

RURAL MUNICIPALITY OF LUMSDEN NO.189

ZONING BYLAW

BYLAW No. 2-2000

Consolidated July 2000

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RURAL MUNICIPALITY OF LUMSDEN NO. 189

BYLAW No. 2-2000

ZONING BYLAW

PART I. - INTRODUCTION

1. **Authority**

Pursuant to Sections 59 and 67 of *The Planning and Development Act, 1983*, the Council of the Rural Municipality of Lumsden No. 189, hereby enacts this Zoning Bylaw.

2. **Title**

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

3. **Scope**

The Zoning Bylaw shall apply to the whole of the rural municipality.

4. **Purpose**

The purpose of the Zoning Bylaw, by regulating the use of land, shall be:

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

PART II. - DEFINITIONS

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

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

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

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

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

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

- (i) owned by a person or corporation, and
- (ii) used for agricultural operations and production, and
- (iii) within the rural municipality, and shall not include a site, the principal use of which is residential or non-agricultural.

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

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

Agricultural Residence, Farmhouse - shall mean a residential building which is an accessory use to a principal agricultural operation, but shall not include a residential site.

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

Agricultural Tourism Use - shall mean a tourism oriented commercial land use related to the retail sale of products and/or the provision of entertainment, ancillary to an agricultural farm operation or a country residence, and without limiting the generality of the above, includes museums, historical farms, farm zoos, art galleries and cultural entertainment facilities, and accessory to these uses, tea rooms, restaurants, and gift shops, but shall not include a separate building for habitation.

Part II - Definitions

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

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

Amenity - shall mean a natural, or constructed feature that enhances or makes a site or development more functional, safe, satisfying or attractive.

Animal Unit (A.U.) - shall mean the kind and number of animals calculated in accordance with the following table:

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

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

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

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

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

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

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

APPLICATION FOR		APPROVING AUTHORITY	
(i)	Development Permit	Council or development officer	
(ii)	Subdivision	(a)	Recommendation by Council
		(b)	Approval - Province
(iii)	Development Plan or Zoning Bylaw Amendment	(a)	To initiate - Council
		(b)	To adopt - Council
		(c)	To approve - Province

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

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

Bed and Breakfast Establishment - shall mean a single family dwelling, occupied by the owner(s) of the dwelling, which offers lodging and meals to the traveling public for a price, over a short period of time, but shall not include a boarding/ rooming house, or a group home.

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

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

Boathouse - shall mean an accessory building to a principal other use, used to accommodate boats.

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

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

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

Part II - Definitions

Building Height - shall mean the vertical distance between the centre, front grade of the lot and the highest point of a building,

Excluding:

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

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

Building, Residential - shall mean a single detached, semi-detached, duplex, apartment building; mobile home, or dormitory dwelling unit or building, or other form of building besides these as may be approved by Council for use as a dwelling.

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

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

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

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

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

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

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

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

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

Council - shall mean the Council of the Rural Municipality.

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

Part II - Definitions

Dedicated Lands - shall mean lands dedicated pursuant to *The Planning and Development Act, 1983*, including a buffer strip, environmental reserve, municipal reserve, public reserve, and pedestrian, cycling or similar easements.

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

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

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

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

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

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

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

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

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

Dwelling - shall mean a building used or intended for residential occupancy.

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

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

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

Part II - Definitions

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

Dwelling Unit - shall mean one or more habitable rooms, which are used or intended for occupancy as one separate living area, typically containing a kitchen or kitchen facilities (including, but not limited to, cabinets, refrigerator, sink, stove, oven, microwave, or other cooking appliances, and table and chairs), sanitary facilities, and sleeping facilities.

Environmental Characteristics - shall mean those features or processes of the land and water that are identified by Council from time to time as being essential to consider in deciding whether or not to approve applications for development under this bylaw, with the essential features or processes being:

- (i) steep, slump prone, and unstable slopes
- (ii) susceptibility to flooding
- (iii) groundwater supplies
- (iv) aquifer recharge capability
- (v) high water tables
- (vi) susceptibility to water erosion
- (vii) marshes
- (viii) water course banks
- (ix) susceptibility to wind erosion
- (x) expansive soils that may shrink, swell, have structural (e.g., for buildings) stress and frost heave damage potential

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

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

Existing Site, Structure, Use - shall mean:

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

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

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

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

Part II - Definitions

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

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

Design Flood - shall mean:

- (i) a 1:500-year flood,
- (ii) a flood having a return period greater more frequent than 1:500 years,
- (iii) a recorded flood having a water surface elevation equal to or exceeding that of a 1:500-year flood,
- (iv) a flood that would result from a specified input yielding water surface elevations equal to or exceeding those of the 500-year flood.

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

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

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

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

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

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

Freeboard Elevation - shall mean the elevation of the design flood, plus an extra 0.5 metre (about 20 inches).

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

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

Garden Suite - shall mean a temporary detached dwelling unit for the accommodation of a physically dependent relatives(s) of resident(s) of the main dwelling on site.

Part II - Definitions

Golf Course - shall mean a development to accommodate the game of golf, or learning or practicing golf, where the site has been improved with tees, fairways, traps, hazards, greens, shelters, etc., and may include parking lots, club house with locker and shower facilities, food services, retail sales of golf related tools and goods, sanitary facilities, maintenance compound and buildings, and other common golf course facilities, and shelters, excluding, as a principal use miniature golf.

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

Guest House - shall mean a non-commercial accessory use or building, to a principal cottage or residential use, used to accommodate guests on a temporary basis.

Hazardous Materials - shall include all substances, new or used, including wastes, as defined under *The Hazardous Substances and Waste Dangerous Goods Regulations*, or as supplemented by Council from time to time.

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

- (i) excessive noise, odour, dust, vibration, etc.,
- (ii) offensive emissions,
- (iii) hazardous materials
- (iv) air, water or soil pollution,
- (v) land use conflict,
- (vi) reduced public safety,

and may include, but is not limited to, auto-wrecking ,hazardous materials storage and handling operations, asphalt, production or storage and grain handling uses.

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

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

Highway Commercial - shall mean a commercial development which:

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

and includes, but is not limited to gas stations, motels and drive-in fast food restaurants.

Part II - Definitions

Residential Home Based Business - shall mean accessory and secondary use of a dwelling or accessory building, where the business is owned and conducted by a resident of the site, and where the business activity does not change the residential character of the buildings or open areas of the site.

Farm Home Based Business - shall mean accessory and secondary use of farm residences or accessory buildings where the business is owned and conducted by a resident(s) of the farm.

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

Industry - shall mean a development which primarily involves:

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

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

Intensive Livestock Operation - shall mean an operation or facilities for the permanent or temporary rearing, confinement or feeding of poultry, hogs, sheep, goats, cattle, horses, or domesticated game animals.

Intensive Recreation - shall mean a recreation development that, provides for physical recreation, leisure, sports, and athletics involving gymnasiums, arenas and rinks, water slides, indoor and outdoor courts, ball diamonds, soccer pitches, and similar uses and facilities.

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

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

where the principal use or activity relies primarily on the use of buildings, structures and land modifications, rather than on the extent of land.

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

Kennels - shall mean a sheltering, breeding or boarding establishment of three or more adult (e.g., over six months old) dogs with or without commercial gain.

Landscaping - shall mean the addition of lawns, trees, plants, privacy fencing, decorative

Part II - Definitions

sculpture and other natural and man-made features to enhance or make a site more safe, functional, decorative, aesthetic, satisfying.

Loading and Unloading Spaces - shall mean an off-street space or facility, which may comprise ramps and docks, either free-standing or attached to a building; and is used for the loading and unloading of commercial and industrial materials from vehicles, trailers, or rail cars.

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

- (i) shall include petroleum, sand, clay, rock, agricultural topsoil and gravel, but
- (ii) shall not include surface or ground water.

Minister - shall mean the Minister of Municipal Affairs, Culture and Housing for the Province of Saskatchewan.

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

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

and shall not include:

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

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

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

Modular Home - shall mean a non-motorized dwelling which:

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

and shall not include:

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

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

Part II - Definitions

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

Municipality or R.M. - shall mean the Rural Municipality of Lumsden No. 189.

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

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

Park - shall mean a naturally vegetated or landscaped open area, courtyard, common, playground, or similar area set aside, and with only passive play and accommodation facilities (e.g. washrooms, benches, shelters, play structures, trails, etc.), set aside for use by the general public.

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

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

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

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

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

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

- (i) a government, or
- (ii) a crown corporation, or
- (iii) a public or private company, corporation, agency or person, which, by law, is authorized, regulated, franchised or licensed to provide essential and general public facilities, systems and services; and shall include public works as defined below:

Public Works

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

Part II - Definitions

Reeve - shall mean the Reeve of the Rural Municipality of Lumsden No. 189.

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

Public Utility Rural Municipal Administrator - shall mean the Rural Municipal Administrator of the rural municipality of Lumsden No. 189.

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

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

of second hand or waste materials that may be used again, including, but not limited to, vehicles, tires, metal, glass, building materials, household appliances, brush, wood, lumber, yard refuse, and other materials.

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

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

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

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

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

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

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

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

Part II - Definitions

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

Zone - shall mean:

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

PART 111. – ADMINISTRATION

1. Development Officer

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

2. Council

- (1) Council shall make all decisions regarding discretionary uses, development and servicing agreements, and Zoning Bylaw amendments.
- (2) Council shall make a recommendation regarding all subdivisions applications circulated to it by Saskatchewan Municipal Affairs, Culture and Housing, prior to a decision being made by the province.

3. Development Appeals Board

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

(2) Remuneration

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

4. **Zoning Map**

(1) General

A map entitled “Zoning Map” shall be part of this Zoning Bylaw.

(2) Development Zones

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

(3) Notations

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

- (i) management areas,
- (ii) development sub-zones(e.g, “H” – for holding zone; “C”- for contract zoning)
- (iii)environmental characteristics.

5. **Development Zones**

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

<u>Zone</u>	<u>Symbol</u>
<i>Agriculture</i>	<i>A</i>
<i>Low Density Valley Residential</i>	<i>R1</i>
<i>Medium Density Valley Residential</i>	<i>R2</i>
<i>Planned Valley Residential</i>	<i>R3</i>
<i>Commercial</i>	<i>C1</i>
<i>Industrial</i>	<i>M1</i>
<i>Critical Wildlife Habitat</i>	<i>CWH</i>

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

6. **Zone Boundaries**

(1) Interpretation

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

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

(2) Clarification

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

7. **Non-Conformity Through Metrication**

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

8. **Canada Land Inventory Ratings**

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

9. **Bylaw Interpretation**

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

10. **Development and Subdivision Conformity**

(1) General

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

(2) Stringency

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

(3) Compliance with Other Legislation

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

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

11. Development Permits Required

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

- (1) complete a development permit application, and
- (2) receive a development permit for the proposed development, unless the proposed development or use is exempt from development permit requirements.

12. Exemptions

(1) From Development Permits

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

(i) Farm Buildings

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

- (a) farm dwellings on the agricultural site,
- (b) discretionary agricultural uses(See Part V, 4).

(ii) Certain Signs

Certain signs, as outlined in Part IV - General Development Standards;

(iii) Accessory Uses

All accessory uses, unless required in a specific land use zone;

(iv) Official Temporary Uses

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

(v) Internal Alterations

(a) Residential Buildings

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

(b) All Other Buildings

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

(vi) Fences

The erection of any fence, or gate.

(2) From All Bylaw Requirements

The following uses shall be exempt from all bylaw requirements:

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

13. Development Permit Application Requirements

(1) General

Every development permit application shall include:

(i) Application Form

A completed application form;

(ii) Site Plan

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

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

(iii) Building Plan

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

(iv) Landscape Plan

A landscape plan showing, with labels, the following:

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

(v) Vicinity Map

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

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

(vi) Certificate of Title

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

(vii) Valid Interest

- (a) Development permit applicants shall be required to provide information, to the development officer's or Council's satisfaction, that he/she has a current valid interest in the land proposed for development.
- (b) Such information may include:
 - an agreement for sale,
 - an offer or option to purchase,
 - a letter of purchase,
 - other, as determined and accepted by Council, or the development officer;

(viii) Site Description

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

- (b) A metes and bounds description prepared by the Regina Land Titles Office Registrar, which is accompanied by an accurate sketch;
- (ix) Photographic Information
Photographic information showing the site in its existing state.
- (2) Excavation, Topsoil Stripping and Grading Operation Application Requirements
In addition to the above general development permit application requirements, an application involving an excavation, topsoil stripping or grading operation, including sand and gravel extraction, shall include:
 - (i) A General Plan
A plan showing the location of:
 - (a) the proposed area of operation, relative to site boundaries,
 - (b) the depth of excavation, and
 - (c) the quantity of topsoil to be removed,
 - (ii) An Operation Description
A description of the excavation, stripping or grading operation, which includes a progressive decommissioning program,
 - (iii) A Phasing Plan
A detailed timing and phasing program covering the length of the proposed operation,
 - (iv) A Final Development Plan
A plan showing:
 - (a) the final site conditions, and
 - (b) an "after operation" land use plan, following the completion of the operation,
 - (v) A Land Reclamation Plan
A land reclamation measures proposal, which conforms to R.M. and provincial guidelines,
 - (vi) Mitigation Measures
A description of the measures to be taken for the prevention or mitigation of dust, noise, public safety, erosion and other effects to surrounding land uses and the public, during and after the operation,
 - (vii) A Traffic Impact Study
A traffic impact study which identifies:
 - (a) the projected volumes of truck traffic on roads,
 - (b) the proposed road impacts (e.g., road deterioration), and
 - (c) the proposed measures to minimize negative (e.g., noise, dust, excessive speed) impacts on other road users and the public.

(3) Agricultural Development

(i) General

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

(ii) Specific

Specific information shall include:

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

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

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

(4) Additional Information

Developers shall prepare and provide additional information, as may be requested by the development officer or Council including, but not necessarily limited to:

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

(5) Exemptions

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

14. Application Review

(1) Requirements

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

(2) Referrals

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

(3) Other Approvals

Council may require applicants to provide provincial and other approvals prior to issuing a development permit, or after issuing a development permit as a condition of the permit approval.

15. Application Review Sequence

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

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

16. Application Decision

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

17. Development Application Approval

(1) Bylaw Compliance

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

(2) Issuance

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

(3) Permitted Use Development Standards

- (i) A development officer may incorporate, in a permitted use development permit, specified development standards to ensure development and application conformity with the Zoning Bylaw.
- (ii) The development standards shall be based on the provisions of Part IV General Development Standards and defined bylaw requirements.

- (4) Discretionary Use Development Standards
- (i) Council may prescribe, in a discretionary use development permit, specified development standards to achieve application conformity and the development objectives of the Zoning Bylaw.
 - (ii) The development standards shall be based on and be consistent with, defined bylaw discretionary use development objectives, standards and the provisions of this bylaw.
- (5) Development and Servicing Agreements
- (i) General
Development and servicing agreements may be used by Council to manage development and subdivision concerns, in accordance with *The Planning and Development Act, 1983*
 - (a) to achieve development plan and Zoning Bylaw conformity,
 - (b) to protect the public interest and control R.M. costs,
 - (c) to ensure bylaw, development, servicing, resource management and environmental compliance,
 - (d) in conjunction with contract zoning.
 - (ii) Caveats
Council may, at its discretion, require that development and servicing agreements be caveated to land titles by the developer or Council.

18. Temporary Development Permits

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

- (i) Incidental Uses
Developments incidental to approved construction (e.g., licensed contractors and authorized persons), including a tool shed, scaffold and similar uses,
- (ii) Special Occasions
Developments erected for Council-approved special occasions and holidays,
- (iii) Asphalt Plants
Temporary asphalt and asphalt mixing plants,
- (iv) Small Sand, Clay, Rock, and Gravel Operations and Commercial Topsoil Activities
Small temporary, seasonally or periodically used petroleum extraction, sand, clay, rock, gravel and commercial topsoil stripping operations, including accessory equipment,

- (v) Temporary Accommodation
 - (a) Licensed contractors may, at Council's discretion, be authorized to erect a temporary accommodation or construction camp, on or off site.

19. Development Application Refusal

- (1) General

An application for a development permit shall be refused if, it does not comply with all Zoning Bylaw requirements.
- (2) Reasons

The reasons for a development permit refusal shall be stated.
- (3) Re-Application

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

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

20. Development Permit - Invalid

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

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

21. Cancellation

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

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

22. Stop Work

The Development Officer may authorize action to stop any development which does not conform to this bylaw, a development or servicing agreement, a development permit or condition, or a caveat under this bylaw (See Appendix C for sample Stop Work Order).

23. Permit Re-Issuance

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

24. Other Permits

A developer shall obtain all other necessary permits and approvals, either prior to, or after obtaining a development permit, as specified by Council or the development officer (e.g., an intensive livestock operation permit).

25. Building Permits

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

26. Moving a Building

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

27. Saskatchewan Health Referral

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

28. Development Agreements

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

29. Servicing Agreement

Where a development proposal involves subdivision, Council may require a developer to enter into a servicing agreement to ensure appropriate servicing pursuant to Section 143 of *The Planning and Development Act, 1983*. Council may direct the Administration to vary the agreement on a case to case basis, or not require it (See Appendix D for sample servicing agreement).

According to Section 143(2) of *The Planning and Development Act, 1983*, the agreement may provide for:

- (a) the undertaking and installation of storm sewers, sanitary sewers, drains, water mains and laterals, hydrants, sidewalks, boulevards, curbs, gutters, street lights, graded gravelled or paved streets and lanes, connections to existing services, area grading and levelling of land, street name plates, connecting and boundary streets, landscaping of parks and boulevards, public recreation facilities or other works that Council may require;

- (b) the payment of levies and charges, in whole or in part, for the capital cost of providing, altering, expanding or upgrading sewage, water, drainage and other utility services, public highway facilities or park and recreation space and facilities located within or outside the proposed subdivision and that directly or indirectly serve the proposed subdivision.

30. Performance Bonds

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

31. Liability Insurance

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

32. Caveats

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

33. Fees

(1) For Development Permit Applications

A development permit application fee, as specified below, shall accompany each application at the time of application:

(i) Basic Fees

(a) Principal Uses
For all development permit applications for principal uses. \$25.00

(b) Subdivision Review
For all subdivision applications. \$100.00

(c) Signs
For all signs requiring a permit \$100.00

(ii) Detailed Review Costs

(a) General

Where a development or subdivision proposal involves a detailed R.M. review, a plan or Zoning Bylaw amendment, a development agreement, a servicing agreement, detailed development conditions, liability insurance, performance bonds, caveats, or R.M. legal and professional planning advice, Council may require the applicant to pay 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 R.M. Council specified documents, including development and servicing agreements.
- (2) For Advertising Amendments and Discretionary Use Proposals
Applicants shall pay all advertising costs associated with:
- (i) zoning Bylaw amendments,
 - (ii) discretionary use development proposals.

34. Bylaw Amendments

- (1) General
Council may amend this bylaw:
- (i) upon request,
 - (ii) at any time upon its own initiative,
- in order to achieve the application of development plan bylaw goals, objectives and policies.
- (2) Public Advertisement
All proposed bylaw amendments shall be publicly advertised in accordance with *The Planning and Development Act, 1983*.
- (3) Amendment Application Requirements
Every bylaw amendment application shall include:
- (i) General
 - (a) Form
A completed application form,
 - (b) Applicant Interest
A copy of the certificate of title for the lands affected, copies of any registered caveats or other documents verifying that the applicant has a legal interest in the land, for at least the period of time necessary to process the application to a public hearing,
 - (c) Owner Letter
Where the applicant is an agent, acting for the owner, a letter from the owner shall be provided verifying the agent's authority to make the application,
 - (d) Reasons
A statement of the reasons for the request to amend the bylaw,
 - (e) Costs
Payment for the cost of advertising for the public hearing,
 - (ii) Vicinity Map
A properly dimensioned vicinity map indicating the site to be amended, its relationship to existing land uses within a 91 metre (300 foot) radius of the boundaries of the site and any prominent physical features, including roads and public utilities,

- (iii) Additional Information
Council and the development officer may request additional information to evaluate and make a recommendation regarding the application to effectively administer this bylaw,
- (iv) Exemptions
The Council or development officer, at their sole discretion, may waive part of the application requirements, when such will not jeopardize the development plan policies or Zoning Bylaw requirements.

35. Bylaw Amendment Application Review

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

36. Bylaw Review

Council shall review and may consolidate this bylaw:

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

37. Severability

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

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

38. Prosecutions and Penalties

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

"(1) Every person who:

- (a) contravenes or refuses or neglects to comply with, fails to do any act or thing required to be done or suffers or permits any act or thing to be done in contravention of:
 - (i) any provision of this Act or the regulations or any provision of any other Act that, by this Act, is made applicable to proceedings under this Act; or
 - (ii) any provision of any development plan, basic planning statement or Zoning Bylaw or any other bylaw, permit or regulation, enacted or made by the Council, any approving authority or the Minister, pursuant to this Act or pursuant to powers delegated by the Minister; or
- (b) obstructs or hinders any person in the exercise of performance of his powers or duties under this Act or under any order, regulation or bylaw in force pursuant to this Act; is guilty of an offence and liable on summary conviction:

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

39. Repeal - Previous Zoning Bylaws

Zoning Bylaw No. 4/90 and all amendments, including all maps, shall be repealed on the effective date of this Zoning Bylaw.

PART IV. - GENERAL DEVELOPMENT STANDARDS

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

A. **General**

1. **Municipal Development Plan Requirements**

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

2. **Compliance**

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

B. **Environmental**

1. **Development Plan Requirements**

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

2. **Flood Protection Standards**

(1) **New Development in a Flood Plain Area**

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

(i) **Permitted Uses**

(a) **Public Utility Uses**

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

(ii) **Discretionary Uses**

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

(a) **Agricultural**

Extensive and intensive agricultural uses, **excluding** residential buildings.

(b) **Recreation**

Recreation uses, primarily outdoor uses, including conservation uses, critical wildlife habitats, bicycle paths, ski trails, walkways and similar uses.

(c) **Amenities**

Signs, parking areas and similar amenities.

- (d) Temporary Uses
At Council's discretion, other permitted and discretionary uses listed in the designated zone (e.g., Agriculture Zone) may be authorized, subject to conditions regarding development removal and related assurances.
 - (e) Site Modifications
Council approved site modifications.
- (iii) Prohibition
All development below the 1:500-year design flood freeboard elevation shall not:
- (a) increase the flood damage potential,
 - (b) adversely affect the hydraulic efficiency or capacity of the floodway, floodway fringe or water bodies.
- (2) Existing Development in a Flood Plain Area
- (i) Existing flood plain area developments, buildings and structures, not listed in Section B2(1) above, which are below the 1:500-year design flood freeboard elevation may continue as conforming uses, buildings and structures.
 - (ii)
 - (a) Existing flood plain area uses, buildings and structures not listed in Section B2(1) above, may be modified, replaced, or expanded, at Council's discretion, subject to approved flood proofing and Zoning Bylaw standards.
 - (b) No extra buildings or structures shall be authorized for developments associated with those not listed in Section B2(1) above.
- (3) Subdivision for New and Existing Development in a Flood Plain Area
Land which is totally or partially below the 1:500- year design flood freeboard elevation, may be subdivided, at Council's discretion and recommendation, for a new or existing, permitted or discretionary use, where:
- i) either the specified minimum site size requirement is provided totally above the 1:500-year design flood freeboard elevation, or
 - (ii) a suitable and sufficient portion of the site area is provided above the 1:500-year design flood freeboard elevation, to accommodate the principal buildings or main activity of the principal use.
- (4) Land Consolidation
Land below the 1:500-year design flood freeboard elevation may be subdivided to accommodate the consolidation or rearrangement of sites, at Council's discretion and recommendation.

- (5) Flood proofing Measures
- (i) Developments, structures and subdivision proposals which are proposed on land which is lower than the 1:500 design flood freeboard elevation, shall be flood proofed according to Council approved flood proofing measures.
 - (ii) Such measures shall be, generally, established in consultation with the Saskatchewan Water Corporation and may include dykes, earth fill, and ditches; and special locational, construction, maintenance and mitigative measures.
- (6) Prohibition
Council may prohibit development and recommend subdivision refusals when, in its opinion, the above flood proofing requirements cannot be satisfactorily met.
3. Setbacks from Water Courses and Shorelines
- (1) From Shorelines and Watercourses
- (i) Defined
The shoreline, river bank and water body edge shall be that line as defined in:
 - (a) *The Land Titles Act*, and/or
 - (b) other provincial legislation, as the case may be; or
or as determined in a Court of Law
 - (ii) Development and Subdivision
 - (a) General
New development and subdivision which is proposed on sites with site lines which abut a shoreline, watercourse or creek, may be authorized:
 - at Council's discretion,
 - in consultation with provincial agencies (e.g., Saskatchewan Environment and Resource Management, Saskatchewan Water Corporation, etc.),
 - subject to development and subdivision requirements which achieve:
 - the plan policies,
 - federal and provincial requirements, and
 - all Zoning Bylaw requirements.
 - (b) Preference
Council may require that shoreline development and subdivision proposals be modified:
 - to leave the shoreline in a natural state,
 - to involve Council approved conservation uses,
 - to be managed as dedicated lands (e.g., municipal or environmental reserves),
 - to involve building and development setbacks, to a maximum distance of 46 metres (150 feet) from the water.

(c) Boathouses

At Council's discretion, boathouses may be permitted at the shoreline, only for sites which abut the water, in which case, the side and rear yard requirements may be waived.

4. Groundwater

(1) Protection

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

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

(2) Developer Information

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

- (i) adequate water quality shall be available,
- (ii) a regular water supply shall be maintained,
- (iii) no adverse effects on the quantity or quality of the water supply for adjacent developments shall occur,
- (iv) development shall not cause negative effects on the aquifer level, or cause potential aquifer contamination.

(3) Provincial Consultation

The Council may seek the assistance of Saskatchewan Environment and Resource Management, Saskatchewan Water Corporation and Saskatchewan Health in making an assessment of supplied technical and hydrological information.

(4) Priority

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

5. Waste Disposal

(1) General

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

(2) Storage

(i) New Facilities

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

(ii) Removal

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

6. Air Quality

No development shall cause or create:

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

which would exceed federal, provincial or municipal requirements or, in the absence of established regulatory requirements, cause significant nuisance as determined by Council at its discretion.

7. Critical Wildlife Habitat Management

(1) General

All non-farm development and subdivision proposals on private and crown lands:

- (i) designated on the Plan Map as Critical Wildlife Management Areas,
- (ii) designated on the Zoning Map as Critical Wildlife Habitat Zone,

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

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

(2) Critical Wildlife Habitat Development Criteria

(i) General

Non-farm development and subdivision proposals in areas identified in section 7(1) above shall meet the following criteria:

- (a) non-wildlife habitat conservation development and subdivision may be strictly minimized,
- (b) development shall avoid precluding critical wildlife conservation,
- (c) development shall minimize tree cutting, vegetation clearing, soil disruption and site modifications.

(3) Critical Wildlife Studies

Developers of non-farm proposals shall, upon the request of Council, undertake a critical wildlife study, prior to development approval, to determine specific development requirements and standards.

(4) Requirements

Council may specify non-farm development conditions and subdivision referral recommendations regarding:

- (i) development and site location,
- (ii) construction, operations and maintenance,
- (iii) services and amenities,
- (iv) wildlife management, conservation, mitigative and rehabilitation
- (v) erosion control measures during and after

construction,

- (vi) other, as determined by

Council,

to achieve the above criteria.

(5) Prohibited Development

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

(6) Critical Wildlife Uses

Critical wildlife conservation uses:

(i) Zones

May locate in all zones,

(ii) Permitted Uses

Shall be permitted uses,

(iii) Requirements

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

(7) Consultation

Council may specify non-farm development and subdivision requirements based on reports from qualified persons and Saskatchewan Environment and Resource Management.

C. Services and Public Utilities

1. General

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

2. Public Utilities

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

(1) Development Permits

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

(2) Minimum Site, Frontage and Yard Standards

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

(3) Resource Management

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

(4) Provincial Requirements

All provincial requirements shall be met.

(5) Linear Public Utilities

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

(6) Municipal Requirements

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

(7) Developer Responsibilities

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

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

(8) Agreements

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

3. Dedicated Lands

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

D. Development and Subdivision

1. General

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

2. Prohibited Development

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

3. Development Sites

Every site shall conform to the requirements of this bylaw.

4. New Subdivision Sites and Remaining Sites

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

5. Site Size Adjustments

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

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

the remaining site size shall be deemed to be conforming.

6. Site Frontage

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

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

8. One Principal Development Per Site

Only one principal development or use per site shall be permitted unless otherwise agreed in accordance with Section 38, as part of a contract zoning agreement.

9. Principal Buildings Per Site

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

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

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

11. Development on Sites

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

12. Non-Conforming Sites

An existing site:

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

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

13. Existing Conforming Buildings with Non-Conforming Yards
 - (1) Alteration

An existing conforming principal or accessory building (e.g., residential) which:

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

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

(2) Reconstruction

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

14. Permitted and Discretionary Use Development and Subdivision Standards

(1) General

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

(2) Objectives

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

- (i) conformity with the plan and Zoning Bylaw,
- (ii) facilitate bylaw administration and clarity,
- (iii) ensure developer bylaw compliance and responsibility,
- (iv) agricultural resource management,
- (v) mineral extraction resource management,
- (vi) critical wildlife conservation,
- (vii) heritage conservation,
- (viii) environmental quality,
- (ix) efficient servicing,
- (x) public health and safety,
- (xi) minimal nuisance and inconvenience,
- (xii) development and subdivision compatibility and quality,
- (xiii) minimal public costs and maintenance, and
- (xiv) senior government requirements.

(3) Development Standards Applied

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

- (i) specifically identified bylaw development and subdivision requirements and stated discretionary development situations (e.g., flooding, unstable slopes, heritage and critical wildlife management concerns).
- (ii) site location shape, size, layout, setbacks and yards, (e.g., to achieve urban municipality development, servicing and expansion compatibility; or conservation policies),
- (iii) building size, shape and layout,
- (iv) pedestrian accessibility, including walkways,
- (v) vehicular access, location, type, volume and capacity,

- (vi) on-site parking and loading requirements, design and amenities,
- (vii) safeguards to prevent noxious and offensive emissions, including noise, glare, dust, odour and related nuisances,
- (viii) requirements including:
 - (a) landscaping,
 - (b) screening,
 - (c) site amenities,
 - (d) lighting,
 - (e) on-site servicing,
 - (f) open spaces,
 - (g) buffers, and
 - (h) signs.

15. Yards

(1) General

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

(2) Principal Building or Use

(i) General

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

(ii) Agricultural Uses

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

iii) Intensive Livestock Operations

An intensive livestock operation may, at Council's discretion, be authorized within 0 metres (0 feet) of a rear or side yard, subject to the following conditions:

- The adjacent use shall be an intensive livestock operation.
- The adjacent owner shall be the owner of the proposed development site.
- If the adjacent owner is not the same, the written consent of the adjacent owner to develop on a zero site line basis shall be obtained.
- All other bylaw requirements shall be met.
- Council may require that a development and/or servicing agreement, which addresses all concerns, be signed and caveated on the affected lands.

(iv) Sand, Clay, Rock, Gravel and Commercial Topsoil Removal Operations

Sand, clay, rock, gravel and commercial topsoil operations may, at Council's discretion, be authorized within 1 metre (3 feet) of a front, side and rear site line; but in no case shall related excavation occur within 16 metres (53 feet) of a road centreline.

(v) Dugouts

Excavations for dugouts and similar uses shall be prohibited within required yard setbacks from a road allowance centreline, (e.g., 46 metres; 150 feet) and the dirt piles shall be setback 46 metres (150 feet) from the road centreline.

(3) Accessory Buildings and Structures

(i) Attached

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

(ii) Separate

Separate accessory buildings, unless otherwise authorized in this bylaw:

(a) Yards Abutting a Road

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

(b) Yards in the R2 Zone

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

(iii) Solid Fences

Solid (e.g., plywood, brick) fences shall be located 46 metres (150 feet) back from road centrelines and not located in sight triangles.

(4) Maintenance

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

(a) maximum public safety (e.g., fencing, marked parking areas),

(b) minimal nuisance (e.g., vegetation),

(c) environmental quality (e.g., safe hazardous waste storage).

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

16. Outdoor Commercial Display

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

- (i) be a minimum distance of 4.5 metres (15 feet) from any site line,
 - (ii) not block the vision of drivers both on-site and within a sight triangle.
- Outdoor commercial displays shall not occur in residential zones except occasionally (once or twice annually) in relation to garage or yard sales, or other similar sales.

17. Sight Triangle

(1) Prohibition

In the A, R1, C1, M1 and CWH Zones no building, structure, earth pile, vegetation, etc., shall obstruct the vision of drivers within a sight triangle.

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

18. Development Separation Distances

(1) New Development Proposals

- (i) Table 4.1 lists the required separation distances between various land uses, and residential uses and urban municipal boundaries (see Table 4.2 for ILO separation distances). Distances are measured between site lines, or structures as the case may be.
- (ii) Council may require that the separation distances apply between site lines (i.e., from site line to site line).

TABLE 4.1 MINIMUM SEPARATION DISTANCES

USE	SEPARATION DISTANCE	DEVELOPMENT
intensive livestock operations (ILOs), including lagoons, etc	See Table 4.2	See Table 4.2
a) livestock assembly, quarantine and brokerage yards, including lagoons, etc. b) abattoirs c) anhydrous ammonia facilities d) auto wrecking uses e) industrial uses which involve potentially hazardous, noxious and nuisance generating effects; hazardous substances, as determined by Council, at its discretion	762 metres (2,500 ft)	<u>Residential Uses</u> a) existing residences b) Council approved residential sites (e.g., residentially zoned land formally approved residential subdivisions, residences for which development permits have been issued).
	1,609 metres (1 mile)	Town, village or resort village boundaries.

TABLE 4.2 MINIMUM ILO SEPARATION DISTANCES				
DEVELOPMENT	ANIMAL UNITS			
	50 -299	300-499	500-2000	> 2000
Dwelling, tourist accommodation	305 m	400 m	800 m	1200 m
Residential subdivision, hamlet or village with < 100 population, or campground	400 m	800 m	1200 m	1600 m
Village with 100 or more population	800 m	1200 m	1600 m	2400 m
Town	1200 m	1600 m	2400 m	3200 m

(Distances are measured between livestock facilities and building development)

(2) Flexibility For New Developments

General

Where the minimum separation standards of section 18(1) above cannot be met for new developments, Council may permit, at its discretion, subject to conditions, less stringent separation distances where:

- (a) written consent is received by the other affected landowner or municipality, and
- (b) land use compatibility, public safety, environmental protection and municipal servicing concerns are addressed to Council's satisfaction; however, the reduced separation distance shall be a minimum distance of 305 metres (1,000 feet).

(3) Existing Separation Distances

(i) For existing separation distances between 305 metres (1,000 feet) and 762 metres (2,500 ft.)

- (a) For uses identified in section 18(1), existing development separation distances between 305 metres (1,000 feet) and 762 metres (2,500 feet) shall be deemed to be conforming distances.
- (b) Regarding a structural expansion, or an increase in the intensity of an existing use identified in section 3(i)(a) above, Council may authorize, at its discretion, subject to conditions, structural expansions and increases in use intensity, but shall not:
 - increase land use incompatibility or nuisance,
 - jeopardize public safety,
 - negatively affect the environment or groundwater, or,
 - negatively affect municipal servicing efficiency.

(ii) For existing developments which have an existing separation distance of less than 305 metres (1,000 feet)

- (a) For existing developments identified in section 18(1) which have a separation distance of less than 305 metres (1,000 feet), such distances shall be deemed to be conforming distances.

- (b) Developments identified in section 3(ii)(a) above shall be subject to the following development standards:
 - structural expansions and increases in the intensity of the use shall be prohibited.
 - the development shall operate in conformity with all federal, provincial and R.M. requirements.

(4) Subdivision

- (i) The issuance of a development permit to construct a use listed in section 18(1), shall not constitute a recommendation to create a separate site (subdivision) for the use.
- (ii) The subdivision of a use identified in section 18(1) shall require a recommendation of Council and shall be at Council's discretion, subject to the following guidelines:
 - for all uses identified in section 18(1), Council shall encourage the maximum separation distances between site lines.
 - for intensive livestock operations, Council shall encourage, strongly, a minimum separation distance of 305 metres (1,000 feet) between site lines.
 - subdivision proposals for uses identified in section 18(1) may be refused by Council recommendation where in Council's opinion, potential land use, servicing, environmental and nuisance concerns may occur, or may jeopardize the public interest, safety and welfare.

19. Automotive Service Uses and Gas Pumps

Automotive service development (e.g., auto repair, body and paint shops), gas pumps and associated buildings, structures and vehicular movement shall meet the following development standards:

<u>Item</u>	<u>Minimum</u>
(i) gas pumps and islands	- 6 metres (20 feet) from any site line
(ii) propane and natural gas pumps	- per provincial regulations
(iii) access/egress points	- shall not be continuous along a road
	- 10 metres (32 feet) apart

<u>Item</u>	<u>Minimum</u>
(iv) on-site traffic circulation	- shall be accommodated on the site
(v) vehicles and parts storage	- shall not locate in a yard abutting a road
(vi) for all uses, all provincial requirements shall be met.	

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

(1) Prohibited

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

- (i) salvage yards,

- (ii) auto wrecking, and
- (iii) junk vehicles.

(2) Accommodated

(i) General

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

- (a) salvage yards,
- (b) auto wrecking, and
- (c) junk vehicles.

as discretionary uses, within the M1- Industrial Zone.

(ii) Development Standards

The following principal and accessory uses:

- (a) salvage yards,
- (b) auto wrecking,
- (c) junk vehicles,

shall meet the following development standards:

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

21. Junked Vehicles on Separate Residential Sites

The keeping of junked cars, abandoned vehicles and similar material on residential sites, shall be prohibited.

22. Human Habitation

Human habitation shall occur only in approved residential units and buildings.

23. Mobile Homes

(1) As Buildings

(i) New

- (a) New mobile homes shall be accommodated only on farms (e.g., in the Agricultural Zone), subject to the following standards:
 - A maximum of two mobile homes may be permitted.
 - The mobile home shall be placed on a fixed solid foundation (e.g., a cement pad).
 - The mobile home may be a single or double width mobile home.

- The Agricultural Zone requirements regarding accessory farm residential buildings shall apply.
- (b) New mobile homes shall be prohibited in other locations and sites in the R.M.
- (ii) Existing
Existing other mobile homes shall be conforming uses, **excluding** mobile homes for which an existing temporary development permit has been issued, in which case, the permit conditions shall be followed.
- (2) As Mobile Home Parks
Mobile home parks shall be prohibited in the R.M.
- 24. (1) Residential Home Based Business
Home based businesses shall be a permitted accessory use in all residential zones to a permitted dwelling unit or residential building and shall be subject to the following development standards:
 - (i) Service Oriented
The home based business shall be service oriented and shall not include except as portable, single-event displays retail sales or display of products for use at promotional "party" marketing events.
 - (iii) Employees
 - (a) Only the residents of the dwelling unit shall work on the site of the home based business.
 - (b) Other employees may work off site.
 - (iv) Scope
The use shall be restricted:
 - to the dwelling unit, or
 - to an accessory building.
 - (v) Outdoor Storage and Display
There shall be no outside storage or display of material or equipment.
 - (vi) Compatibility
The peace, quiet and character of adjacent land uses shall not be disturbed by dust, noise, smell, smoke, traffic or similar nuisances generated by the use.
 - (vii) Mechanical Equipment
Any accessory mechanical equipment shall be compatible with the residential use and shall not generate unacceptable nuisance, noise, odour, vibration or glare.
 - (viii) Business Vehicles
No more than one business vehicle shall be parked on site, or in the immediate vicinity of the home based business.
 - (x) Signs
Signs are not permitted.
 - (xi) Size
The home based business shall not occupy:

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

(2) Farm Home Based Business

Home based businesses shall be a permitted accessory use in all agricultural zones to a permitted dwelling unit or accessory farm building and shall be subject to the following development standards:

- (i) Permit
A development permit shall be required.
- (ii) Service Oriented
The home based business shall be service oriented and shall not include retail sales or display of products except as portable, single-event displays for use at promotional "party" marketing events.
- (iii) Employees
 - (a) Only the residents of the dwelling unit supplemented by no more than four other employees shall work on the site of the home based business.
 - (b) Other employees may work off site.
- (iv) Scope
The use shall be restricted:
 - to the dwelling unit, or
 - to an accessory building.
- (v) Outdoor Storage and Display
There shall be no outside storage or display of material or equipment.
- (vi) Compatibility
The peace, quiet and character of adjacent land uses shall not be disturbed by dust, noise, smell, smoke, traffic or similar nuisances generated by the use.
- (vii) Mechanical Equipment
Any accessory mechanical equipment shall be compatible with the residential use and shall not generate unacceptable nuisance, noise, odour, vibration or glare.
- (viii) Parking
Adequate on-site parking shall be provided for employees and customers.
- (ix) Signs
There may be one advertising sign for the home-based business on the site.
- (x) Size
The home-based business shall not occupy within the residential unit:
 - more than 10% of the total ground floor area, or
 - more than 14 square metres (150 square feet),
 - whichever is less; or
 - more than one accessory building.

25. Garden Suite

Garden suites shall be subject to the following development Standards:

- (i) Removable
A garden suite shall consist of a removable detached dwelling unit, without basement, built on grade, which may share a common entrance detached from the primary residence (i.e. modular home) but shall not include a mobile home.
- (ii) Separation Distance
The garden suite shall not be located greater than 45 feet away from the primary dwelling
- (iii) Approval Period
Approval of a garden suite shall be for a maximum period of two years and may be renewed at the discretion of Council providing the requirements of this bylaw continue to be met.
- (iv) Agreement
An applicant shall be required to enter into an agreement with the municipality to ensure the suite complies with all relevant requirements of the Bylaw.
- (v) Compatibility
Garden suites may only be approved where they would not:
 - (a) change the character of the neighbourhood;
 - (b) materially interfere with or affect the use and enjoyment of adjacent properties;
 - (c) adversely impact upon the environment;
 - (d) result in excessive demand on municipal services, utilities or public roadway access.

26. Agricultural Tourism Uses

- (i) Ancillary
The agricultural tourism use shall be ancillary to an agricultural farm operation or country residence.
- (ii) Display
Agricultural tourism uses shall display a high visual quality and shall be integrated into the rural environment by virtue of appropriate design, location and landscaping.
- (iii) Compatibility
Agricultural tourism uses may only be approved where they would not:
 - (a) unduly interfere with the amenities or change the character of the neighbourhood;
 - (b) materially interfere with or affect the use and enjoyment of adjacent properties;
 - (c) adversely impact upon the environment;
 - (d) result in excessive demand on municipal services, utilities or public roadway access;
 - (e) contravene any provincial environmental and health regulations.

27. Bed and Breakfast Establishment

Bed and Breakfast establishments shall be subject to the following development standards:

- (i) Ancillary
The bed and breakfast establishment shall be ancillary to an agricultural farm operation or country residence.
- (ii) Compatibility
Bed and Breakfast establishments may only be approved where they would not:
 - (a) change the character of the neighborhood;
 - (b) materially interfere with or affect the use and enjoyment of adjacent properties (in R1, R2 & R 3 Zones, adjacent land owners shall be notified);
 - (c) adversely impact upon the environment;
result in excessive demand on municipal services, utilities or public roadway access.
- (iii) License
Bed and Breakfast establishments shall be licensed with Regina Health District.
- (iv) Number of Rooms
A maximum of 4 bedrooms for the patrons of the bed and breakfast shall be allowed.
- (v) Parking
Parking for the patrons of the bed and breakfast establishment shall be provided on site.
- (vi) Signs
There may be one advertising sign for the bed and breakfast establishment on the site.

28. Farm Animals on Residential Sites

- (1) Cattle, horses, sheep, goats, mules, donkeys, poultry, and pigs, and other livestock shall be **prohibited** in the **R2-Residential Zone** and the **R-3 Planned Valley Residential Zone**, unless otherwise agreed in a contract zoning agreement.
- (2) A limited number of cattle, horses, sheep, goats, mules, donkeys, poultry and pigs, shall be permitted on residential sites in the **A-Agricultural** and **R1 Residential Zones**, subject to the following development standards:

LARGE ANIMALS (e.g. horses or cattle)	SITE SIZE HECTARES	SITE SIZE ACRES
2	2.0	5.0
4	4.0	10.0
1 Additional Large Animal for each >	1.2	3.0
All other animals shall be limited to domestic pets of the residents of the site, but in no case shall the numbers exceed that equal to one animal unit as described in Part II –Definitions, page 6.		

- (ii) Separation Distances
Animals shall not be pastured within 15 metres (50 ft.) of any dwelling not owned by the operator of the pasture or owner of the animals, and no buildings or structures intended to contain birds or animals shall be located within 30 metres (100 ft.) of a property line.

- (iii) Disposal of Manure
See Section IV D (29)(3) for regulations pertaining to the disposal of manure.
- (iv) Nuisances
No obnoxious odours, excessive noise, or nuisance shall be generated.
- (iv) Pollution
No surface or groundwater pollution shall occur.
- (v) Profit
Commercial animal operations shall be prohibited.
- (vi) Kennels
Kennels shall be prohibited.

29. Intensive Livestock Operations (ILO's)

- (1) Development Plan Policies
ILO's shall comply with the development policies outlined in Part V 3(8) of the Development Plan.
- (2) Criteria for an ILO
Any operation involving the raising of animals shall be considered an ILO for the purpose of this bylaw if it:
 - (a) requires a permit for an ILO from provincial authorities under the *Agricultural Operations Act*;
 - (b) will confine more than 100 animal units of Cattle, Horses or Domesticated Ungulate animals on a quarter section or less of land;
 - (c) will confine more than 50 animal units of Poultry, Sheep, Goats or Hogs on a quarter section or less of land;
 - (d) is an expansion of an existing ILO;
 - (e) involves the alteration of animal species in an existing ILO, or
 - (f) is a Game Farm as regulated by Saskatchewan Agriculture and Food.
- (3) Disposal of Manure
 - a) The use of agricultural land for the disposal and recycling of manure produced by an ILO is permitted subject to the following regulations:
 - (i) liquid manure shall be spread by direct injection into the soil.
 - (ii) solid manure shall be incorporated into the soil within 24 hours.
 - (iii) solid or liquid manure shall not be spread on snow covered or frozen ground.
 - b) Solid or liquid manure shall not be spread within 30 m (100 ft.) of water bodies unless adequate information is provided to Council and spreading practices are undertaken to ensure it will not affect the surface or ground water.

- c) 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 Development Plan will be achieved to a similar standard. Council may specify a limited time during which the approval will be valid.
 - d) Council may exempt, in whole or in part, an applicant from this section where:
 - (i) the manure to be spread comes from an ILO of less than 300 animal units.
 - (ii) the manure will be spread on land owned by the operator of the ILO.
 - (iii) adverse weather conditions prevent the incorporation of manure in which case spreading of manure will be allowed until weather conditions permit incorporation.
- (4) Approval
Approval of an ILO shall be for a specific maximum number of animal units specified by Council as a condition of the development permit. A new discretionary use approval shall be required for an expansion to the ILO, or for a significant change in the species of animals.
- (5) Separation Distances
ILO's shall conform to the separation distances listed in Table 4.2.
- (6) Separation Distance Reduction
Council may authorize, at its discretion, subject to development conditions, new intensive livestock operations within 153 metres (500 feet) of a residential building or site, subject to the following requirements:
- the ILO developer shall be required to provide to Council, an agreement signed by the adjacent residential site owner indicating that the residential site owner:
 - agrees to the location of the ILO,
 - agrees not to object to the ILO,
 - agrees to have the agreement caveated on the residential site land title.
 - the ILO developer shall be required to sign an agreement with the R.M., agreeing to protect the R.M. from any and all problems and legal action, which may arise due to the ILO. This agreement shall be caveated on the ILO site land title.

30. Subdivision of Cut-Off Parcels

Subdivision of cut-off parcels shall adhere to the development criteria of Part VII, 2(5) of the Development Plan in addition to the following specific standards:

(i) Site Conditions

-The location and configuration of the land shall make it impractical for farm machinery to access and/or farm the parcel; site size will also be reviewed as part of this consideration.

- The site shall have a building site that conforms to the Zoning Bylaw's flood protection standards and the Development Plan's geo-technical regulations.

(ii) Setbacks

Site shall conform to the setback distances of the "A" Agricultural Zone.

(iii) Sight Distance

Sight Distance shall conform to *Municipal Road Program Manual, Saskatchewan Highways and Transportation*.

31. Heritage Resources

(1) Discovery

The discovery of any heritage resource:

(i) it shall be reported immediately to Council and the Heritage Branch of Saskatchewan Municipal Affairs, Culture and Housing, and

(ii) all development activity shall cease within 30 metres (100 feet) of the discovery, until a professional assessment has been completed and Council's permission to begin development is given.

(2) General

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

(i) *The Heritage Property Act and regulations,*

(ii) Council specified heritage development protection, mitigation, and rehabilitation requirements.

(3) Heritage Development Criteria

All non-farm development and subdivision proposals shall meet the following development criteria, especially in designated Heritage Resource Management Areas:

(i) disruption to heritage resources shall be avoided and minimized,

(ii) the preclusion of heritage resource development shall be minimized.

(4) Heritage Resource Assessment Studies

Developers of non-farm proposals shall, upon the request of Council, undertake a heritage resource assessment study, prior to development approval, to determine specific development requirements and standards.

(5) Requirements

Council may specify non-farm development conditions and subdivision referral recommendations regarding:

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

to achieve the above criteria.

(6) Prohibited Development

Council may prohibit non-farm development and recommend subdivision refusal, or temporarily defer an application decision, where proposals may adversely affect the long-term protection and conservation of heritage resources until such time as Council determines that the heritage resources are adequately managed.

(7) Heritage Resource Development

Heritage resource development:

- (i) Discretionary Use
shall be a discretionary use in all zones.
- (ii) Requirements
 - (a) no minimum site requirements shall apply,
 - (b) shall meet all plan and Zoning Bylaw requirements,
 - (c) shall conform to all Council specified development standards, including development design, location, construction, and conservation measures.

(8) Consultations

Council may specify non-farm development and subdivision requirements based on reports from qualified persons and Saskatchewan Municipal Affairs, Culture and Housing.

32. Mineral Extraction (particularly sand, clay, rock and gravel resources)

(1) General

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

- (i) all federal and provincial requirements and guidelines,
- (ii) Council specified requirements regarding mineral resource development and conservation.

(2) Mineral Extraction Development Criteria

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

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

- (ii) the preclusion of mineral resource extraction and development shall be avoided,
 - (iii) land use incompatibility, nuisance and pollution shall be minimized,
 - (iv) efficient servicing, haul routes and public safety shall be maximized,
 - (v) other, as determined by Council to achieve plan and bylaw conformity.
- (3) Mineral Extraction Studies
Developers shall, upon the request of Council, undertake a mineral extraction study, prior to development approval, to determine specific development requirements and standards.
- (4) Requirements
Council may specify development conditions and subdivision referral recommendations in conjunction with provincial agencies regarding:
- (i) mineral resource management and conservation,
 - (ii) site development, modifications and location,
 - (iii) efficient servicing, public safety, haul routes and nuisance mitigation,
 - (iv) progressive decommissioning programs, reclamation and site restoration programs and plans
 - (v) environmental concerns, (e.g., pollution, dust, groundwater protection),
 - (vi) the remedy of problems with a developer's existing mineral resources extraction site and operation,
 - (vii) other, as determined by Council to achieve plan and bylaw conformity.
- (5) Prohibited Development
Council may prohibit non-farm development and subdivision proposals where such may:
- (i) preclude long-term mineral resource conservation and development,
 - (ii) create excessive development, servicing, environmental, land use compatibility, nuisance and public safety problems and costs.
- (6) Mineral Extraction Development
Mineral resource extraction operations shall meet the following requirements:
- (i) Zones
 - (a) Sand, clay, rock and gravel operations, including commercial topsoil removal, shall be accommodated in the Agricultural and Industrial Zones, as a discretionary use,
 - (b) Petroleum extraction development shall be a permitted use in all the “A” Agricultural and “M” Industrial zones, subject to provincial requirements and general development standards of this bylaw.
 - (c) All other mineral extraction developments shall be accommodated in the Industrial Zone.
 - (ii) Development Priority
Such uses shall not adversely affect:
 - existing developments,
 - resource management,

- environmental quality,
- municipal services,
- public safety.

(iii) Municipal Standards

Such uses shall meet all Council specified development and servicing requirements, including:

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

(iv) Agreements

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

(7) Consultations

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

33. Signs

(1) Prohibited Signs

All signs that have or may cause the following shall be prohibited:

- (i) Confuse Motorists
 - (a) lights which flash, rotate, are intermittent, cause glare, or confuse motorists,
 - (b) parts, which move, rotate, or are potentially distracting to motorists,
 - (c) block the sight of drivers, particularly at road, railway and school crossings; curves, hills and bridges,
- (ii) Public Sign Resemblance
private signs which resemble official public signs and symbols,
- (iii) On Top of Buildings
signs on top of buildings,
- (iv) Within a Sight Triangle
private signs within a sight triangle,

- (v) Old Signs
signs which no longer represent a current purpose, business or use.

- (2) Development Permits
All signs shall require a development permit, **excluding** signs approved by Saskatchewan Highways and Transportation, unless otherwise exempt in this bylaw.

- (3) Exemptions from Development Permits
The following signs shall be exempt from development permit requirements, but shall meet all other bylaw requirements, including those listed below:

- (i) General
All signs which are less than 3 sq. metres (32 square feet).
- (ii) Specific

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

- (4) Sign Development Standards
 - (i) All public and private signs and signing corridors shall meet the following requirements:
 - (a) *The Highways and Transportation Act,*
 - (b) *The Erection of Signs Adjacent to Provincial Highways Regulations, 1988*
 - (c) *The Guide to Private Signing, Saskatchewan Highways and Transportation (see Appendix B),*
 - (d) the requirements of this Zoning Bylaw.
 - (ii) Provincial R.M. Guidelines
While Saskatchewan Highways and Transportation has sign jurisdiction within, generally, 402 metres (one quarter mile) of provincial highways, signs within the remainder of the rural municipality shall also conform to the Guide to Private Signing, Saskatchewan Highways and Transportation.
 - (iii) Flexibility
Where the application of the provincial sign guidelines is unclear, Council shall make, at its discretion, the final guideline

interpretation and application for signs not within the jurisdiction of Saskatchewan Highways and Transportation.

- (iv) Specific
Without limiting the generality of section (4) above, the following specific sign requirements shall apply:
- (a) Maximum Number
 - The maximum number of on-site advertising signs per use, shall be two signs.
 - A sign with two faces shall be one sign.
 - (b) Maximum Height

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

The maximum size of a sign shall not exceed 23 Sq.m. (248 square feet).
 - (d) Location

Private signs shall not locate within a road allowance or public utility right-of-way.
 - (e) Off-Site Signs

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

All signs shall be safely constructed and maintained in accordance with electrical and structural engineering codes and safety standards.
 - (g) Reports

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

34. Parking Standards

- (1) General

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

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

- (i) require parking to be provided on an alternate site,
 - (ii) require a cash-in-lieu payment for un-provided parking spaces, subject to specified conditions,
- (3) Parking Calculation
Parking space cash-in-lieu payments shall be calculated at \$500.00 per parking space.
- (4) Parking Fees
Council shall administer a parking fund as per *The Planning and Development Act, 1983*.
- (5) Documentation
Council shall indicate to the applicant, in writing, the specific area and use to which received cash-in-lieu parking payments apply.
- (6) Parking on Alternate Site
Council may allow an applicant to provide required parking spaces on another site, provided that:
 - (i) the alternate site shall be within 100 metres (330 feet) of the development site,
 - (ii) the alternate site shall be used exclusively for parking,
 - (iii) parking rights on the alternate site shall be secured, to Council's satisfaction, for the life of the development.
- (7) Interpretation
 - (i) The applicant shall provide the next highest number of calculated parking spaces where the calculation results in a fractional number.
 - (ii) Development involving more than one use for which parking is required shall provide the maximum number of spaces for each use, unless the applicant can demonstrate, to Council's satisfaction, that a lesser number of spaces can be adequately shared due to staggered hours of use, etc.
- (8) Handicapped Parking
For all public uses and commercial buildings and uses, except single detached dwellings, mobile homes, home occupations and farms, a minimum of 10% of the required parking spaces, over 10 spaces, shall be provided, for handicapped parking, according to the following standards:
 - (i) the space shall be close to the building entrance,
 - (ii) the space shall be clearly identified.
- (9) Parking Areas
All parking areas for more than four (4) vehicles shall meet the following development standards:
 - (i) be maintained with a stable surface and treatment to prevent dust, mud, loose particles, erosion, nuisance and inconvenience.

- (ii) parking area surfacing materials:
 - (a) may include asphalt, concrete, gravel, etc.,
 - (b) shall exclude materials and chemicals which may pollute the groundwater, such as the use of used oil, soil sterilants, and environmentally persistent herbicides .
- (iii) have clear boundaries outlined by fences, landscaping, berms, planters or trees, etc., to totally or partially reduce visibility from the road and public.

(10) Parking Stall Dimensions

Parking spaces shall meet the following minimum standards:

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

(11) Parking Area Driveway

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

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

(12) Street Access

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

(13) Parking Requirements

- (i) Basic
All uses shall provide one parking space per employee, per maximum working employee shift, unless otherwise defined below.
- (ii) Additional
Additional parking spaces shall be provided on site, as defined below:

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

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

Part IV – General Development Standards

(l)	Home Occupations	2/site
(m)	Hospitals	1 space/bed, plus 1 space per 2 employees per maximum working employee shift
(n)	Hotels	1 space/accommodation unit
(o)	Industrial Land and/or Equipment Sales & Rentals	1 space/148 Sq.m. (1,600 sq. ft.) of gross floor space, or 1 space/280 Sq.m. (3,000 sq. ft.) of site area, whichever is greater.
(p)	Manufacturing and Industrial Operations including: fabricating, processing or mineral extraction; whole- saling, warehousing and storage buildings and yards; handling, loading, distribution and/or shipping facilities; builders or contractors yards and shops; and other similar industrial or industry-related uses.	5 spaces/use, or 1 space/120 Sq.m. (1,300 sq. ft.) of gross floor space, whichever is the greater.
(q)	Medical and Dental Offices or Clinics	1 space/32 Sq.m. (350 sq. ft.) of gross floor space
(r)	Motels	1 space/accommodation unit
(s)	Restaurants	1 space/3 seats
(t)	<u>Retail</u> Retail, Convenience Stores, Banks, Personal Service Establishments, Service or Repair Shops and Home Improvement Centres	1 space/18 Sq.m. (200 sq. ft.) of gross floor space, but a minimum of 3 spaces
(u)	<u>Schools</u> Elementary and Junior High Schools	2 spaces/20 students, based on projected capacity
	Senior High Schools	2 spaces/20 students, based on projected capacity, and 1 space/10 seating spaces for public auditoriums or gymnasium, or

1 space/9 Sq.m. (100 sq. ft.) used in service of the public, whichever is the greater.

35. Loading Standards

(1) General

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

(2) Alternate Arrangements

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

(3) Loading Areas

All loading areas shall meet the following development standards:

- (i) be clearly marked,
- (ii) maintained with a stable surface and treatment to prevent dust, loose particles, erosion, nuisance, and inconvenience,
- (iii) loading and surfacing materials:
 - (a) may include asphalt, concrete, gravel, etc.,
 - (b) shall **exclude** materials and chemicals, which may pollute the groundwater such as the use of used oil, soil sterilants, and environmentally persistent herbicides.

(4) Turning

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

(5) Standards

(i) Dimensions

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

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

(ii) Number of Loading Spaces

Use of Building or Site

Minimum Number of
Loading Spaces

For retail stores, restaurants

personal service establishments
and all industrial and manufacturing uses:

- | | | |
|-----|---|--|
| (a) | with between 93 and 800 Sq.m.
(1,000 and 8,600 sq. ft.)
of gross floor space | 1 |
| (b) | with between 800 - 5,500 Sq.m.
(8,601 and 59,214 sq. ft.)
of gross floor space | 2 |
| (c) | with between 5,501 – 10,000 Sq.m.
(59,214 and 107,640 sq. ft.)
of gross floor space | 3 |
| (d) | of greater than 10,000 Sq.m.
(107,640 sq. ft.) of gross
floor area | - 3 plus
- one for each
additional 4,000
Sq.m. (43,000sq. ft.)
of gross floor area or
fraction thereof. |

36. Non Conformity

Non conformity developments, buildings and sites shall be subject to the requirements of *The Planning and Development Act, 1983*.

37. Holding Zone Provisions

(1) Purpose

The purpose of the holding provision shall be to enable Council to manage development and subdivision proposals in phases, thereby:

- (i) ensuring R.M. management effectiveness,
- (ii) protecting R.M. interests (e.g., servicing),
- (iii) avoiding premature development and servicing,
- (iv) better implementing the R.M. bylaw requirements.

(2) Application

The application and management of the holding provision shall be at Council's discretion.

(3) Designation

Council may rezone and manage development and subdivision proposals in phases, by applying a holding provision and designating certain portions of proposals with a holding symbol (i.e., "H"), in conjunction with any zone designation (e.g., R1 - "H").

(4) Holding Provisions

The holding provision and symbol shall mean that:

- (i) development shall be restrictively managed under the holding provision,
- (ii) the previous or original, as the case may be, zone development standards shall continue to apply, subject to this section,
- (iii) existing uses may continue, subject to the plan and Zoning Bylaw development and subdivision standard
- (iv) new development and subdivision recommendations shall be at Council's discretion, to avoid land use, municipal servicing and environmental problems, and
- (iv) discretionary development standards shall be based on the general Zoning Bylaw regulations and provisions.

(5) Removal of Holding Provision

(i) Timing

The holding symbol and provision may be removed, only by amendment to the Zoning Bylaw, pursuant to *The Planning and Development Act, 1983*, subject to the following requirements:

- (a) generally, a minimum of 85% of the lots in the previously approved phase shall have been issued development permits, and
- (b) existing problems shall have been first resolved and anticipated concerns addressed, in a Council approved manner, prior to the removal of the holding provision and symbol.

(ii) Appeal

An applicant who has applied for the removal of a holding provision may, upon refusal, appeal Council's decision in accordance with *The Planning and Development Act, 1983*.

38. Contract Zoning

In conformity with *The Planning and Development Act, 1983* and the plan bylaw, Council may enter, at its discretion, into contract zoning agreements which shall become part of this bylaw.

PART V. - "A" AGRICULTURAL ZONE

1. **Purpose**

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

2. **Development**

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

3. **Permitted Uses**

(1) **Agriculture**

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

(ii)

Excluding:

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

(2) **Recreation**

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

(ii)

Excluding:

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

(3) **Institutions**

Churches and cemeteries.

(4) **Farm Home Based Business** (see Part IV, D, 24 for Development Standards)

(5) **Petroleum**

Petroleum extraction

4. **Discretionary Uses**

(1) **Agricultural**

- (i) Intensive livestock operations (i.e., provincial standards),
- (ii) Intensive agricultural uses including, but not necessarily limited to :
 - livestock testing and brokerage facilities,
 - sod, fur, mushroom and tree farms,
 - kennels
 - market gardens,
 - nurseries,
 - apiaries (bees),
 - riding stables,
 - similar uses.

(2) **Agricultural Services**

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

Excluding:

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

(3) **Commercial**

- sales and service of:
 - automobiles,
 - trucks, vehicles,
 - recreational vehicles,
 - building, home and garden supplies and services
 - farm equipment,
 - farm supplies,
 - mobile homes,
 - nursery, horticultural, supplies and similar uses.

(4) **Residential Uses**

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

(5) Institutional Uses

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

(6) Intensive Recreation Uses

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

(7) Agricultural Tourism Uses

- museums, - cultural entertainment
- historical farms, - facilities,
- farm zoos, - tea rooms(accessory use),
- art galleries, - restaurants(accessory use),
- similar uses, - gift shops(accessory use).

(8) Tourist Accommodation

- Bed and Breakfast Establishments.

(9) Mineral Uses

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

(10) Airstrips

- private airstrips.

5. **Development and Subdivision Minimum Site Standards**

(1) Agricultural Uses (Farms)

Note: Agricultural uses shall be regulated based on the term "agricultural holding", not "site".

- | | | |
|-----|---------------------------------|---------------------------|
| (i) | <u>Basic Minimum</u> (holding) | |
| (a) | Extensive agricultural uses | 64.7 hectares (160 acres) |
| (b) | Intensive live-stock operations | 2.0 hectares (5 acres) |
| (c) | Intensive agricultural uses | 2.0 hectares (5 acres) |

- (ii) Existing Farm Holdings
 Existing agricultural holdings which were either registered in the Regina Land Titles Office, or which were approved for subdivision, prior to the effective date of this bylaw, shall be deemed to be conforming holdings, provided that the minimum holding size shall be, specifically, as follows:

<u>Development</u>	<u>Minimum Holding Size</u>
(a) Existing and approved extensive agricultural uses	-with an existing farm house 32.4 hectares (80 acres) -without an existing farm house 64.7 hectares (160 acres)
(b) Existing and approved intensive livestock operations	- as registered or approved for subdivision
(c) Existing and approved intensive agricultural uses	- as registered or approved for subdivision

- (iii) Reduced Extensive Farm Holding
 An extensive agricultural holding may be reduced in size provided:

- (a) that the proposed site shall be subdivided for, either:
 - a conforming use in the Agricultural Zone, or
 - a rezoing, or
 - an annexation; and
 (b) that the remaining agricultural holding shall be a minimum of, specifically, 64.7 hectares (160 acres).

- (iv) Valley District Reduced Agricultural Holdings and Sites
 Notwithstanding Section Part V 5.(1) above, where a site is rezoned or subdivided for a conforming land use, Council, at its discretion, may:

- (a) notwithstanding the agricultural holding of the landowner, where the remaining site size in Council’s opinion is of inadequate size for agricultural uses if left as a separate site from the agricultural holding, require the site to be consolidated with the adjacent lands to comply with Part V 5.(1)(i)(a)
 (b) where the remaining site size in Council’s opinion is of adequate size for agricultural uses, deem the remaining site size as a conforming agricultural holding.

(2) Sand and Gravel Operations

Sand and gravel operations may, at Council's discretion, be authorized within 1 metre (3 feet) of any site line.

(3) Intensive Livestock Operations

An intensive livestock operation may, at Council's discretion, be authorized adjacent to a rear or side yard, subject to the following conditions :

- The adjacent use shall be an intensive livestock operation.
- The adjacent owner shall be the owner of the proposed development site.
- If the adjacent owner is not the same, the written consent of the adjacent owner to develop on a zero site line basis shall be obtained.
- All other bylaw requirements shall be met.
- Council may require that a development and/or servicing agreement, which addresses all concerns, be signed and caveated on the affected lands.

7. Farm Houses (accessory Agricultural Uses)

(1) Permitted Use

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

(2) Discretionary Use

At Council's discretion, additional accessory single detached residential buildings including a mobile home, may be permitted on an agricultural holding.

(3) Mobile Homes

A maximum of two mobile homes may be authorized on an agricultural holding.

(4) Development Standards

(i) One Farm Yard

Council may, at its discretion, require that all accessory farm houses locate within one farm yard on the agricultural holding and not in different locations on the farm.

(ii) Accessory Farm Use Criteria

All farm houses shall be used to accommodate either:

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

(iii) Subdivision

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

8. **Restricted Low Density Residential Sites**

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

(i) **Basic Minimum**

(a) **Criteria**

One residential site (subdivision) may be permitted per primary survey system quarter section or equivalent. "Equivalent" for the purpose of this part shall mean a consolidated parcel of 160 acres in the same section or such lesser area that remains due to the original survey, road widening, road right of way, or railway plan or natural features such as water courses and water bodies.

(b) **Site Standards**

New sites	- 1-5 hectares (2.5-12.5 acres)
Existing developed sites and Existing approved sites	- as registered, or approved for subdivision, but shall not exceed 32.37 hectares (79.9 acres)

(c) **Site Frontage** - 46 metres (150 feet)

(ii) **Subdivision of Cut-Off Parcels**

(a) **Criteria**

Subdivision of Cut-Off Parcels shall conform to the Development Policies of Part VII, 2(5) of the Development Plan and to the Development Regulations of Part IV, D of the Zoning Bylaw.

(b) **Site Standards**

(i) Subdivision of Cut-Off Sites shall conform to setback distances of the "A"-Agricultural Zone.

(iii) Notwithstanding Part V,8(i)(b), there is no site size regulation; Council will approve site size at their discretion on a case to case basis.

PART VI - "R1" LOW DENSITY VALLEY RESIDENTIAL ZONE

1. **Purpose**

The purpose of the R1 Low Density Valley Residential Zone shall be to accommodate low density residential development and subdivision proposals on essentially a multi site basis, as follows:

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

For such uses and sites, Council shall give preference to development and subdivision proposals which are adjacent to paved roads.

2. **Development**

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

3. **Permitted Uses**

- (1) Residential
Single detached dwellings.
- (2) Recreation
Parks and passive recreation.
- (3) Residential Home Based Business (See Part IV, D, 24 for Development Standards)

4. **Discretionary Uses**

- (1) Institutions,
- (2) Garden Suites,
- (3) Bed and Breakfast establishments,
- (4) Golf Course.

5. **Minimum Development and Subdivision Standards**

- (1) Residential Sites
 - (i) Site Size
 - (a) **New** - 8.5 hectares (21 acres)
 - (b) **Existing developed sites and Existing approved sites** - As registered or approved for subdivision
 - (ii) Site Frontage - 30 metres (100 feet)
 - (iii) Yards
 - (a) **Front**
- From an R.M. road centreline - 46 metres (150 ft.)
 - (b) **Side**
- From an R.M. road centreline - 46 metres (150 ft.)
- Abutting no highway or road - 15 metres (50 ft.)
 - (c) **Rear** - 15 metres (50 ft.)

Part VI - "R1" - Low Density Residential Zone

(2) Recreational Sites

- | | | |
|------|-------------|---|
| (i) | Site size | No minimum |
| (ii) | Yards - All | Same as residential uses. (see Part VI (5)(iii) above). |

(3) Golf Course

No minimum requirements.

(4) Institutional Sites

- | | | |
|-------|---------------|--|
| (i) | Site size | As determined necessary by Council |
| (ii) | Site Frontage | As determined necessary by Council |
| (iii) | Yards | Same as residential uses (see Part VI (5)(iii) above). |

6 Subdivision

No further subdivision of a residential site shall be permitted unless, Council, at its discretion, deems the re-subdivision of the residential site is consistent with the objectives of the "R1 Low Density Valley Residential Zone.

PART VII - "R2" MEDIUM DENSITY VALLEY RESIDENTIAL ZONE

1. **Purpose**

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

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

2. **Management Priority**

In the Valley Development Plan District, the R2 Medium Density Valley Residential Zone shall only be applied within .8 kilometers (1/2 mile) of an urban municipal boundary.

3. **Development**

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

4. **Permitted Uses**

- (1) Residential
Single detached dwellings.
- (2) Recreation
Parks and passive recreation.
- (3) Residential Home Based Business (see Part IV, D, 24 for Development Standards)

5. **Discretionary Uses**

- (1) Intensive recreation uses,
- (2) Golf Course,
- (3) Institutional uses,
- (4) Garden Suites,
- (5) Bed and Breakfast Establishments.

6. **Development and Subdivision Minimum Standards**

- (1) Residential
 - (i) Site Size

(a) New - minimum	2,024Sq.m. (1/2 ac: 21,780 sq. ft.)
- maximum	8.5 hectares (21 acres)
 - (b) **Existing**
developed sites
and
Existing approved sites
As registered or approved for subdivision
- (ii) Frontage 30 metres (100 feet)
- (iii) Yards
 - (a) Front

- From an R.M. road centerline	46 metres (150 ft.)
- On an internal	15 metres (50 ft.)

- subdivision road,
from the front site
line
- (b) **Side**
 - From an R.M. road centerline 46 metres (150 ft.)
 - On an internal subdivision road, from the side site line 6 metres (20 ft.)
 - On corner sites where the dwelling faces the side yard which abuts the street 12 metres (40 ft.)
 - Abutting no highway or road 4.8 metres (16 ft.)
- (c) **Rear** 4.8 metres (16 ft.)

(2) **Recreation**

(i) **Parks and Passive Recreation**

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

(ii) **Intensive Recreation and Institutional Uses**

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

(3) **Golf Course**

No minimum areas.

7. **Prohibition - Trucks**

All trucks over 1 metric tonne (2,205 pounds) capacity and all construction equipment, of any kind, shall not be parked or stored on any site.

8. **Animals**

The keeping of animals shall be restricted to domestic pets (see Part IV - General Development Standards, Section D - Development and Subdivision, Clause 28 - Farm Animals on Residential Sites).

**PART VIII - "R3" PLANNED VALLEY RESIDENTIAL ZONE
(BY AGREEMENT)**

1. **Purpose**

The purpose of the R3 - Planned Valley Residential Zone shall be to accommodate comprehensively planned and integrated mixed-use subdivision and development, typically combining residential and recreation use, as follows:

Plan District

Management Criteria

Valley

Accommodated by Agreement

Rural

Prohibited

The R3 Planned Valley Residential Zone shall be applied only to accommodate approval by agreement (under Section 82 of The Planning and Development Act) of a suitable development proposal.

2. **Management Priority**

In the Valley Development Plan District, the R3 Planned Valley Residential Zone may be applied anywhere beyond 1.6 kilometres (1 mile) of an urban municipal boundary, and beyond 1.6 kilometres of all other R3 zoning districts.

3. **Development**

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

4. **Permitted Uses**

- (1) Residential
Single detached dwellings.
- (2) Recreation
Parks
Extensive Recreation
- (3) Golf Course
- (4) Residential Home Based Business (see Part IV, D, 24 for Development Standards)

5. **Discretionary Uses**

- (1) Residential
Any form of residential that can be shown to Council's satisfaction that it responds well to site conditions, and to reliably documented market, social, and demographic trends and housing needs, without detracting from the rural character of the area.

- (2) Intensive Recreation
- (3) Institutional Uses
- (4) Garden Suites
- (5) Bed and Breakfast Establishments

6. Development and Subdivision Minimum Standards

- (1) Residential

Minimum standards for R3 Residential development shall be as specified for the R2 Minimum Density Residential Zone unless otherwise approved by Council as part of a Development Agreement. In this regard Council may consider variations in housing form including multi-unit residential, varying lot sizes and densities from one part of the development to another, or other similar options.

- (2) Other Uses

Minimum standards for all other uses as may be approved shall be in accordance with applicable sections of this bylaw unless otherwise approved by Council. Council will consider variance from standards where the proposed option adapts to approved variations under Section 6(1), above, or provides a benefit to the public while complementing the proposed residential use and remaining consistent with the overall intent of the General Planning Statement. Council may consider variations in site size and frontage, site access, setbacks and yard requirements, and other similar options. Council will not consider variances that change requirements related to off-site uses, such as distances to ILO's.

7. Prohibition - Trucks

All trucks over 1 metric tonne (2,205 pounds) capacity and all construction equipment, of any kind, shall not be parked or stored on any site.

8. Animals

The keeping of animals shall be restricted to domestic pets (see Part IV, D, 28 - Farm Animals on Residential Sites).

PART IX - "C1" COMMERCIAL ZONE

1. **Purpose**

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

2. **Development**

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

3. **Permitted Uses**

(1) **Retail**

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

(2) **Offices**

Offices and facilities:

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

(3) **Highway Commercial**

Sales and service of:

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

(4) **Automotive Service**

Gas stations, vehicle repair, welding shops,

Excluding:

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

-(see Part IV, D,19 for development standards)

(5) **Equipment Storage**

Yards, depots and storage for:

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

Excluding: sand and gravel storage.

(6) Tourist and Recreation

Hotels, motels and restaurants

Recreational uses:

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

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

4. Discretionary Uses

(1) General

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

(2) Residential

(i) New

One accessory residential dwelling unit within the principal building, where the unit is occupied by the owner or operator.

(ii) Existing

Existing residential buildings shall be deemed to be conforming buildings.

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

(1) Site Size

- (i) **New** - minimum 0.4 hectare (1 acre)
- (ii) **Existing** - as registered
developed sites

(2) Frontage

Frontage shall be 46 metres (150 feet).

(3) Yards

(i) Front

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

(ii) Side

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

(iii) Rear

5 metres (16 ft.)

PART X - "M1" INDUSTRIAL ZONE

1. **Purpose**

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

2. **Development**

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

3. **Permitted Uses**

(1) **Agricultural Related Uses**

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

(2) **Mineral Storage**

Sand and gravel storage.

Excluding: sand and gravel extraction, crushing, etc.

(3) **Equipment and Storage**

Yards, depots and storage for:

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

Excluding: sand and gravel storage.

(4) **Warehousing**

Depots, truck terminals, etc.

(5) **Vehicles**

Sales, service and repair of:

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

(6) **Mechanical Repair**

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

Excluding: - salvage, junk and wrecking yards.

- (See Part IV, D,19 for development standards).

(7) **Existing Developed Light Industrial Uses**

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

(8) **Business and Sales Offices**

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

- (9) Petroleum
Petroleum extraction

4. **Discretionary Uses**

- (1) Manufacturing
Intensive and extensive manufacturing uses, abattoirs, packing plants, concrete and asphalt plants, which do not involve as a principal process, chemical, metal or petroleum refining or processing.
- (2) Salvage
Salvage, junk and wrecking yards and uses only in the Rural Development District, (see Plan Map), subject to the General Development Standards of the Zoning Bylaw (see Part IV, D,20 for development standards).
- (3) Chemical Storage
Potentially hazardous bulk petroleum and chemical storage (e.g., anhydrous ammonia facilities) and processing, and similar uses.
- (4) Mineral Resource Extraction
Mineral resource extraction uses, including sand and gravel extraction operations.

5. **Residential Uses**

- (1) New
New residential buildings and dwelling units shall be prohibited.
- (2) Existing
Existing residential buildings and dwelling units shall be accommodated as conforming uses.

6. **Development and Subdivision Minimum Site Standards**

- (1) Site Size
 - (i) New

	<u>Minimum</u>	<u>Maximum</u>
(a) Mineral extraction	1 hectare (2.5 acres)	No maximum
(b) All other	1 hectare (2.5 acres)	8 hectares (20 acres)
 - (ii) **Existing developed uses and sites** - As registered
- (2) Frontage
Frontage shall be 150 feet (46 metres).
- (3) Yards
 - (i)

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

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

PART XI - "CWH" CRITICAL WILDLIFE HABITAT ZONE

1. **Purpose**

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

2. **Development**

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

3. **Permitted Uses**

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

4. **Discretionary Uses**

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

5. **Development and Subdivision Minimum Standards**

(1) **All Uses**

(i) **Site Size**

- (a) New 64.7 hectares (160 acres)
- (b) Existing As registered

(ii) **Site Frontage** 402 metres (1,320 feet)

(iii) **Yards:**

(a) **Front**

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

(b) **Side**

- From a R.M. road centerline 46 metres (150 ft.)
- On an internal subdivision road, from the side site line 46 metres (150 ft.)

- Abutting no highway or road 15 metres (50 ft.)

(c) **Rear**

15 metres (50 ft.)

- (2) Existing Developed Sites
Existing developed sites shall be deemed to be conforming.
- (3) Prohibition
In the Critical Wildlife Habitat Zone, new separate residential sites shall be prohibited.
- (4) Trees and Shrubs
The cutting of trees and shrubs shall be prohibited, unless specified on a development permit.
- (5) Site Modification
Site modifications shall be prohibited, unless specified on a development permit.
- (6) Provincial Requirements
 - (i) For Crown Lands
All activities and development on Crown critical wildlife habitat shall conform to the standards defined in *The Wildlife Habitat Protection Act* and *The Wildlife Habitat Lands Disposition and Alteration Regulations*.
 - (ii) For Private Lands
All activities and development on privately owned Critical Wildlife Habitat shall conform to section (i) above, standards as determined by Council, at its discretion.

PART XII. - BYLAW APPROVALS

1. **Effective Date**

This bylaw shall come into force on the date of approval by the Minister of Municipal Affairs Culture and Housing.

2. **Council Readings and Adoption**

Read a first time this 12th day of May, 2000.

Read a second time this 10th day of July, 2000.

Adopted this 10th day of July, 2000.

R.M. Adoption

Reeve

SEAL

Administrator

3. **Ministerial Approval**

SEAL

PART XIII. - APPENDICES

- A. **Sample Stop Work Order**
- B. **Sample Servicing Agreements**
- C. **Canada Land Inventory Ratings Map -by Township**
- D. ***Guidelines For Environmental Protection Survey Development and Restoration of Sand and Gravel Pits, Saskatchewan Environment and Public Safety, 1983***
- E. ***Guide to Private Signing, Saskatchewan Highways and Transportation, 1988***