D                   | 3.7.5<br>(2)                                    | 1115                   | 30                     | 7.5                   | 3            | 3                       | 15 |

| (7)  | Storage yards and facilities, warehousing including supply and distribution facilities | D                          |   | 1115  | 30                     | 7.5                    | 3                     | 3                     | 15                      |
|--|--|----------------------------|---|---|------------------------|------------------------|-----------------------|-----------------------|-------------------------|
| (8)  | Trucking and transfer yards  | D                          | 4.14.15                                 | 1115  | 30                     | 7.5                    | 3                     | 3                     | 15                      |
| (9)  | Warehouses and wholesale facilities  | D                          | 3.7.5<br>(9)                            | 1115  | 30                     | 7.5                    | 3                     | 3                     | 15                      |
| <b>Table 9-1</b><br><b>C1 - RURAL COMMERCIAL DISTRICT DEVELOPMENT STANDARDS</b><br><b>for the Lloydminster Planning District</b> |  |                            |   |   |                        |                        |                       |                       |                         |
| <u>Use</u>   |  | Permitted or Discretionary | Subject to Sections                     | <u>Development Standards</u>                    |                        |                        |                       |                       |                         |
|  |  |                            |   | Minimum and Maximum Site Area (m <sup>2</sup> ) | Minimum Site Width (m) | Minimum Front Yard (m) | Minimum Side Yard (m) | Minimum Rear Yard (m) | Maximum Bldg Height (m) |
| (10)   | Welding and machine shops  | D                          |   | 1115  | 30                     | 7.5                    | 3                     | 3                     | 15                      |
| <b>Municipal, Recreational, Institutional and Other Uses</b>   |  |                            |   |   |                        |                        |                       |                       |                         |
| (1)  | Community halls  | P                          |   | 1115  | 30                     | 7.5                    | 3                     | 3                     | 15                      |
| (2)  | Historical and archaeological sites  | P                          |   | no min  | no min                 | no min                 | no min                | no min                | no min                  |
| (3)  | Municipal facilities   | P                          |   | no min  | no min                 | no min                 | no min                | no min                | no min                  |
| (4)  | Parks and playgrounds  | P                          |   | no min  | no min                 | no min                 | no min                | no min                | no min                  |
| (5)  | Places of worship  | P                          |   | 1115  | 30                     | 7.5                    | 3                     | 3                     | 15                      |
| (6)  | Public works, excluding solid and liquid waste disposal sites                          | P                          |   | no min  | no min                 | no min                 | no min                | no min                | no min                  |
| (7)  | Recreation facilities  | P                          |   | 1115  | 30                     | 7.5                    | 3                     | 3                     | 15                      |
| (8)  | Wind energy facilities   | D                          | 3.5.2 (7) and (8)<br>4.14.17<br>4.14.18 | As laid out in Section 4.14.17 and 4.14.18      |                        |                        |                       |                       |                         |
| (9)  | Tourist information booths and rest stops  | P                          |   | 1115  | 30                     | 7.5                    | 3                     | 3                     | 15                      |

| Table 9-1<br>C1 - RURAL COMMERCIAL DISTRICT DEVELOPMENT STANDARDS<br>for the Lloydminster Planning District |                               |                     |  |                           |                           |                          |                          |  |
|---|-------------------------------|---------------------|--|---------------------------|---------------------------|--------------------------|--------------------------|--|
| Use   | Permitted or<br>Discretionary | Subject to Sections | Development Standards                  |                           |                           |                          |                          |  |
|   |                               |                     | Minimum Site<br>Area (m <sup>2</sup> ) | Minimum Site<br>Width (m) | Minimum Front<br>Yard (m) | Minimum Side<br>Yard (m) | Minimum Rear<br>Yard (m) | Setback of Facility<br>Running Parallel<br>to any Road<br>to any Road<br>Allowance (m) |
| Resources Based Uses*   |                               |                     |  |                           |                           |                          |                          |  |
| Petroleum pipelines, oil & gas wells, and related facilities*   | P (1)                         | 4.11.2              |  |                           |                           |                          |                          | 35   |

**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 limitations and standards regarding Table 9-1 and the C1 District:**

- (1) Uses involving hazardous materials or chemicals will be included as a Permitted Use, subject to approval from all government regulatory agencies.

\*Bylaw No. 23-2019

- (3) Single-Detached Dwellings shall only be considered on sites where they previously existed.

\*\*Bylaw No. 19-2021

## **10 M1 - INDUSTRIAL DISTRICT**

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### **10.1 INTENT**

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

### **10.2 PERMITTED AND DISCRETIONARY USES AND DEVELOPMENT STANDARDS**

The permitted and discretionary uses and applicable development standards are laid out in Table 10-1.

### **10.3 PROHIBITED USES**

Uses prohibited in the **M1** District are as follows:

### **10.4 ACCESSORY BUILDINGS**

- 10.4.1 Accessory buildings and uses, except dwelling units, shall be permitted and are subject to Section 4.14.10.

### **10.5 REGULATIONS**

#### **10.5.1 Site Requirements**

The minimum and maximum site size and yard requirements are shown in Table 10-1.

### **10.6 STANDARDS FOR DISCRETIONARY USES**

Council will consider discretionary use applications in the **M1** 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.

- 10.6.1 All operations shall comply with all regulations of Saskatchewan Environment and Saskatchewan Labour which govern their operation and development.

### **10.7 OFF-STREET PARKING AND LOADING**

Off-street parking and loading requirements are subject to Section 4.16.

### **10.8 LANDSCAPING**

Landscaping is subject to Section 4.17.

**10.9   OUTSIDE STORAGE**

Outside storage, including garbage storage, is subject to Section 4.18.

| Table 10-1<br>M1 - INDUSTRIAL DISTRICT DEVELOPMENT STANDARDS<br>for the Lloydminster Planning District   |                               |                               |  |                           |                           |                          |                          |  |
|--|-------------------------------|-------------------------------|--|---------------------------|---------------------------|--------------------------|--------------------------|--|
| Use  | Permitted or<br>Discretionary | Subject to<br>Sections        | Development Standards                  |                           |                           |                          |                          |  |
|  |                               |                               | Minimum Site<br>Area (m <sup>2</sup> ) | Minimum Site<br>Width (m) | Minimum Front<br>Yard (m) | Minimum Side<br>Yard (m) | Minimum Rear<br>Yard (m) |  |
| Industrial Uses  |                               |                               |  |                           |                           |                          |                          |  |
| (1) Abattoirs and accessory tanning of hides   | D                             | 3.7.5 (6)<br>3.7.5 (9)        | 4000                                   | 30                        | 7.5                       | 3                        | (1)                      |  |
| (2) Auto-wrecking yards  | D                             | 3.7.5 (7)                     | 4000                                   | 30                        | 7.5                       | 3                        | (1)                      |  |
| (3) Bulk fuel sales and storage  | D                             | 3.7.5 (2)<br>4.14.8<br>4.14.9 | 4000                                   | 30                        | 7.5                       | 3                        | (1)                      |  |
| (4) Concrete and asphalt plants, mineral aggregate processing and storage  | D*                            |                               | 4000                                   | 30                        | 7.5                       | 3                        | (1)                      |  |
| (5) Construction yards and construction storage  | P                             |                               | 4000                                   | 30                        | 7.5                       | 3                        | (1)                      |  |
| (6) Dry goods storage  | D                             |                               | 4000                                   | 30                        | 7.5                       | 3                        | (1)                      |  |
| (7) General industrial uses  | P                             |                               | 4000                                   | 30                        | 7.5                       | 3                        | (1)                      |  |
| (8) Grain storage, milling, cleaning and / or drying facilities  | D                             |                               | 4000                                   | 30                        | 7.5                       | 3                        | (1)                      |  |
| (9) Grain elevators  | D                             |                               | 4000                                   | 30                        | 7.5                       | 3                        | (1)                      |  |
| (10) Junk and salvage yards  | D                             | 3.7.5 (7)                     | 4000                                   | 30                        | 7.5                       | 3                        | (1)                      |  |
| (11) Livestock auction facilities  | D                             | 3.7.5 (5)                     | 4000                                   | 30                        | 7.5                       | 3                        | (1)                      |  |
| (12) Manufacturing or processing facilities  | D                             | 3.7.5 (9)                     | 4000                                   | 30                        | 7.5                       | 3                        | (1)                      |  |
| (13) Mineral resource processing   | D                             | 3.5.2 (9)<br>3.7.3 (7)        | 4000                                   | 30                        | 7.5                       | 3                        | (1)                      |  |
| (14) Petroleum products storage and wholesale  | D                             | 3.7.5 (2)<br>4.14.8<br>4.14.9 | 4000                                   | 30                        | 7.5                       | 3                        | (1)                      |  |
| (15) Processing facilities for petroleum derivatives such as ethanol, sulfur, and coke   | D                             |                               | 4000                                   | 30                        | 7.5                       | 3                        | (1)                      |  |
| (16) Railway freight yards   | P                             |                               | 4000                                   | 30                        | 7.5                       | 3                        | (1)                      |  |
| (17) Refining, processing and storage of petroleum resources, and related secondary industrial activity such as co-generation plants and greenhouses | D*                            |                               | 4000                                   | 30                        | 7.5                       | 3                        | (1)                      |  |
| (18) Sawmills, wood treatment plants and associated industries   | D                             | 3.7.5 (8)                     | 4000                                   | 30                        | 7.5                       | 3                        | (1)                      |  |
| (19) Stockyards  | D*                            |                               | 4000                                   | 30                        | 7.5                       | 3                        | (1)                      |  |
| (20) Taxidermy and accessory tanning of hides  | D                             | 3.7.5 (9)                     | 4000                                   | 30                        | 7.5                       | 3                        | (1)                      |  |
| (21) Trucking and transfer yards   | P                             |                               | 4000                                   | 30                        | 7.5                       | 3                        | (1)                      |  |
| (22) Warehouse and wholesale facilities  | D                             | 3.7.5 (9)                     | 4000                                   | 30                        | 7.5                       | 3                        | (1)                      |  |

| <b>Table 10-1</b><br><b>M1 - INDUSTRIAL DISTRICT DEVELOPMENT STANDARDS</b><br><b>for the Lloydminster Planning District</b> |                            |                          |                                     |                        |                        |                       |                       |     |
|---|----------------------------|--------------------------|-------------------------------------|------------------------|------------------------|-----------------------|-----------------------|-----|
| <u>Use</u>  | Permitted or Discretionary | Subject to Sections      | <u>Development Standards</u>        |                        |                        |                       |                       |     |
|   |                            |                          | Minimum Site Area (m <sup>2</sup> ) | Minimum Site Width (m) | Minimum Front Yard (m) | Minimum Side Yard (m) | Minimum Rear Yard (m) |     |
| (23) Welding and machine shops  | P                          |                          | 4000                                | 30                     | 7.5                    | 3                     |                       | (1) |
| (24) Office and office buildings*   | P                          |                          | 1115                                | 30                     | 7.5                    | 3                     | 3                     |     |
| (25) Sale and storage of agricultural supplies and equipment*   | P                          |                          | 1115                                | 30                     | 7.5                    | 3                     | 3                     |     |
| (26) Indoor storage and rental facilities*  | P                          | 4.14(22)                 | 1115                                | 30                     | 7.5                    | 3                     | 3                     |     |
| (27) General Industrial*  | P                          |                          | 1115                                | 30                     | 7.5                    | 3                     | 3                     |     |
| (28) Temporary development*   | P                          | 4.14(23)                 | 1115                                | 30                     | 7.5                    | 3                     | 3                     |     |
| (29) Veterinary Clinic*   | P                          |                          | 1115                                | 30                     | 7.5                    | 3                     | 3                     |     |
| (30) Trans-load facilities*   | P                          | 3.5.2.2 (OCP)<br>4.14.20 | 1115                                | 30                     | 7.5                    | 3                     | 3                     |     |
| (31) Recycling collection depot*  | D                          | 3.7.5(11)                | 1115                                | 30                     | 7.5                    | 3                     | 3                     |     |
| (32) Service Stations*  | D                          | 4.14(7)                  | 1115                                | 30                     | 7.5                    | 3                     | 3                     |     |
| (33) Auction Marts*   | D                          | 4.14(14)                 | 1115                                | 30                     | 7.5                    | 3                     | 3                     |     |
| (34) Telecommunication Facilities*  | D                          | 4.14(21)                 | 1115                                | 30                     | 7.5                    | 3                     | 3                     |     |
| (35) Truck and manufacture home sale/rentals*   | D                          |                          | 1115                                | 30                     | 7.5                    | 3                     | 3                     |     |
| (36) Lumber yards, home improvement centers and building supply establishments*   | D                          | 3.7.5(8)                 |                                     |                        |                        |                       |                       |     |
| (37) Petroleum pipelines, oil & gas wells, and related facilities*  | P                          |                          |                                     |                        |                        |                       |                       |     |
| <b>Signs*</b>   |                            |                          |                                     |                        |                        |                       |                       |     |
| (1) A-Board sign*   | P                          |                          |                                     |                        |                        |                       |                       |     |
| (2) Awning sign*  | P                          |                          |                                     |                        |                        |                       |                       |     |
| (3) Banner sign*  | D                          |                          |                                     |                        |                        |                       |                       |     |
| (4) Billboard sign*   | D                          |                          |                                     |                        |                        |                       |                       |     |
| (5) Fascia sign*  | P                          |                          |                                     |                        |                        |                       |                       |     |
| (6) Fence sign*   | D                          |                          |                                     |                        |                        |                       |                       |     |
| (7) Free Standing sign*   | D                          |                          |                                     |                        |                        |                       |                       |     |
| (8) Hanging sign*   | P                          |                          |                                     |                        |                        |                       |                       |     |
| (9) Neighborhood sign*  | D                          |                          |                                     |                        |                        |                       |                       |     |
| (10) Digital sign*  | D                          | 4.10.5                   |                                     |                        |                        |                       |                       |     |
| (11) Roof sign*   | D                          |                          |                                     |                        |                        |                       |                       |     |
| <b>Other Uses</b>   |                            |                          |                                     |                        |                        |                       |                       |     |
| (1) Municipal facilities including solid and liquid waste disposal  | P                          | 4.14.4                   | --                                  | --                     | --                     | --                    | --                    | --  |
| (2) Public utilities  | P                          |                          | --                                  | --                     | --                     | --                    | --                    | --  |

|                            |   |   |  |
|----------------------------|---|---|--|
| (3) Wind energy facilities | D | 3.5.2 (7) and (8)<br>4.14.17<br>4.14.18 | Development standards as in Section 4.14.17<br>and 4.14.18 |
|----------------------------|---|---|--|

\* Bylaw 01-2021

**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 10-1 and the M1 District:**

(1) Where abutting railway track, no setback is required, otherwise 10% of site depth.

## **11 CON - CONSERVATION DISTRICT**

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### **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.

### **11.2 PERMITTED AND DISCRETIONARY USES AND DEVELOPMENT STANDARDS**

The permitted and discretionary uses and applicable development standards are laid out in Table 11-1.

### **11.3 PROHIBITED USES**

Uses prohibited in the **CON** District are as follows:

### **11.4 ACCESSORY BUILDINGS**

11.4.1 Accessory buildings and uses, except dwelling units, shall be permitted and are subject to Section 4.14.10.

### **11.5 REGULATIONS**

#### **11.5.1 Site Requirements**

The minimum and maximum site size and yard requirements are shown in Table 11-1.

### **11.6 STANDARDS FOR DISCRETIONARY USES**

Council will consider discretionary use applications in the **CON** 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.

11.6.1 All operations shall comply with all regulations of Saskatchewan Environment and Saskatchewan Labour which govern their operation and development.

### **11.7 OFF-STREET PARKING AND LOADING**

Off-street parking and loading requirements are subject to Section 4.16.

### **11.8 LANDSCAPING**

Landscaping is subject to Section 4.17.

### **11.9 OUTSIDE STORAGE**

Outside storage, including garbage storage, is subject to Section 4.18.

| Table 11-1<br>CON - CONSERVATION DISTRICT DEVELOPMENT STANDARDS<br>for the Lloydminster Planning District |                               |                                     |   |                           |                           |                          |                          |  |
|---|-------------------------------|-------------------------------------|---|---------------------------|---------------------------|--------------------------|--------------------------|--|
| Use   | Permitted or<br>Discretionary | Subject to<br>Sections              | Development Standards                                   |                           |                           |                          |                          |  |
|   |                               |                                     | Minimum Site<br>Area (m <sup>2</sup> )                  | Minimum Site<br>Width (m) | Minimum Front<br>Yard (m) | Minimum Side<br>Yard (m) | Minimum Rear<br>Yard (m) |  |
| 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   | D                             |                                     | --  | --                        | --                        | --                       | --                       |  |
| (6) Passive recreation activities and uses  | D                             |                                     | --  | --                        | --                        | --                       | --                       |  |
| (7) Campgrounds   | D                             | 3.5.2 (1)<br>3.7.5 (12)<br>4.14.2   | --  | --                        | --                        | --                       | --                       |  |
| (8) Accessory uses, buildings, or structures secondary to and located on the same site as a principal use | P                             | 4.14.10                             | --  | --                        | --                        | --                       | --                       |  |
| (9) Wind energy facilities  | D                             | 3.5.2 (7) (8)<br>4.14.17<br>4.14.18 | Development standards as in Section 4.14.17 and 4.14.18 |                           |                           |                          |                          |  |

| Table 11-1<br>CON - CONSERVATION DISTRICT DEVELOPMENT STANDARDS<br>for the Lloydminster Planning District |                               |                     |  |                           |                           |                          |                          |   |
|---|-------------------------------|---------------------|--|---------------------------|---------------------------|--------------------------|--------------------------|---|
| Use   | Permitted or<br>Discretionary | Subject to Sections | Development Standards                  |                           |                           |                          |                          |   |
|   |                               |                     | Minimum Site<br>Area (m <sup>2</sup> ) | Minimum Site<br>Width (m) | Minimum Front<br>Yard (m) | Minimum Side<br>Yard (m) | Minimum Rear<br>Yard (m) | Setback of Facility<br>Running Parallel<br>to any Road<br>Allowance (m) |
| Resources Based Uses*   |                               |                     |  |                           |                           |                          |                          |   |
| Petroleum pipelines, oil & gas wells, and related facilities*   | P (1)                         | 4.11.2              |  |                           |                           |                          |                          | 35  |

**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 limitations and standards regarding Table 11-1 and the CON District:**

- (1) Uses involving hazardous materials or chemicals will be included as a Permitted Use, subject to approval from all government regulatory agencies.

\*Bylaw No. 05-2018

## 12    **REC - RECREATIONAL DISTRICT**

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### 12.1    **INTENT**

The objective of the **REC** - Recreational District is to accommodate recreational development consistent with the recreational policies of the Official Community Plan.

### 12.2    **PERMITTED AND DISCRETIONARY USES AND DEVELOPMENT STANDARDS**

The permitted and discretionary uses and applicable development standards are laid out in Table 12-1.

### 12.3    **PROHIBITED USES**

Uses prohibited in the **REC** District are as follows:

### 12.4    **ACCESSORY BUILDINGS**

- 12.4.1 Accessory buildings and uses, except dwelling units, shall be permitted and are subject to Section 4.14.10.

### 12.5    **REGULATIONS**

#### **12.5.1 Site Requirements**

The minimum and maximum site size and yard requirements are shown in Table 12-1.

### 12.6    **STANDARDS FOR DISCRETIONARY USES**

Council will consider discretionary use applications in the **REC** 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.

- 12.6.1 All operations shall comply with all regulations of Saskatchewan Environment and Saskatchewan Labour which govern their operation and development.

### 12.7    **OFF-STREET PARKING AND LOADING**

Off-street parking and loading requirements are subject to Section 4.16.

### 12.8    **LANDSCAPING**

Landscaping is subject to Section 4.17.

### 12.9    **OUTSIDE STORAGE**

Outside storage, including garbage storage, is subject to Section 4.18.

| Table 12-1<br>REC - RECREATIONAL DISTRICT DEVELOPMENT STANDARDS<br>for the Lloydminster Planning District |                               |                        |  |                           |                           |                          |                          |  |
|---|-------------------------------|------------------------|--|---------------------------|---------------------------|--------------------------|--------------------------|--|
| Use   | Permitted or<br>Discretionary | Subject to<br>Sections | Development Standards                  |                           |                           |                          |                          |  |
|   |                               |                        | Minimum Site<br>Area (m <sup>2</sup> ) | Minimum Site<br>Width (m) | Minimum Front<br>Yard (m) | Minimum Side<br>Yard (m) | Minimum Rear<br>Yard (m) |  |
| Commercial Uses   |                               |                        |  |                           |                           |                          |                          |  |
| (1) Amusement parks   | P                             |                        | --                                     | --                        | --                        | --                       | --                       |  |
| (2) Commercial ice rink facilities  | P                             |                        | --                                     | --                        | --                        | --                       | --                       |  |
| (3) Tourist campground facilities   | P                             |                        | --                                     | --                        | --                        | --                       | --                       |  |
| (4) Racetracks  | D                             |                        | --                                     | --                        | --                        | --                       | --                       |  |
| Municipal, Recreational, Institutional and Other Uses   |                               |                        |  |                           |                           |                          |                          |  |
| (1) Nature trails and parkway linkages  | P                             |                        | --                                     | --                        | --                        | --                       | --                       |  |
| (2) Parks and passive recreation activities   | P                             |                        | --                                     | --                        | --                        | --                       | --                       |  |
| (3) Sports grounds and ballparks  | P                             |                        | --                                     | --                        | --                        | --                       | --                       |  |
| (4) Zoological gardens  | P                             |                        |  |                           |                           |                          |                          |  |
| (5) Public utilities  | P                             |                        | --                                     | --                        | --                        | --                       | --                       |  |
| (6) Accessory uses, buildings, or structures secondary to and located on the same site as a principal use | P                             | 4.14.10                | --                                     | --                        | --                        | --                       | --                       |  |

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

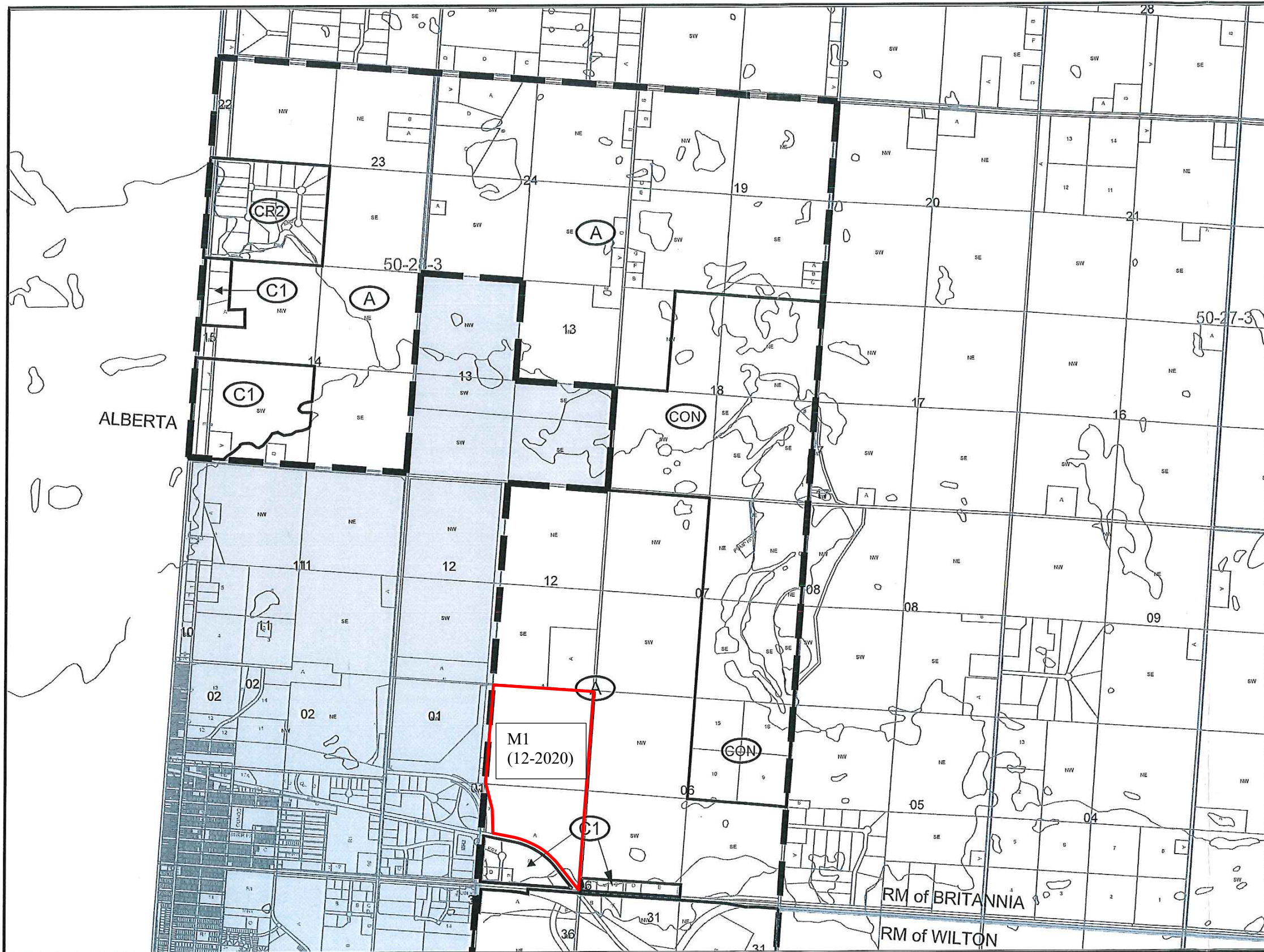
means a use or form of development allowed as of right in a zoning district, subject to the regulations contained in this Bylaw.

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.

**Special limitation and standards regarding Table 13-1 and the REC District:**

## **13    MAPS**

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Lloydminster Planning District  
Rural Municipality of Britannia No. 502

## ZONING DISTRICT MAP

### ZONING DISTRICTS

- (A) AGRICULTURE
- (CR1) LOW DENSITY COUNTRY RESIDENTIAL
- (CR2) MEDIUM DENSITY COUNTRY RESIDENTIAL
- (C1) RURAL COMMERCIAL
- (M1) HEAVY INDUSTRIAL
- (CON) CONSERVATION
- (REC) RECREATIONAL

This is the Zoning District Map which  
accompanies Bylaw Number 18-2014  
adopted by the Rural Municipality of  
Britannia No. 502.

Reeve  
*[Signature]*  
Rural Administrator

Approved on the 4th day of December  
2015.

Minister  
Saskatchewan Government Relations

**CROSBY  
HANNA  
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