

RURAL MUNICIPALITY OF MILDEN No. 286

ZONING BYLAW

Prepared for:

THE RURAL MUNICIPALITY OF MILDEN No. 286

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SASKATOON, SK

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The Rural Municipality of Milden No. 286

Bylaw No. _____

A Bylaw of the Rural Municipality of Milden No. 286 to adopt a Zoning Bylaw.

The Council of the Rural Municipality of Milden No. 286, in the Province of Saskatchewan, in open meeting assembled enacts as follows:

- (1) Pursuant to Section 34(1) of *The Planning and Development Act, 2007* the Council of the Rural Municipality of Milden No. 286 hereby adopts the Rural Municipality of Milden No. 286 Zoning Bylaw, identified as Schedule "A" to this Bylaw.
- (2) The Reeve and Administrator of the Rural Municipality of Milden No. 286 are hereby authorized to sign and seal Schedule "A" which is attached to and forms part of this Bylaw.
- (3) Bylaw No. 02-02 the Zoning Bylaw of the Rural Municipality of Milden No. 286, and all amendments thereto, are hereby repealed.
- (4) This Bylaw shall come into force on the date of final approval by the Minister of Government Relations.

Read a first time the _____ day of _____, _____

Read a second time the _____ day of _____, _____

Read a third time the _____ day of _____, _____

Adoption of Bylaw this _____ day of _____, _____

(Reeve)

SEAL

(Administrator)

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

On the _____ day of _____, of the year _____

THE RURAL MUNICIPALITY OF MILDEN NO. 286

ZONING BYLAW

Being Schedule “A” to Bylaw No. _____
of the Rural Municipality of Milden No. 286

(Reeve)

SEAL

(Administrator)

TABLE OF CONTENTS

1	INTRODUCTION	10
1.1	Title	10
1.2	Scope	10
1.3	Purpose	10
1.4	Severability	10
2	INTERPRETATION	11
3	ADMINISTRATION	32
3.1	Development Officer	32
3.2	Application for Development Permit	32
3.3	Developments Not Requiring A Development Permit	32
3.4	Other Permit Requirements	33
3.5	Application Requirements	33
3.6	Development Permit Application Process	37
3.7	Discretionary Use Applications	38
3.8	Validity of a Development Permit	47
3.9	Amending the Zoning Bylaw	47
3.10	Development Appeals Board	47
3.11	Minor Variances	47
3.12	Fees	48
3.13	Zoning by Agreement	48
3.14	Offences and Penalties	49
4	GENERAL REGULATIONS	50
4.1	Frontage on the Road	50
4.2	Development on Hazard Lands	50
4.3	Building to be Moved	51
4.4	Waste Disposal	52
4.5	Water	52
4.6	Storage of Chemicals, Fertilizers and Combustible Materials	52
4.7	One Principal Building Permitted on a Site	52
4.8	Non-Conforming Buildings, Sites and Uses	53
4.9	Modular Dwellings	53
4.10	Manufactured Dwellings	53
4.11	Public Works, Pipelines and Municipal Facilities	53
4.12	Vehicle Storage	53
4.13	Fences	54
4.14	Shipping Containers	54
4.15	Setback from Centre Line of Roads	55
4.16	Outside Storage and Waste Material Storage	56
4.17	Prohibited Uses in All Districts	56
4.18	Building Lines	56
4.19	Dwelling Groups	57
4.20	Temporary Uses	57
4.21	Visibility Clearance at Intersections	58
4.22	Membrane Covered Structures	58

4.23	Signs and Billboards	58
4.24	Lighting of Sights	59
4.25	Development on Hazard Lands	59
5	SPECIAL STANDARDS AND REGULATIONS	61
5.1	Accessory Uses, Buildings and Structures	61
5.2	Campgrounds and Tourist Camps	64
5.3	Manufactured Home Courts	64
5.4	Public Works in the Form of Solid and Liquid Waste Management or Disposal Facilities	65
5.5	Bed and Breakfast Homes and Vacation Farms	66
5.6	Custodial Care Facilities and Residential Care Facilities	66
5.7	Service Stations	67
5.8	Gas Bars	67
5.9	Above Ground Fuel Storage Tanks and Bulk Petroleum Tanks	67
5.10	Home-based Businesses and Farm-based Businesses	67
5.11	Outfitter Base Camps and Tourism Base Camps	68
5.12	Kennels (Boarding and Breeding)	68
5.13	Auction Markets	68
5.14	Truck Stops	69
5.15	Solar Energy Systems	69
5.16	Wind Energy Facilities (one turbine)	69
5.17	Wind Farms (two or more turbines)	70
5.18	Dwelling Groups	72
5.19	Meat Processing and Kill Facilities	72
5.20	Transloading Facilities	72
5.21	Oil and Gas Exploration and Development	72
5.22	Junk and Salvage Yards	73
5.23	Crematoriums	73
5.24	Communal Farm Settlements	74
5.25	Cannabis Production Facilities	74
5.26	Cannabis Retail Stores	75
5.27	Solar Farms	75
5.28	Equestrian Facilities	75
5.29	Temporary Work Camps	75
5.30	Development near pipelines	77
5.31	Irrigation Projects	77
5.32	Development in Proximity to Railways	77
5.33	Airports and Private Airstrips	77
6	ZONING DISTRICTS	78
6.1	Classification of Zoning Districts	78
6.2	Zoning District Maps	78
6.3	Boundaries	78
6.4	Regulations	79
6.5	Properties with More than One Zoning District	79
6.6	Transitional Zoning Provisions	79
7	DISTRICT SCHEDULES	80
7.1	A – Agricultural	80
7.2	R – Residential District	85

7.3	H – Hamlet District	89
7.4	IC – Industrial/Commercial District	92
8	REQUIRED SEPARATION DISTANCES BETWEEN USES	97
9	MAPS	98

1 INTRODUCTION

1.1 TITLE

This Bylaw shall be known as the "Zoning Bylaw of the Rural Municipality of Milden No. 286".

1.2 SCOPE

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

1.3 PURPOSE

This is a Bylaw to control the use and development of the land in the municipality and assist in implementing the Official community plan for the Rural Municipality of Milden No. 286.

1.4 SEVERABILITY

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

2 INTERPRETATION

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

Accessory Building or Use: shall mean a building or use which:

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

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

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

Airports and Airstrips: a runway or runways for the take-off and landing of aircraft and licensed by Transport Canada. This use shall also include accessory buildings and structures used for the storage of aircraft and for small accessory uses such as offices, restaurants and automobile rental establishments.

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

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

Anhydrous Ammonia Facility: a facility for the sale and storage of anhydrous ammonia.

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

Kind of Animal	Number Equaling One Animal Unit
(1) <u>Poultry</u>	
(a) hens, cockerels, capons	100
(b) chicks, broiler chicks	200
(c) turkeys, geese, ducks	50
(d) exotic birds	25
(2) <u>Hogs</u>	
(a) boars or sows	3
(b) gilts	4
(c) feeder pigs	6
(d) weanling pigs	20
(3) <u>Sheep</u>	
(a) rams or ewes	7

(b) lambs	14
(4) <u>Goats, Llamas, Alpacas, etc.</u>	7
(5) <u>Cattle</u>	
(a) cows or bulls	1
(b) feeder cattle	1.5
(c) replacement heifers	2
(d) calves	4
(6) <u>Horses</u>	
(a) colts or ponies	2
(b) other than colts or ponies	1
(7) <u>Other</u>	
(a) domesticated native ungulates (deer, elk, bison, etc.)	1

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

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

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

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

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

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

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

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

Building Bylaw: shall mean any bylaw of the Rural Municipality of Milden No. 286 regulating the erection, alteration, repair, occupancy or maintenance of buildings or structures.

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

Building Height: shall mean the vertical distance of a building measured from grade level to the highest point of the roof surface, if a flat roof; to the deck line of a mansard roof; and to the mean height level

between eaves and ridge for a gable, hip or gambrel roof (refer to Figure 2-1).

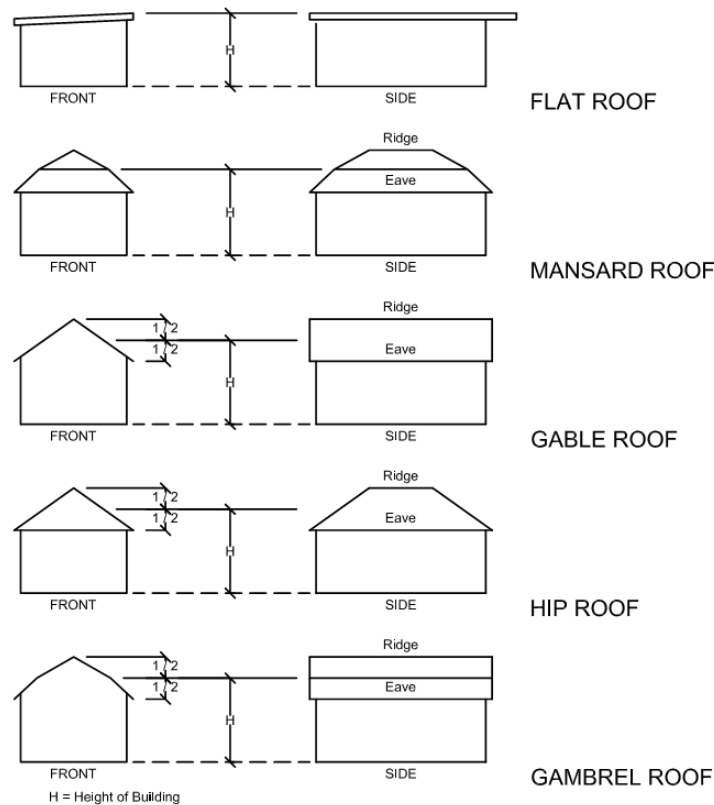


Figure 2-1: Interpretation of Building Height Measurement

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

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

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

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

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

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

Cannabis Production Facility: shall mean a facility, approved under federal and provincial regulations, that is used in whole or in part for the planting, cultivation, testing, harvesting, processing and distribution

of the cannabis plant and any of its derivatives.

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

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

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

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

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

Communal Farm Settlement: shall mean a multi-use development located on a single site that typically is associated with a farm operation or intensive livestock operation carried out on the same site or on an adjacent site by a religious colony or other association by or on behalf of the occupants of the communal farm settlement and may include the following:

- (a) single detached dwellings and communal dwellings;
- (b) cooking and eating facilities;
- (c) living areas and sleeping facilities;
- (d) sanitary facilities;
- (e) places of worship;
- (f) educational and child care facilities;
- (g) recreation facilities;
- (h) cemeteries;
- (i) workshops;
- (j) accessory buildings and uses; and,
- (k) other similar uses at Council's discretion.

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

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

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

Council: shall mean the Council of the Rural Municipality of Milden No. 286.

Crematorium: shall mean a building fitted with the proper appliances for the purposes of cremation of human or animal remains and includes everything incidental or ancillary thereto.

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

Custodial Care Facility: shall mean either:

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

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

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

Deck: shall mean a raised open platform, with or without rails, attached to a principal building.

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 use of any building or land.

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

Distilleries, Wineries and Breweries: shall mean facilities for the production of alcoholic and other beverages, including the distillation, aging, blending, fermenting, bottling, storage, distribution, promotion and sale of said beverages.

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

Dwelling, Communal: shall mean a detached building consisting of two or more dwelling units as defined herein which each unit has its own entrance to the outside.

Dwelling, Garden Suite: shall mean a self-contained dwelling unit that is located in the rear yard or side yard of a site in which the principal use is a single detached dwelling, and to which the suite is an accessory use.

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

Dwelling, Manufactured: shall mean a mobile home that conforms to Canadian Standards Association No. Z240 MH series of standards for mobile homes or to such standards as may have been defined by the Canadian Standards Association or mobile homes at any time subsequent to the definition of the standard set out as Z240.

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

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

Dwelling, Secondary Suite: shall mean a self-contained dwelling unit that is an accessory use to, and located within, a building in which the principal use is a single detached dwelling.

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

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

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

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

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

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

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

Environmental Reserve: means dedicated lands that are provided to a municipality or to the Crown, as the case may be pursuant to section 185 of *The Act*.

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

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

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

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

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

- (a) forages and sod crops;
- (b) grains and feed crops;

- (c) dairy and dairy products;
- (d) poultry and poultry products;
- (e) livestock, including breeding and grazing;
- (f) fruits;
- (g) fish;
- (h) vegetables;
- (i) flowers;
- (j) seeds;
- (k) grasses;
- (l) trees;
- (m) apiaries and honey production;
- (n) equine and other similar products; and,
- (o) other product which incorporate the use of food, feed, fibre or fur

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

Financial Institution: shall be a bank, credit union, trust company, or similar establishment.

Fishery: shall mean any business or commercial undertaking that involves fishing or raising, possessing, using, culturing, processing, packaging, marketing, carrying, transporting or disposing of any fish.

Fish Management Activities: shall mean activities involved in the proper management of an area of a water body and the surrounding shoreline for the continuous production of fish therefrom.

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

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

Flood Fringe: shall mean a zone within the flood hazard area where some types of development may occur if suitably flood-proofed. The Flood Fringe is typically defined as that portion of the flood hazard area where:

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

Floodway: shall mean a zone within the flood hazard area where typically only necessary infrastructure is allowed (e.g. water intakes and outfalls, bridge piers and abutments, etc.) or development that is of low value and non-obstructive (e.g. parks, nature areas, parking lots, and recreational trails). The Floodway contains the deepest, fastest, and most destructive floodwaters and is typically defined as that portion of the flood hazard area where:

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

Flood Proofing: shall be the techniques or measures taken to permanently protect a structure or development from flood damage. These can include measures such as elevating building (e.g. building on

fill or piers), constructing dykes, creating upstream storage, diversions, and channelization.

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

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

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

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

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

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

Highway Sign Corridor: shall mean a strip of land parallel and adjacent to a provincial highway where private signs may be permitted to advertise goods and services of local area businesses and attractions, as provided by regulations of the Department of Highways and Transportation entitled "*The Erection of Signs Adjacent to Provincial Highway Regulations, 1986*", as may be amended from time to time.

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

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

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

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

Intensive Livestock Operation (ILO): shall mean the operation or facilities for rearing, confinement or feeding of poultry, hogs, sheep, goats, cattle horses or domesticated game animals, in such numbers that the facility and portion of a site used for the operation:

- (a) will contain 300 or more animal units; and,
- (b) provides less than 370 m² of space for each animal unit contained therein.

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

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

Kennel: shall mean the temporary accommodation of dogs, cats or other domestic animals for commercial purposes.

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

Lakeshore site: shall mean any site that abuts the bank of the lake, or abuts public, municipal or environmental reserve land that abuts the bank of the lake

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

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

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

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

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

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

Lot: shall mean an area of land with fixed boundaries and which is of record with the Information Services Corporation by Certificate of Title.

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

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

Manufactured Dwelling Court: shall mean any parcel of land on which two or more occupied manufactured homes are located and includes any structure used or intended to be used as part of the equipment of such manufactured home court.

Manufactured Dwelling Site: shall mean an area of land in a manufactured home court for the placement of a manufactured dwelling.

Manufactured Dwelling Subdivision: shall mean any residential subdivision of land containing lots under either freehold or leasehold tenure for the purpose of accommodating manufactured dwellings in such a manner that each manufactured dwelling is situated on its own lot and in which all such lots, public open spaces, internal streets and lanes, buffer zones and other amenity areas form a contiguous area of development.

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

Manufacturing and Processing Facilities, Light: shall mean manufacturing and processing facilities where all operations are contained within an enclosed building.

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

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

Minimum Building Elevation (M.B.E.): the level defined by The Ministry of Municipal Affairs at time of subdivision and by municipal bylaw to which flood-proofing must be undertaken for developments in the flood hazard area. The M.B.E. is calculated as the E.P.W.L. plus a freeboard value. The freeboard allows for uncertainties in the calculations, and for other possible hazards such as ice shove, ice jams, and erosion. The Water Security Agency usually recommends a freeboard of 0.5 m for most situations. For dykes used as flood-proofing, a freeboard of 0.6 m is usually recommended. In areas with high uncertainty in the hydrology or hydraulic response of the lake or river, a freeboard of up to 1.0 m may be recommended.

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

Motel: shall mean an establishment consisting of a group of attached or detached living or sleeping

accommodations each with a bathroom, located on a lot or site and designed for use by the public, and may include a restaurant or licensed dining room.

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

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

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

Municipality: shall mean The Rural Municipality of Milden No. 286.

Municipal Reserve: means dedicated lands, *The Act*:

- (i) that are provided to a municipality pursuant to clause 181(a); or
- (ii) that were dedicated as public reserve and transferred to a municipality pursuant to section 191, whether or not title to those lands has been issued in the name of the municipality.

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

Non-Conforming Building: shall mean a building:

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

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

Non-Conforming Use: shall mean a lawful specific use:

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

Non-Participating Noise Receptor: the center point of any occupied use or structure that is unrelated in ownership to the noise producer.

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

Official Community Plan (OCP): the Official Community Plan, as most recently amended, for the Rural Municipality of Milden No. 286.

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

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

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

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

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

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

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

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

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

Place of Worship: shall mean a place used for worship and related religious, philanthropic or social activities and includes accessory rectories, manses, meeting rooms and other buildings. Typical uses include churches, chapels, mosques, temples, synagogues and parish halls.

Preschool: shall mean a facility which provides a program for preschool aged children.

Public Hospital: shall mean a hospital operated by the Regional Health Authority.

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

Public Work: shall mean:

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

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

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

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

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

Recreational Vehicle, Park Model: shall mean a recreational vehicle that conforms to Canadian Standards Association, Construction Standard No. Z241 Series, Park Model Trailers.

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

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

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

Reeve: shall mean the Reeve of the Rural Municipality of Milden No. 286.

Rental Suite: shall mean dwelling unit located within, and accessory to, a single detached dwelling, including the development or conversion of basement space or above-grade space to a separate dwelling unit, or the addition of new floor space to an existing single detached dwelling.

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

Repair Shops and Repair Services, Enclosed: shall mean repair shops and repair services where all operations are contained within an enclosed building.

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

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

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

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

Rural Municipal Administrator: shall mean the Rural Municipal Administrator for the Rural Municipality of Milden No. 286.

Safe Building Elevation (S.B.E.): the level defined by The Ministry of Municipal Affairs at time of subdivision and by municipal bylaw to which flood-proofing must be undertaken for developments in the flood hazard area. The S.B.E. is calculated as the E.P.W.L. plus a freeboard value. The freeboard allows for uncertainties in the calculations, and for other possible hazards such as ice shove, ice jams, and erosion. The Saskatchewan Watershed Authority usually recommends a freeboard of 0.5 metres for most situations. For dykes used as flood-proofing, a freeboard of 0.6 metres is usually recommended. In areas with high uncertainty in the hydrology or hydraulic response of the lake or river, a freeboard of up to 1.0 metres may be recommended.

Sand Drag Hose: shall mean a manure application system that uses a drag hose and irrigation pump to move liquid manure from a livestock operation, and apply it to agricultural fields by means of direct injection.

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

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

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

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

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

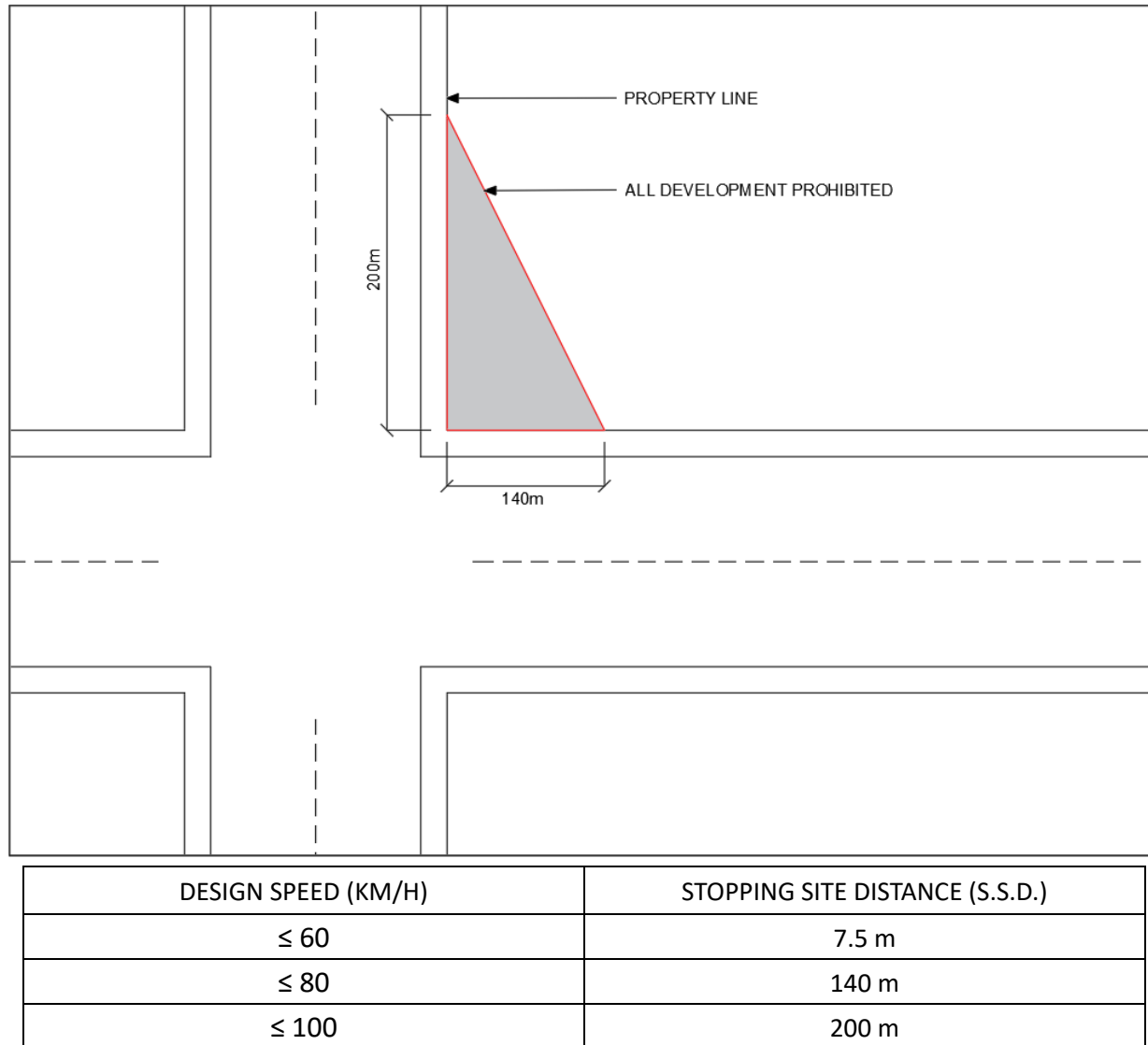


Figure 2-2: Sight Triangle

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

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

Site: shall mean one or more contiguous lots under one ownership and used, or intended to be used, by a single principal use.

Site, Corner: shall mean a site at the intersection or junction of two (2) or more streets (refer to Figure 2-3).

Site, Interior: shall mean a site other than a corner site (refer to Figure 2-3).

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

Site, Through: shall mean a site not more than one lot in depth, having a frontage on two streets more or less parallel (refer to Figure 2-3).



Figure 2-3: Illustration of Site Definition

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

Site Drainage Plan: shall mean a plan which shows the existing and proposed topography of a site, with contour intervals and drawn to scale, with appropriate dimensions and sufficient spot elevations to adequately demonstrate to the Development Officer that the proposed drainage pattern will not have an adverse effect on neighbouring properties and streets.

Site Frontage: shall be,

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

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

Site Line, Rear: shall mean the 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.

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

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

Stock Pile: shall mean an accumulated supply of materials or goods held in reserve within the area of any site.

Storage Garage: a building used for storage purposes only, where no business, occupation, or service is conducted for gain and in which no space is rented for commercial vehicles and no repair facilities are maintained.

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

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

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

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

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

Telecommunications Facility: shall include,

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

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

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

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

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

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

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

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

Transloading Facility: shall mean means a facility used to transfer oil and gas resources, other natural resources or agricultural products from one mode of transportation to another and may include rail lines, pipelines, tank storage, rail loading buildings, instrumentation, related office buildings, and other related facilities.

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

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

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

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

Use, Agricultural Related Commercial or Industrial: includes,

- (a) grain and seed storage, sales, cleaning and drying;
- (b) fertilizer and chemical processing, distribution, mixing and sales (subject to provincial regulations);
- (c) livestock and poultry breeding services;
- (d) bin yards;

- (e) implement and machinery assemblage, sale and service;
- (f) bulk fuel sales and storage;
- (g) taxidermy and the accessory tanning of hides;
- (h) feed processing, packaging and sales;
- (i) grain, pulse crop and oil seed processing, packaging and sales;
- (j) food and beverage processing, packaging and sales and distribution;
- (k) Ethanol and biodiesel processing;
- (l) Supplement and pharmaceutical processing and packaging, including but not limited to probiotics and protein products;
- (m) Inland terminals or grain elevators;
- (n) other similar uses subject to Council approval.

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

Use, General Industrial: any of the following activities:

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

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

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

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

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

Vacation Farms: shall mean a farm dwelling open for the accommodation of paying guests.

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

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

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

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

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

Waste Transfer Station: a facility used to temporarily store solid waste before it is transported to a treatment, recycling, recovery or disposal facility.

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

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

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

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

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

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

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

Yard, Required: shall mean the minimum yard required by this Bylaw and within which, unless specifically permitted, no building or structure, or part of a building or structure shall be erected.

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

Zoning District: shall mean a specifically delineated area of the municipality within which certain uniform requirements and regulations or various combinations thereof govern the use, placement, spacing and size of land and structures.

3 ADMINISTRATION

3.1 DEVELOPMENT OFFICER

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

3.2 APPLICATION FOR DEVELOPMENT PERMIT

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

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

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

3.3 DEVELOPMENTS NOT REQUIRING A DEVELOPMENT PERMIT

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

3.3.2 Developments which do not require a development permit include:

(1) Farm Operations

Any conditions or activities which occur on a farm in connection with the commercial production of farm products, including agroforestry, but not including intensive livestock operations or intensive agricultural operations.

(2) Accessory Farm Buildings and Structures

Farm buildings and structures where accessory to permitted farm or any farm dwelling, excluding any Intensive Livestock Operation structure, wind energy facility.

(3) Small Accessory Buildings

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

(4) Public Works

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

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

(5) Municipal Facilities

Any facility, including buildings and structures, installed and operated by the Rural Municipality.

(6) Maintenance

Maintenance and repairs that do not include any structural alterations.

(7) Temporary Confinement of Livestock

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

(8) Signs

Subject to the provisions of Section 4.22 of this bylaw.

3.4 OTHER PERMIT REQUIREMENTS

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

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

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

3.5 APPLICATION REQUIREMENTS

3.5.1 Applications for a development permit and applications for a discretionary use, with the exception of applications for a home-based business, shall be accompanied by the following:

(1) The names, addresses and telephone numbers of the applicant, property owner and person or consultant who prepared the plans being submitted, including a local contact person.

(2) The proposed use of the site or building to be constructed, or the proposed use of the existing building floor area to be altered or occupied, including the area of the proposed building or renovations.

(3) The complete legal description of the subject property.

(4) A copy of a site plan, drawn to scale with appropriate dimensions, showing the following information:

(a) north arrow, roads adjacent to the site, all property boundaries, identified frontage of site, site area, site elevations, and the location of any existing buildings,

structures, utility poles and wires, underground utilities, easements, building encroachments, and type and location of existing trees;

- (b) the location and size of proposed buildings or structures, including all front, side and rear yard setback dimensions where relevant;
- (c) the location and size of all entrances and exits to the site; and,
- (d) the method and location of on-site sewage disposal facilities and, where proposed, manure storage facilities, including a valid sewage disposal permit issued by Public Health.

3.5.2 For certain developments or discretionary uses Council may consider proposals in the context of the information contained on the Development Maps in Section 7 of the Official Community Plan and additional information shall be required in support of the application, as follows:

- (1) Manufactured Home Court, Campground, Tourism Base Camp, Tourist Camp, Outfitter Base Camp and Institutional Camps.

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

- (a) a plan of the site, identifying any buildings, uses of land and the location of all roadways, buildings, structures, manufactured home sites and campsites with dimensions. The addition or rearrangement of sites or accommodation facilities, the construction or moving of buildings, material changes in use of portions of land, or the filling or clearing of land shall require a development permit, and the applicant shall submit for approval an amended plan incorporating the proposed development.

- (2) Intensive Livestock Operation (ILO)

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

- (a) of distances to the nearest land uses, development types and municipal limits, whether within the municipality or within an adjacent municipalities, listed in "Table 8-1 - Required Separation Distances Between Uses" and measured as specified in the notes to that table;
- (b) that the water supply is sufficient for the development and that the supply for neighbouring developments will not be adversely affected by the proposed operation;
- (c) of proposed methods of manure management, including on-site storage or stockpiling, transportation, and spreading, incorporation or disposal;
- (d) of proposed odour management and control measures, including proposed odour management and control related to earthen manure storage facilities and liquid manure lagoons, and odour management and control measures related to the ventilation of hog or poultry barns;

- (e) of the location and extent of sufficient lands to be used for the spreading of manure from the ILO, as well as proposals for the annual confirmation of the continued availability of such lands;
- (f) of the proposed methodology for monitoring on-site and neighbouring wells for water quality and quantity purposes after the ILO has begun operation, and for reporting on same to Council; and,

(3) Intensive Agricultural Operation

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

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

(4) Industrial Use

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

- (a) documentation, to Council's satisfaction, as specified in Section 3.7.2.2 of the Official Community Plan and documentation that the locational criteria in Table 8-1 are satisfied.

(5) Hazardous Industrial Use

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

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

(6) Solid or Liquid Waste Management or Disposal Facility

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

- (a) of distances to the nearest land uses, development types and rural municipal limits, whether within the RM or within an adjacent municipalities, listed in "Table 8-1 - Required Separation Distances Between Uses" and measured as specified in the notes to that table (refer to Section 3.3.2.1 of the Official Community Plan).

(7) New Communal Water or Sewer System:

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

(8) Dwelling in a Country Residential Zoning District

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

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

(9) Wind Energy Facility

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

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

- (i) illustration of sight line vistas from residential buildings within one (1) mile of the proposed development utilizing photographic representations of the development area;
- (ii) a decommissioning plan addressing the manner of physical removal of the facility, removal of any hazardous materials and site restoration to a natural condition, should the use of the facility be discontinued.

(10) Gravel Operations

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

- (a) a plan showing the location of the area of the operation relative to the site boundaries, the depth of excavation, and the quantity of material to be removed;
- (b) a plan showing the distances to the adjoining land uses as listed in “Table 8-1 - Required Separation Distances Between Uses”;
- (c) a description of the excavation, stripping or grading operation proposed;
- (d) a detailed timing and phasing program covering the time span of the proposed operation;
- (e) a description of reclamation and rehabilitation measures to be conducted both during and following the operation consistent with *The Reclamation Guidelines for Sand and Gravel Operations* provided by the Ministry of Environment. Those guidelines recommend that “reclamation practices should ensure a physical stabilization of the soils and achieve a sustainable land use so that the land may be returned to a productive state as soon as possible after the operation has completed”, and that “reclamation operations should be carried out concurrently with extraction”.
- (f) a description of the measures to be taken for the prevention and lessening of dust and other nuisances during and after the operation; and,
- (g) road maintenance measures and proposed truck routes.

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

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

3.6 DEVELOPMENT PERMIT APPLICATION PROCESS

3.6.1 The Development Officer shall review all applications for completeness and shall inform an

applicant whose application is not complete of the information or documentation required to complete the application, and that the application will not be considered until it is complete.

- 3.6.2 The Development Officer may submit any application to Council for a decision on the interpretation of the bylaw, or on special conditions provided in the bylaw, and shall inform the applicant of this action. Council or the Development Officer may require the applicant to provide such further information as may be required to make a decision.
- 3.6.3 Upon completion of the review of a complete application for development, the Development Officer shall issue a development permit for a development that complies in all respects with the requirements of this Zoning Bylaw, the Official Community Plan and *The Act*.
- 3.6.4 Where an application is made for a development permit with respect to a development for a discretionary use which has been approved by Council, the Development Officer shall issue a development permit subject to any specified development standards prescribed by Council pursuant to Section 56(3) of *The Act*.
- 3.6.5 Every decision of the Development Officer with respect to an application for a development permit shall be in writing and a copy of the decision shall be sent to the applicant.
- 3.6.6 The Development Officer may revoke a development permit where:
 - (1) the development permit has been issued in error; and/or,
 - (2) an approved development is not being developed or operated in accordance with the provisions of this Zoning Bylaw, or in accordance with the standards and conditions specified in the development permit.
- 3.6.7 The Development Officer shall give the reasons for denying or revoking a development permit.

3.7 DISCRETIONARY USE APPLICATIONS

3.7.1 Discretionary Use Application Process

- (1) The following procedures shall apply to discretionary use applications:
 - (a) Applicants must file with the Development Officer a development permit application, a site plan, any other plans and information as required by the Development Officer and pay the required application and public hearing fees;
 - (b) The application will be examined by the Development Officer for conformance with the Official Community Plan, this Bylaw, and any other applicable policies and regulations;
 - (c) The Development Officer may request comments from other government agencies where applicable;
 - (d) The Development Officer will prepare a report concerning the application including recommendations that conditions be applied to an approval;
 - (e) The Development Officer will set a date for the meeting at which the application will be

considered by Council and will be given notice by ordinary mail to assessed owners of property within 75 metres of the boundary of the applicant's land;

- (f) In addition to the requirements set out in (e) above, the Development Officer shall advertise the proposed discretionary use by mailing a copy of a notice of the application to the assessed owner of each property within 1.6 kilometres of the proposed discretionary use for the following:
 - (i) any new intensive livestock operation or expansion or alteration to an intensive livestock operation;
 - (ii) kennels;
 - (iii) wind energy facilities;
 - (iv) commercial use in a residential district.
 - (g) Council shall consider the application together with the report of the Development Officer, and any written or verbal submissions received by Council;
 - (h) Council may reject the application or approve the application with or without conditions, including a condition limiting the length of time that the use may be conducted on site; and,
 - (i) The Development Officer shall notify the applicant of Council's decision by ordinary mail addressed to the applicant at the address shown on the application form.
 - (j) Where an application for discretionary use is approved by resolution of Council, the Development Officer shall issue a development permit subject to any specified development standards prescribed by Council pursuant to Section 3.7.4 below.
 - (k) The Development Officers shall maintain a registry of the location and all the relevant details respecting the granting of the discretionary use approval.
- (2) Discretionary uses, discretionary forms of development, and associated accessory uses are subject to the development standards and applicable provisions of the zoning districts in which they are located. In approving any discretionary use to minimize land use conflict, Council may prescribe specific development standards related to:
- (a) site drainage of storm water;
 - (b) the location of buildings with respect to buildings on adjacent properties;
 - (c) access to, number and location of parking and loading facilities including adequate access and circulation for pedestrian and vehicle traffic;
 - (d) appropriate space for vehicle line ups for drive through commercial facilities in order to reduce disruption of traffic flows on adjacent roadways;
 - (e) control of noise, glare, dust and odour;

- (f) landscaping, screening, fencing, and preservation of existing vegetation to buffer adjacent properties;
 - (g) the size, shape and arrangement of buildings, and the placement and arrangement of lighting and signs;
 - (h) prescribed specific time limits for a use that is intended to be temporary or to allow Council to monitor the impact of a use on surrounding development; and
 - (i) intensity of use.
- (3) Council's approval of a discretionary use application is valid for a period of twelve (12) months from the date of approval. An approval shall be deemed to be invalid if the proposed use or proposed form of development has not commenced within that time or if the Council determines, within the twelve (12) month period, that the proposed development is not proceeding in accordance with the terms and conditions of its approval. The Development Officer shall advise the applicant and Council when a prior approval is no longer valid.
 - (4) Council may direct that a discretionary use approval extension be granted for an additional twelve (12) month period by the Development Officer.
 - (5) If an approved discretionary use or discretionary form of development ceases to operate for a period of twenty-four (24) consecutive months or more, Council may require a new discretionary use approval where the use is subject to separation distances that may limit potential adjacent development. The Development Officer shall advise the owner and Council when a prior approval is no longer valid.
 - (6) Where Council has approved a discretionary use for a fixed time, as provided in this Bylaw, and that time period has expired, that use of land and/or use of buildings on that land shall cease until such time as Council gives a new discretionary use approval and a new development permit is issued.

3.7.2 General Discretionary Use Evaluation Criteria

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

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

3.7.3 Terms and Conditions for Discretionary Use Approvals

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

3.7.4 Use Specific Discretionary Use Evaluation Criteria

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

- (1) *Bus terminals and car / truck washes:*
 - (a) The location of the bus terminal or car wash will only be favourably considered where it can be demonstrated that the use and intensity is appropriate to the site and that it will have a minimal impact on the surrounding, adjacent areas. Consideration may be given, but is not limited to the following effects:
 - (i) municipal servicing capacity;
 - (ii) anticipated levels of noise, odour, smoke, fumes, dust, lighting, glare, vibration or other emissions emanating from the operation; and/or,
 - (iii) anticipated increased levels or types of vehicle traffic, unsafe conditions or situations for vehicles, cyclists, or pedestrians.
 - (b) Bus terminals are also subject to 5.9 (above ground fuel storage tanks), if applicable.
- (2) *Community service uses, schools, educational facilities, clubs, places of worship, day care centres, public and commercial recreation facilities:*
 - (a) Schools, clubs and places of worship should, where possible, be located on corner sites to facilitate access.
 - (b) Public elementary and secondary schools should, where possible, be located adjacent to public open spaces.
 - (c) The site should be accessible from a major road network to avoid heavy traffic volumes on residential access roads and include adequate safety precautions incorporated into site plans and applications.
 - (d) Consideration should be given to the location of entry and exit points of the site and their relationship with existing intersections and adjacent residential units.
 - (e) Vehicle car parking and access areas should not form a dominant element in the streetscape.
- (3) *Mineral and aggregate resource extraction industries:*
 - (a) In reviewing an application, Council shall consider the environmental implications of the operation including plan for site restoration.
 - (b) In addition to the public notification provisions for discretionary uses contained within this bylaw, council shall require details of the application be circulated to property owners adjacent to the proposed haul roads to obtain public input on the proposed site.

- (c) The applicant and operator shall ensure that dust and noise control measures are undertaken at the request of and to the satisfaction of Council to prevent the operations from becoming an annoyance to neighboring landowners.
 - (d) The applicant and operator shall apply appropriate methods for minimizing the noise created from machinery and equipment through proper location and property screening including locating stockpiles to act as a noise barrier.
 - (e) The applicant and operator shall keep the site in a clean and tidy condition free from rubbish and non-aggregate debris.
 - (f) The disturbed area shall be progressively reclaimed to a land capability equivalent to pre-disturbance land capability (for example, agricultural land) or post-disturbance condition and land use (for example, conversion to a wetland) which is satisfactory to Council. These conservation and reclamation procedures shall be in accordance with the applicable provincial guidelines.
 - (g) Property approaches shall be located away from existing residential dwelling units.
 - (h) The applicant shall be responsible for providing an estimate and a corresponding financial guarantee, in a form acceptable to council, equal to the cost of reclamation of the pit, to be held by the municipality for the lifespan of the operation.
 - (i) The resource extraction industry shall have regard to adjacent land uses and no materials is to be stored or piled on any road allowance or within 30 m (100ft) of the bank of any river or watercourse.
 - (j) The applicant, operator or any person who hauls the mineral resource may be required buy Council to enter into a road maintenance agreement.
- (4) *Livestock auction facilities and stockyards:*
- (a) Shall be located at least 300 m from all residential and community service districts.
- (5) *Ambulance stations:*
- (a) The site shall be accessible from a major road network to avoid heavy traffic volumes on residential access roads.
 - (b) Consideration shall be given to the location of entry and exit points of the site and their relationship with existing intersections and adjacent residential uses.
 - (c) The character of adjacent residential uses shall be protected and maintained through the provision of buffer areas, separation distances and screening.
- (6) *Auto body shops, construction trades, agriculturally related commercial and industrial uses and general industrial uses:*
- (a) The location of the use will only be favourably considered where it can be demonstrated that the use and intensity is appropriate to the site and that it will

have a minimal impact on the surrounding adjacent areas. Consideration may be given but is not limited to the following effects:

- (i) municipal servicing capacity;
 - (ii) anticipated levels of noise, odour, smoke, fumes, dust, lighting, glare, vibration or other emissions emanating from the operation;
 - (iii) anticipated increased levels or types of vehicle traffic, unsafe conditions or situations for vehicles, cyclists or pedestrians; and / or
 - (iv) utilization of hazardous substances.
- (b) All materials and goods used in conjunction with construction trades and manufacturing shall be stored within an enclosed building, or within an area hidden from view by screening;
- (c) Uses that include warehouses and freight handling facilities shall be accessible from a major road network to avoid heavy traffic volumes on access roads. Consideration shall be given to the location of entry and exit points to the site and their interrelation with existing intersections or land constraints; and,
- (d) All manufacturing and assembly operations shall be conducted within an enclosed building.

(7) *Asphalt and cement plants, gravel yards and coal yards:*

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

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

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

(9) *Campgrounds:*

- (a) Wherever possible and appropriate, any existing trees and mature landscaping shall be retained;

- (b) Solid waste storage facilities (including adequate spaces for both recycling and general waste bins) shall be provided on-site, appropriately located, and screened or landscaped to avoid any adverse visual impact from the road and within the development.
 - (c) There shall be adequate maneuvering space on-site; and,
 - (d) The prevention of on-street congestion caused by the ingress and egress of vehicles shall be considered.
- (10) *Golf courses:*
 - (a) Consideration will be given to the compatibility of the golf course with adjacent land uses;
 - (b) Insofar as possible, proposed golf courses shall respond to the natural topography and drainways of the site, and employ minimal clearing of native vegetation;
 - (c) Buffers shall be provided to protect existing, adjacent neighbourhoods by mitigating the adverse impacts of sound, visibility and traffic;
 - (d) Council will consider the following as an asset in the development of a golf course:
 - (i) maximum use of existing landforms and native grasses and vegetation;
 - (ii) an alternative water source to potable water; and,
 - (iii) water conserving irrigation systems.
- (11) *Intensive agricultural uses (excluding livestock) and agricultural related commercial and industrial uses*
 - (a) The location of these uses will only be favourably considered where it can be demonstrated that the use and intensity is appropriate to the site and that it will have a minimal impact on the surrounding adjacent areas. Consideration may be given, but is not limited to, the following effects:
 - (i) municipal servicing capacity;
 - (ii) anticipated levels of noise, odour, smoke, fumes, dust, lighting, glare, vibration or other emissions emanating from the operation;
 - (iii) anticipated increased levels or types of vehicular traffic, unsafe conditions or situations for vehicles, cyclists or pedestrians; and/or,
 - (iv) utilization of hazardous substances.
- (12) *Truck Stops:*
 - (a) An application for a truck stop shall provide documentation, to Council's satisfaction, as follows:
 - (i) The submission of an engineering report confirming an adequate potable water supply and sewage disposal system.

- (ii) The submission of a traffic impact assessment, prepared by a professional engineer and satisfactory to the Ministry of Highways and Infrastructure, detailing level of service impacts and necessary infrastructure improvements.
- (13) *Hotels and Motels including Resort Developments:*
 - (a) The prevention of on-street congestion caused by the ingress and egress of vehicles shall be considered.
 - (b) The site should be accessible from a major road network to avoid heavy traffic volumes on residential access roads.
 - (c) Consideration should be given to the location of entry and exit points of the site and their relationship with existing intersections and adjacent residential units.
- (14) *Dwelling Units for the Operator of an Industrial or Commercial Use:*
 - (a) Dwelling units shall be attached to the commercial or industrial establishment and shall have a main entrance separate from that of the principal establishment. An emergency exit must be provided in addition to the main entrance; and,
 - (b) The minimum floor area of each dwelling unit shall be 28 square metres.
 - (c) Vehicle car parking and access areas should not form a dominant element in the streetscape.
- (15) *Cannabis Production Facilities:*
 - (a) The location of cannabis production facilities will only favourably be considered where it can be demonstrated that the use and intensity of use is appropriate to the site and that it will have minimal impact on the surrounding, adjacent areas of the Municipality. Consideration may be given, but is not limited to, the following effects:
 - (i) municipal servicing capacity;
 - (ii) anticipated levels of noise, odour, smoke, fumes, dust, lighting, glare, vibration or other emissions emanating from the operation;
 - (iii) anticipated increased levels or types of vehicle traffic, unsafe conditions or situations for vehicles, cyclists or pedestrians; and
 - (iv) utilization of hazardous substances.
- (16) *Cannabis Retail Stores:*
 - (a) The location of cannabis retail stores will only favourably be considered where it can be demonstrated that the use and intensity is appropriate to the site and that it will have a minimal impact on the surrounding, adjacent areas, particularly residential areas.

3.8 VALIDITY OF A DEVELOPMENT PERMIT

- 3.8.1 If development authorized by a development permit is not commenced within twelve (12) months of the date of issue, the permit ceases to be valid.
- 3.8.2 A development permit extension may be granted for an additional twelve (12) month period by the Development Officer.

3.9 AMENDING THE ZONING BYLAW

- 3.9.1 Any person seeking to amend this Zoning Bylaw may submit an application for such amendment and, upon payment of the required fee, the Development Officer shall refer such application to Council for consideration.
- 3.9.2 Council may authorize an amendment to a Zoning Bylaw, and that amendment shall be adopted by bylaw.
- 3.9.3 Sections 206 - 212 of *The Act*, shall govern the process to be followed with respect to public notice and public participation in the adoption of a bylaw proposed to amend this Zoning Bylaw.

3.10 DEVELOPMENT APPEALS BOARD

- 3.10.1 Council shall appoint a Development Appeals Board in accordance with Sections 49(j) and 213 to 227 of *The Act*.
- 3.10.2 A person who wishes to appeal to the Development Appeals Board shall, within 30 days of the date of issuance of or refusal to issue a development permit, file a written notice of intention to appeal, and the appeal fee, with the secretary of the Development Appeals Board.
- 3.10.3 A person whose application for a discretionary use or development has been approved with prescribed development standards may appeal any development standards considered excessive, to the Development Appeals Board.
- 3.10.4 An appellant shall make the appeal within 30 days of the date of the issuance of, or refusal to issue, a development permit.
- 3.10.5 Nothing in this section authorizes a person to appeal a decision of the council:
- (1) refusing to rezone land; or,
 - (2) rejecting an application for approval of a discretionary use.
- 3.10.6 In making an appeal to the Development Appeals Board, and hearing such appeal, the provisions of *The Act* shall apply.

3.11 MINOR VARIANCES

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

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

3.12 FEES

3.12.1 Amendment of the Zoning Bylaw

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

3.12.2 Application fees

- (1) An applicant for a development permit shall pay an application fee in accordance with the following:

- | | | |
|-----|-------------------------|--|
| (a) | Permitted use: | No Fee |
| (b) | Discretionary use: | \$200.00 |
| (c) | Development Appeal Fee: | up to \$300.00 as specified by the Development Appeals Board |

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

- (2) Where a person applies to Council to amend the Zoning Bylaw, that person shall pay to the municipality the following application fees, where applicable:

- (a) Text amendments: \$400
 (b) Map amendments (see table below):
 Class 1 Districts: **A**
 Class 2 Districts: **R, H**
 Class 3 Districts: **IC**

Zoning Map Amendments		To		
		Class 1	Class 2	Class 3
From	Class 1	\$200	\$400	\$800
	Class 2	\$200	\$400	\$800
	Class 3	\$200	\$400	\$800

Where an application to amend the Zoning Bylaw involves amendment within two or more of the above categories the sum of the amendment fees shall apply for all categories. These fees shall be in addition to any fee required by Section 3.12.1 above.

3.13 ZONING BY AGREEMENT

- 3.13.1 A zoning designation which is subject to an agreement entered into pursuant to the provisions of

Section 69 of *The Act* and Section 5.1.4 of the Official Community Plan, shall be indicated on the Zoning District Map by the addition of the bylaw number authorizing the agreement after the zoning district designation.

3.14 OFFENCES AND PENALTIES

- 3.14.1 Pursuant to Section 242 of *The Act*, the Development Officer may inspect any development suspected of contravening *The Act*, or any regulation or bylaw made pursuant to *The Act*. If it is determined that a contravention exists, the Development Officer may notify the owner in writing and instruct the owner to correct the contravention within a set time period. If for any reason the contravention has not been corrected within that time, the Development Officer may extend the time period or issue a zoning compliance order pursuant to Section 242(4) of *The Act* to achieve bylaw conformance.
- 3.14.2 Any person who violates this Bylaw is guilty of an offence and is liable, on summary conviction, to the penalties provided by Section 243 of *The Act*.

4 GENERAL REGULATIONS

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

4.1 FRONTAGE ON THE ROAD

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

4.2 DEVELOPMENT ON HAZARD LANDS

- 4.2.1 Where a proposed development of a building is to be located on land considered by Council to be potentially hazardous, including but not limited to a wetland, water body or watercourse where flooding may occur, the lands shall be deemed “hazardous” and Council shall require the applicant to submit sufficient topographic information to determine if the development will be within 100 metres of:
- (1) any slope(s) that may be unstable;
 - (2) any river or stream flood plain; and/or,
 - (3) any other land that may be subject to flooding;
 - (4) any other land that may be subject to flooding or hazardous conditions otherwise unsuited for development or occupation because of its inherent danger to public health, safety, or property.
 - (5) contaminated sites;
- 4.2.2 Council may require that before a permit may be issued, the applicant shall submit a report prepared by a professional competent to assess the suitability of the site for a development described in Section 4.3.1, and which in the opinion of Council, shows that the proposed site and development is suitable with respect to the following where relevant:
- (1) the potential for flooding up to the 1:500 year flood elevation as identified in *The Statements of Provincial Interest Regulation, 2012*, to be determined from specific site investigations, or where not involving any building, such lower elevation as may be suitable for the proposed use;
 - (2) the potential for slope instability; and/or
 - (3) the required mitigation measures for construction on areas of high-water tables, in slopes

or on contaminated sites if any.

- 4.2.3 Where a proposed development is to be located on lands considered by Council to be potentially contaminated (soil, water, etc.), Council shall require an environmental site assessment be done by a qualified Engineer, registered in the province of Saskatchewan, to determine the suitability of site with respects to the proposed development. If lands are deemed unsuitable, council shall require a report detailing necessary subsequent step, as outlined by the Saskatchewan Ministry of Environment. The costs associated with undertaking specified mitigation measures providing the required documentation related to any specified mitigation measures will be borne by the applicant or proponent of the proposed development.
- 4.2.4 Actions identified in an assessment prepared pursuant to Sections 4.3.2 and 4.3.3 which prevent, change, mitigate or remedy hazards in lands deemed hazardous may be incorporated as conditions to issuance of any development permit that may be issued. Council may refuse a permit for any development for which, in Council's opinion, the proposed actions are inadequate to address the adverse effects, will result in excessive municipal costs, or if sufficient information has not been submitted to indicates that the site is suitable for development.
- 4.2.5 The applicant shall be responsible for contracting the engineer and all related fees.
- 4.2.6 Where a proposed development or subdivision is to be located on hazard lands, the Development Officer may refer that application to federal or provincial departments or other relevant environmental agencies for comments prior to issuing a decision.
- 4.2.7 Where a proposed development is to be located on land within the 1:500 flood plain, the following regulations shall apply:
- (1) no development is to adversely affect another property in terms of drainage or flooding;
 - (2) new residential, commercial, industrial, or agricultural buildings and additions located in the 1:500 flood plain, shall be constructed at a minimum to the Minimum Building Elevation as defined by the Bylaw or as determined by applicable provincial authority;
 - (3) permanent intensive livestock operations, animal enclosures and manure storage facilities shall be prohibited from locating within the 1:500 flood plain. Buildings not housing animals may be permitted provided that the building is constructed at a minimum to the Minimum Building Elevation as defined by this Bylaw or as determined by applicable provincial authority;
 - (4) intensive agricultural operations must be constructed at a minimum to the Minimum Building Elevation as defined by the Bylaw or as determined by applicable provincial authority.
- 4.2.8 New buildings and additions to buildings in the flood way in the 1:500 year flood elevation or higher standards if flood records are available of any watercourse or water body shall be prohibited.

4.3 BUILDING TO BE MOVED

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

4.4 WASTE DISPOSAL

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

4.5 WATER

- 4.5.1 No development or use of land shall be permitted where the proposal will adversely affect domestic and municipal water supplies, or where a suitable, potable water supply cannot be furnished to the requirements of the Regional Health Authority and/or the Saskatchewan Water Security Agency.

4.6 STORAGE OF CHEMICALS, FERTILIZERS AND COMBUSTIBLE MATERIALS

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

4.7 ONE PRINCIPAL BUILDING PERMITTED ON A SITE

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

- (1) public works;
- (2) institutional uses;
- (3) agricultural uses;
- (4) agricultural related commercial and industrial uses;
- (5) oil and gas exploration and extraction;
- (6) mineral resource extraction and processing;
- (7) commercial complexes;
- (8) industrial complexes;
- (9) shopping centres;
- (10) dwelling groups;
- (11) manufactured homes in manufactured home courts;
- (12) recreation facilities;
- (13) schools;
- (14) hospitals;
- (15) municipal facilities;
- (16) communal dwellings; and
- (17) communal farm settlements.

4.8 NON-CONFORMING BUILDINGS, SITES AND USES

- 4.8.1 The adoption or amendment of this bylaw does not affect non-conforming buildings, sites and uses.
- 4.8.2 The provisions of *The Act*, Sections 88 to 93 inclusive, shall apply to all non-conforming buildings and uses.
- 4.8.3 Non-conforming buildings or sites may continue to be used, maintained and repaired in their present form.

4.9 MODULAR DWELLINGS

- 4.9.1 Wherever a single detached dwelling is allowed it may be in the form of a Modular dwelling that meets CSA A277 certification, or a replacement thereof, and shall be attached to a permanent foundation, or securely anchored to the ground and skirted, prior to occupancy.

4.10 MANUFACTURED DWELLINGS

- 4.10.1 Wherever a single detached dwelling is allowed it may be in the form of a manufactured dwelling that meets CSA Z240, Z241 (Park Model Recreational Vehicle) or A277 certification, or a replacement thereof, and shall be attached to a permanent foundation, or securely anchored to the ground and skirted, prior to occupancy.
- 4.10.2 Every manufactured dwelling shall bear CSA Z240, Z241 or A277 certification, or a replacement thereof.

4.11 PUBLIC WORKS, PIPELINES AND MUNICIPAL FACILITIES

- 4.11.1 Public works and facilities of the Municipality, except solid and liquid waste disposal sites, shall be permitted uses in every zoning district, and unless otherwise specified by this bylaw, no minimum site or yard requirements shall apply.
- 4.11.2 Where a pipeline or other utility or transportation facility will cross a municipal road, Council may apply such special design standards as it considers necessary to protect the municipal interest in the existing and future improvements to the road. The RM shall require the developers of regional water and sewer pipelines to submit engineered drawings to the municipality prior to installing such pipelines.

4.12 VEHICLE STORAGE

- 4.12.1 Notwithstanding anything contained in this Bylaw, no person shall use any site in **H**, or **R** zoning districts, for the parking or storage outside of an enclosed building of more than four (4) unlicensed vehicles.
- 4.12.2 Notwithstanding anything contained in this Bylaw, no person shall use any site in **A**, or **IC** zoning districts, for the parking or storage outside of an enclosed building of more than eighteen (18) unlicensed vehicles.

- 4.12.3 Sections 4.11.1 shall not apply to permitted machinery or automotive salvage yards, auction markets or agricultural implement, recreational vehicle, automobile, marine and manufactured home sales, farm operations, and service establishments.
- 4.12.4 Council may require that such vehicles be screened from roadways or neighbouring properties by landscape features or fences or a combination thereof.

4.13 FENCES

- 4.13.1 A principal building or use must be established on a site prior to the erection of a fence or a wall on the site.
- 4.13.2 A fence may be erected to safeguard public safety on a site during the period of construction of the principal building or use or due to the presence of a natural hazard on the site.
- 4.13.3 In any **A** District, wire agricultural fencing may be placed along any site line abutting a municipal road allowance, grid road, main farm access road or provincial highway.
- 4.13.4 With the exception of barbed wire fences, in the case of a corner site in any district, no hedge planting, tree, wall, fence, or similar structure, not being a building, shall be erected, placed, planted, or maintained within the Sight Triangle, as described in Figure 2-2 and Section 4.20 of this Bylaw, to a height greater than 1.0 metre.
- 4.13.5 In any **H** or **R** district, no wall, fence or similar structure shall be erected in a front yard or on a site line adjacent to a front yard to a height of more than 1.0 metres above grade level.
- 4.13.6 In any **H** or **R** district, no wall, fence, screen or similar structure, excepting permitted accessory buildings, shall be erected in a required side or rear yard, or on a site line adjacent to a required side or rear yard, to a height of more than 2.0 metres above grade level.
- 4.13.7 In the **IC** district, no wall, fence, screen or similar structure, excepting permitted accessory buildings, shall be erected in any yard, to a height of more than 2.0 metres above grade level.
- 4.13.8 No height limitations shall apply to the following:
- (a) Temporary construction fences;
 - (b) Fences associated with essential public services and utilities, public parks, playgrounds or public buildings.
 - (c) Notwithstanding the regulations set out above, all fences are subject to federal and provincial safety regulations.
- 4.13.9 Fences shall not be located on municipal land or roadways.

4.14 SHIPPING CONTAINERS

- 4.14.1 Shipping containers shall be permitted in all districts, but are limited to one (1) in the **R** and **H** Districts.

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

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

- (1) be properly anchored and maintained in good repair;
- (2) be located a minimum of 3.0 metres from, and behind the rear wall of, the principal building;
- (3) meet the requirements of *The National Building Code of Canada* as applicable.
- (4) not be used for the purpose of advertising or warehousing.

4.14.4 Notwithstanding subsection 4.13.1, shipping containers may be temporarily placed on a site in any district:

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

4.14.5 When placed on a site pursuant to subsection 4.13.4, the shipping containers shall:

- (1) be located so as not to create a safety hazard; and
- (2) not be located within 1.2 metres of the interior edge of a sidewalk.

4.15 SETBACK FROM CENTRE LINE OF ROADS

4.15.1 The minimum setback of buildings, including dwellings, signs, trees, stone placement, earth or gravel piles, portable structures, and machinery or other similar objects from the centre line of a municipal road allowance, grid road, main farm access road or provincial highway on all sites shall be 45 metres (150 feet) or 90 metres (300 feet) from the intersection of any two municipal roads. On provincial highways the minimum setbacks shall be regulated by the Ministry of Highways and Infrastructure. Development of buildings on sites that do not abut such roads shall observe the minimum front yard setbacks as identified in the specific regulation for those districts.

4.15.2 In all cases, Council may consider a lesser setback of no less than 15 metres (50 feet) from the centerline where the road is interrupted by a natural feature prohibiting its development, where the road is not a through road, and/or where the road serves local traffic only, which shall be adequately posted with signage.

- 4.15.3 Excluding buildings, where a person wishes to plant or place an object as listed in Section 4.14.1, that does not meet the requirements, an application to Council is required, and Council may through a resolution, reduce the setback requirement providing the proposal does not create a traffic safety hazard in the sight triangle, as herein defined.
- 4.15.4 Notwithstanding section 4.14.1, in any A – Agricultural District, wire agricultural fencing may be placed along any site line abutting a municipal road allowance, grid road, main farm access road or provincial highway.

4.16 OUTSIDE STORAGE AND WASTE MATERIAL STORAGE

- 4.16.1 Where permitted in association with any approved industrial or commercial land use, all outside storage, including storage of garbage or waste materials, is subject to the following requirements:
- (1) No outside storage shall be located in the front yard, except for the neatly arranged display of items for sale.
 - (2) Outside storage in a side or rear yard shall be screened from adjacent sites by a fence at least 1.9 metres in height, or a combination of fence and soft landscaping screening a minimum of 1.9 metres in height.
 - (3) Unless otherwise directed by this Bylaw, garbage and waste material shall be stored in weatherproof and animal-proof containers and shall be visually screened from all adjacent sites and public thoroughfares.

4.17 PROHIBITED USES IN ALL DISTRICTS

- 4.17.1 The breeding of rats and other rodents and crickets and other insects is prohibited in all zoning districts in the municipality.
- 4.17.2 Wild Boar operations are prohibited in all zoning districts in the municipality.

4.18 BUILDING LINES

- 4.18.1 Where a building line in a residential district has been established by existing buildings in a block having at least one half of the lots built on, new development may conform to this line as shown in figure 4-1 below.

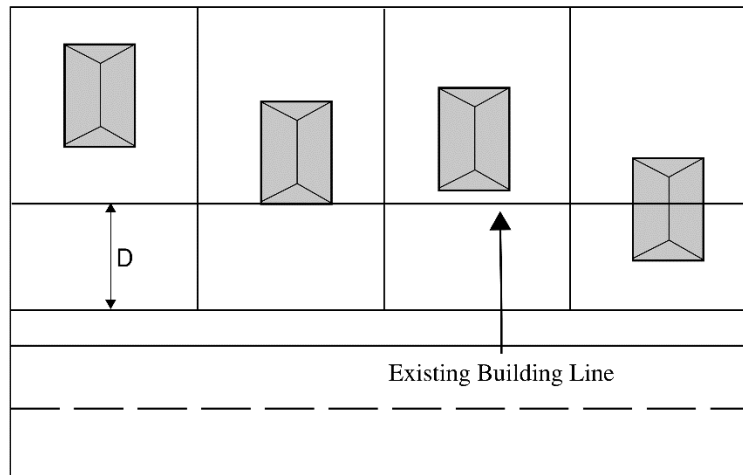


Figure 4-1 – Established Building Lines

4.19 DWELLING GROUPS

- (1) Dwelling groups are subject to the following additional standards:
 - (a) The minimum side yard shall be measured from the closest main wall of the principal building closest to the side site line.
 - (b) All principal buildings forming part of the group shall be located from any other principal building in the group at a distance that meets The National Building Code of Canada and The National Fire Code of Canada.
 - (c) Council may apply special development standards regarding “yard requirements” to reduce conflict with neighbouring uses.

4.20 TEMPORARY USES

- 4.20.1 Temporary uses and equipment, including sand drag hoses, and other uses that either have little impact on the RM or are necessary for a limited period of time to facilitate a development that is provided for in this bylaw and supported by Council. Temporary uses shall be discretionary uses and Council may include conditions, including a time limit on which they may be in operation.
- 4.20.2 All temporary uses must be located on an existing site; no subdivision will be permitted for temporary uses.
- 4.20.3 Any buildings or equipment placed on sites where a temporary use is permitted must be removed on or before the expiry period allowed for the use, unless the construction of a permanent building is specifically permitted by Council.
- 4.20.4 The site must be restored to the same condition as it was prior to the beginning of the temporary use once the temporary use has ceased.
- 4.20.5 Council may require a performance bond from the applicant to ensure acceptable remediation of the site.

- 4.20.6 Except in the Agriculture District, buildings or structures shall not include a mobile or modular home.

4.21 VISIBILITY CLEARANCE AT INTERSECTIONS

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

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

- (a) Government signage and government sign posts;
- (b) fire hydrants, benches and traffic control devices; and,
- (c) utility poles, and one transmission or control device.

4.22 MEMBRANE COVERED STRUCTURES

- 4.22.1 Membrane covered structures shall be permitted as an accessory use in all districts.

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

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

4.23 SIGNS AND BILLBOARDS

- 4.23.1 Signs located in a Highway Sign Corridor

- (1) Signs located in a highway sign corridor shall be regulated by the requirements of *The Erection of Signs adjacent to Provincial Highway Regulations, 1986*, or amendments thereto, and section 4.22.2 shall not apply.

- 4.23.2 Signs other than in a Highway Sign Corridor

- (1) Signs located anywhere other than a highway sign corridor, may only advertise agricultural commercial uses, home-based businesses, the principal use of a site, or the principal products offered for sale on the premises.
- (2) A maximum of 2 advertising signs are permitted on any site, or quarter section.
- (3) Government signs, memorial signs, signs identifying residential occupants or addresses and directional signs that bear no advertising, including traffic control, no trespassing, hunting restriction and similar signs, are exempt from restriction.

- (4) Temporary signs and real estate signs are permitted only if the temporary condition exists for the property.
- (5) Billboard and other off-site advertising signs are prohibited, except in a highway sign corridor.
- (6) All private signs shall be located so that no part of the sign is over a public right-of-way.
- (7) Temporary election signs which are designed or intended to be displayed in connection with a federal, provincial, local, or Saskatchewan health authority election, referendum, or plebiscite may be placed on a site provided that they conform to all locational requirements that pertain to the site on which they are displayed. Temporary Election signs shall be removed within seven (7) days after the date of the election, referendum or plebiscite.

4.23.3 Signs in the **H** District

- (1) The maximum facial area of a sign on residential sites in the Hamlet district shall be 1.2 m² (13 ft²).
- (2) The maximum facial area of a sign on sites including service stations, gas bars, industrial services, and agricultural services in the Hamlet district shall be 6.5 m² (70 ft²).
- (3) The maximum facial area of a sign on all other sites shall be 3.5 m² (38 ft²)

4.24 LIGHTING OF SIGHTS

- 4.24.1 Outdoor lighting for all developments shall be located and arranged so that no direct rays of light are pointed at nearby properties or interfere with the safe operation of nearby roadways or traffic control devices.

4.25 DEVELOPMENT ON HAZARD LANDS

- 4.25.1 Where a proposed development of a building is to be located on land considered by Council to be potentially hazardous, including but not limited to a wetland, water body or watercourse where flooding may occur, the lands shall be deemed “hazardous” and Council shall require the applicant to submit sufficient topographic information to determine if the development will be within 50 metres of:

- (1) any slope(s) that may be unstable;
- (2) any river or stream flood plain (identified on the Zoning District Map); and/or,
- (3) any other land that may be subject to flooding;
- (4) any other land that may be subject to flooding or hazardous conditions otherwise unsuited for development or occupation because of its inherent danger to public health, safety, or property.
- (5) contaminated sites;

- 4.25.2 Council may require that before a permit may be issued, the applicant shall submit a report prepared by a professional competent to assess the suitability of the site for a development and which in the opinion of Council, shows that the proposed site and development is suitable with respect to the following where relevant:
- (1) the potential for flooding up to the 1:500 year flood elevation as identified in *The Statements of Provincial Interest Regulation, 2012*, to be determined from specific site investigations, or where not involving any building, such lower elevation as may be suitable for the proposed use;
 - (2) the potential for slope instability; and/or
 - (3) the required mitigation measures for construction on areas of high-water tables, in slopes or on contaminated sites if any.
- 4.25.3 Where a proposed development is to be located on lands considered by Council to be potentially contaminated (soil, water, etc.), Council shall require an environmental site assessment be done by an Environmental Engineer, registered in the province of Saskatchewan, to determine the suitability of site with respects to the proposed development. If lands are deemed unsuitable, council shall require a report detailing necessary subsequent step, as outlined by the Saskatchewan Ministry of Environment. The costs associated with undertaking specified mitigation measures providing the required documentation related to any specified mitigation measures will be borne by the applicant or proponent of the proposed development.
- 4.25.4 Actions identified in an assessment prepared pursuant to Sections 4.15.2 and 4.1.3 which prevent, change, mitigate or remedy hazards in lands deemed hazardous may be incorporated as conditions to issuance of any development permit that may be issued. Council may refuse a permit for any development for which, in Council's opinion, the proposed actions are inadequate to address the adverse effects, will result in excessive municipal costs, or if sufficient information has not been submitted to indicates that the site is suitable for development.

5 SPECIAL STANDARDS AND REGULATIONS

5.1 ACCESSORY USES, BUILDINGS AND STRUCTURES

- (1) Accessory uses and buildings shall be subordinate to and located on the same site at the principal building or use and used in conjunction with that principal use.
- (2) Where a development standard for the principal use is less restrictive than the accessory, use, building or structure standard or regulation listed in Section 5.1 of this bylaw, the less restrictive standard shall apply to the accessory use, building or structure.

(3) *Time of Construction:*

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

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

(4) *Height of Accessory Buildings:*

(a) **Residential and Hamlet** Districts:

- (i) Detached accessory buildings in any **R** and **H** Districts shall not exceed 7 metres (23 ft) in height.

(b) **Agricultural and Industrial/Commercial** Districts:

- (i) Detached accessory buildings in any **A** and **IC** Districts shall have no height restrictions.

(5) *Area of Accessory Buildings:*

(a) **Residential and Hamlet** Districts:

- (i) Maximum - 150 m² (1,615 ft²).

(b) **Agricultural and Industrial/Commercial** Districts:

- (i) No area restrictions.

- (c) Where this bylaw specifies the maximum building floor area, that area shall mean the combined building floor area of all buildings on site.

(6) *Location of Accessory Buildings:*(a) **Residential** Districts:

Detached accessory buildings in any **R** districts are subject to the following regulations:

- (i) *Front Yard:* minimum – same as principal use subject to Section 4.14 of this bylaw
- (ii) *Rear Yard:* minimum – 3 metres
- (iii) *Side Yard:* minimum – 3 metres

(b) **Hamlet** Districts:

Detached accessory buildings in any **H** districts are subject to the following regulations:

- (i) *Front Yard:* minimum – same as principal use subject to Section 4.14 of this bylaw
- (ii) *Rear Yard:* minimum – 1.5 metres
- (iii) *Side Yard:* minimum – 1.5 metres

(c) **Agricultural and Industrial/Commercial** Districts:

Detached accessory buildings in any **A** or **IC** districts are subject to the following regulations:

- (i) *Front Yard:* minimum - same as principal use subject to Section 4.14 of this bylaw
- (ii) *Rear Yard:* minimum – 6.0 metres
- (iii) *Side Yard:* minimum – 3.0 metres

(7) *Accessory dwelling units shall only be permitted as a discretionary use to accommodate:*

- (a) a farm dwelling as a residence for an operator, or for employees and/or partners engaged in farm operation, intensive livestock operation, or intensive agricultural operation, subject to Section 3.5.2.4 of the Official Community Plan.
- (b) business dwelling as a residence for an operator, manager, an employee and/or partner engaged in a commercial or industrial operation in a commercial or industrial zoning district, subject to the following provisions:
 - (i) the dwelling unit must be physically attached to the primary building where commercial or industrial operations are underway;

- (ii) the business dwelling shall have a main entrance separate from that of the commercial or industrial establishment;
 - (iii) an emergency exit must be provided in addition to the main entrance; and
 - (iv) the minimum floor area of each dwelling unit shall be 28 square metres.
- (c) communal dwelling(s) as residences for colonies, engaged in a farm operation, intensive livestock operation, or intensive agricultural operation, subject to Section 3.5.2.4 of the Official Community Plan
 - (i) All dwelling(s) must be located on a site conforming to all requirements of the Zoning Bylaw.
 - (ii) Utilities, including sewage disposal systems, must meet provincial standards. Temporary or permanent sewage disposal systems within the RM shall submit a discretionary use permit application to Council. I would delete this
- (d) Garden and Garage Suites

Garden and garage suites shall be accommodated as a permitted use in the **A, R and H** districts.

 - (i) No more than one garden or garage suite accessory to a single detached dwelling shall be allowed per site.
 - (ii) One parking space shall be provided for each dwelling unit on the site. On sites with a rear or side lane, the parking space for the garden or garage suite shall be accessed from said lane.
- (e) *Rental Suites:*

A Rental Suite may be attached as a discretionary use to any Single Detached Dwelling in any zoning district, subject to approval of a Building Inspector hired or contracted by the RM. Rental Suites are subject to the following requirements:

 - (i) Cooking facilities, food preparation, sleeping and sanitary facilities within the structure and which are physically separate from those of the principal dwelling.
 - (ii) The suite also has an entrance separate from the entrance to the principal dwelling, either from a common indoor landing or directly from the side or rear of the structure.
 - (iii) The suite may not be established on a site where a Business Dwelling is located.

(8) *Dugouts:*

- (a) Dugouts shall maintain a minimum separation distance of 15 metres from the legal boundaries of the surface parcel on which they are located.
- (b) Dugouts shall maintain a setback distance of 45 metres from the centerline of any municipal roadway.

5.2 CAMPGROUNDS AND TOURIST CAMPS

- (1) The applicant for a development permit for a campground or tourist camp shall provide the Development Officer with a plan of the site, identifying any buildings, uses of land and the location of all roadways and recreation vehicle or tent campsites sites with dimensions. The addition or rearrangement of sites, the construction or moving of buildings, the material change in use of portions of land, or the filling or clearing of land shall require a development permit, and the applicant shall submit for approval an amended plan incorporating the proposed development.
- (2) A campground or tourist camp shall have, within its boundaries, a buffer area abutting the boundary of not less than 4.5 metres in width, which shall contain no buildings.
- (3) A site for each recreation vehicle and campsite permitted in the campground or tourist camp shall be designated and clearly marked on the ground.
- (4) Each site shall have a minimum area of 150 square metres.
- (5) No portion of any campsite shall be located within an internal roadway or required buffer area.
- (6) Each site shall have direct and convenient access to a developed internal roadway, which shall not be located in any required buffer area.
- (7) Each recreation vehicle shall be located at least 4.5 metres from any other recreation vehicle and each site shall have dimensions, location and orientation sufficient to allow for such location of recreation vehicles.
- (8) The space provided for roadways within a campground or tourist camp shall be at least 7.5 metres in width. No portion of any site, other use or structure shall be located in any roadway.
- (9) A campground or tourist camp may include, as an ancillary use, a laundromat or a confectionary designed to meet the needs of occupants of the sites and a one unit dwelling for the accommodation of the operator.
- (10) No recreation vehicle shall be stored on any campsite when the campground is not open.
- (11) *The Public Health Act*, and regulations passed thereunder, shall be complied with in respect of all operations and development of campgrounds.

5.3 MANUFACTURED HOME COURTS

- (1) Manufactured home courts shall have, within their boundaries, a buffer area abutting the

boundary which shall:

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

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

- (1) Development and maintenance of a public work in the form of a solid or liquid waste disposal facility will be subject to the following special standards:
 - (a) A buffer strip containing trees, shrubs or a berm shall be located surrounding a lagoon or sanitary landfill disposal area.
 - (b) Any solid or liquid waste disposal facility shall be fenced.
 - (c) Adequate precautions shall be taken to prevent pollution of ground water by disposal operations.

- (d) Solid waste disposal facilities shall be located in proximity to a provincial highway and adjacent to an all-weather road.
- (e) The development of any new disposal sites shall take into consideration direction of prevailing winds.
- (f) Further regulation of solid waste disposal sites may be achieved by adoption and administration of a Waste Management Bylaw.

5.5 BED AND BREAKFAST HOMES AND VACATION FARMS

- (1) Bed and Breakfast Homes and Vacation Farms shall be accommodated as a discretionary accessory use in zoning districts that list section 5.5 under 'Accessory Buildings and Uses', or as the principal use of a site. The following standards apply:
 - (a) Vacation farms shall be ancillary to an agricultural operation and may include bed and breakfast, cabins and overnight camping areas.
 - (b) Bed and breakfast operations shall be located in, and ancillary to, a single detached dwelling used as the operator's principal residence developed as a farm operation site or country residence
 - (c) Only one sign, not exceeding 1.5 square metres in sign face area, advertising the vacation farm or bed and breakfast home, and located on-site, is permitted. Off site signs not exceeding 1 square metre may be permissible at the discretion of council where necessary to provide directions from a highway to the operation.
 - (d) Vacation farms and bed and breakfast homes shall be licensed pursuant to The Public Health Act, where tourist accommodations require health approval.
 - (e) Council may specify a maximum number of bedrooms, cabins or camping sites, or combination thereof, as a special standard in the issuing of a discretionary approval for a bed and breakfast home or vacation farm application.

5.6 CUSTODIAL CARE FACILITIES AND RESIDENTIAL CARE FACILITIES

- (1) Custodial Care Facilities and Residential Care Facilities shall be accommodated as a discretionary accessory use in zoning districts that list Section 5.6 under 'Accessory Buildings and Uses', or as the principal use of a site.
- (2) In any residential district, no exterior alterations shall be undertaken to a dwelling or former dwelling which would be inconsistent with the residential character of the building or property.
- (3) Required parking spaces shall not be located in a required front yard.
- (4) No building or structure used for the purpose of a custodial care facility or a residential care facility shall be used for the purpose of keeping boarders or lodgers.

- (5) In addition to the development standards of the zoning district, custodial care facilities and residential care facilities that are listed as discretionary uses shall be reviewed and approved in accordance with Section 3.7.

5.7 SERVICE STATIONS

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

5.8 GAS BARS

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

5.9 ABOVE GROUND FUEL STORAGE TANKS AND BULK PETROLEUM TANKS

- (1) Above-ground fuel storage tanks and bulk petroleum tanks shall meet all provincial and federal regulations.

5.10 HOME-BASED BUSINESSES AND FARM-BASED BUSINESSES

- (1) The use is clearly ancillary to the use of a farm as an agricultural operation or the dwelling unit as a private residence.
- (2) The operator of the business is a resident of the dwelling unit and, in the case of a farm-based business only, up to three (3) non-resident employees may be employed at the site. Any employee shall be directly under the hire and management of the operator of the business. Where the business is a building or service contractor, additional employees may be involved only at the client building site. Note that this limit applies to employees of the farm-based business and not the actual Farm Operation.
- (3) No variation in the residential or residential farm character and appearance of the dwelling,

ancillary residential building, or land shall be permitted.

- (4) The permitted use shall be valid only during the period of time the property is occupied as a residence of the applicant for such permitted use.
- (5) All permits issued for home-based businesses shall be subject to the condition that the permit may be revoked at any time if, in the opinion of Council, the conditions under which the permit was originally issued are no longer met.

5.11 OUTFITTER BASE CAMPS AND TOURISM BASE CAMPS

- (1) All outfitter base camps shall be located at least 305 metres from a dwelling unit that is not part of the operation.
- (2) All accommodation provided in conjunction with outfitter base camps and tourism base camps shall comply with The Public Health Act, and Regulations passed thereunder.
- (3) Council may establish standards limiting the total number of guests and guest rooms, and the location of buildings and accessory activities as a condition of issuing a discretionary use permit for outfitter base camps and tourism base camps. Any increase in the number of guests or guest rooms shall require a new discretionary approval.
- (4) Outfitter base camps and tourism base camps may be ancillary to an agricultural operation for which a permit has been issued and located on the same site.
- (5) A use that is established as an ancillary use to an agricultural operation shall cease to be permitted when the operator ceases to be a resident on the site.

5.12 KENNELS (BOARDING AND BREEDING)

- (1) An outdoor area must be provided for animals to run free, without being chained, in an area enclosed by a fence which provides safety for the animals and neighbours to the satisfaction of Council.
- (2) Outdoor animal enclosures may not be located in front yards.

5.13 AUCTION MARKETS

- (1) Outside storage shall not be permitted at auction markets except for the display of motor vehicles, farm machinery, and heavy farm equipment.
- (2) Council may require that additional parking spaces be provided for auction markets.
- (3) Temporary storage and accessory repair of goods and materials to be sold shall be permitted.
- (4) Wrecking, destruction or dismantling of goods and materials shall not be permitted.

5.14 TRUCK STOPS

- (1) The minimum width of a driveway in a truck stop shall be 9.2 metres.
- (2) No more than two access driveways shall connect a truck stop to any street.
- (3) Gas bars on the site of a truck stop shall comply with Sections 5.8 and 5.9.
- (4) Above ground fuel storage tanks shall comply with Section 5.9.

5.15 SOLAR ENERGY SYSTEMS

- (1) The installation and operation of solar energy systems, and their supporting structures, shall be permitted in all zoning districts subject to the following:
 - (a) In all districts except the **A – Agricultural District** and **IC – Industrial/Commercial District**, Solar energy systems shall not be located any required front or side yard. In the case of a corner site, solar energy systems shall not be placed in any portion of the rear yard which is within 3.0 metres of the side property line adjacent to a flanking street.
 - (b) All freestanding solar structures shall be placed a minimum of 1.2x the total height of the structure away from any site line, and in no case shall the total height of the system exceed the height of the principal building.
 - (c) In any district, if attached to a building, the solar energy system shall not exceed the maximum permitted height of the building the system is attached to.
- (2) A development permit is required for:
 - (a) Any free-standing solar energy system.
 - (b) Any Solar energy system being attached to an existing roof or wall structure.

5.16 WIND ENERGY FACILITIES (ONE TURBINE)

- (1) Wind energy facilities shall be accommodated as a discretionary accessory use in zoning districts that list section 5.17 under 'Accessory Buildings and Uses', or as the principal use of a site. The following standards apply to wind energy facilities:
 - (a) Wind turbines are limited to a maximum height of:
 - (i) 6.0 metres above grade level in any **R** District
 - (ii) 45.0 metres above grade level in any **A** District
 - (iii) 6.0 metres above grade level in any **IC** District
 - (b) Wind turbines are limited to a maximum name plate capacity of 100kW.

- (c) The setback of a wind turbine to any public road right of way and railway right of way that existed on the day the proponent submitted an application to the Municipality to construct, install or expand the wind energy facility, shall be greater than or equal to the height of the wind turbine,
- (d) The setback of a wind turbine to any property boundary of a Non-Participating Noise Receptor that existed on the day the proponent submitted an application to the Municipality to construct, install or expand the wind energy facility, shall be greater than or equal to the height of the wind turbine.
- (e) Council may consider approving a lesser separation than that set out in the Zoning Bylaw with consideration the following factors which are not intended as requirements for an approval but rather, to frame Council's deliberation:
 - (i) written comments from any landowners within the required separation distance;
 - (ii) proposed mitigation measures to minimize impacts;
 - (iii) landforms that may affect or be affected by the impacts from the wind energy facility;
 - (iv) physical severances, including roadways, rail lines, or waterbodies within the separation distance;
 - (v) watershed and drainage patterns, and how runoff from the wind energy facility is to be managed;
 - (vi) the land use designation and future land use of the lands within the separation distance; and
 - (vii) other factors that Council deems relevant.
- (2) Council will evaluate Discretionary Use applications for single wind turbines with the following criteria. Wind turbines shall be located in a manner in which they are separated from the nearest non-participating noise receptor in the following way:
 - (a) Wind turbines with a rotor diameter between 0.1 m and 5.0 m: 100 metre separation distance;
 - (b) Wind turbines with a rotor diameter between 5.01 and 12.5 m: 250 metre separation distance; and
 - (c) Wind turbines with a rotor diameter greater than 12.5 m: 350 metre separation distance.

5.17 WIND FARMS (TWO OR MORE TURBINES)

- (1) Wind farms shall be accommodated as a discretionary accessory use in zoning districts that list section 5.18 under 'Accessory Buildings and Uses', or as the principal use of a

site. The following standards apply to wind energy facilities:

- (a) Wind turbines are limited to a maximum height of 45 metres.
 - (b) Wind turbines are limited to a maximum name plate capacity of 100kW.
 - (c) The setback of a wind turbine to any public road right of way and railway right of way that existed on the day the proponent submitted an application to the Municipality to construct, install or expand the wind energy facility, shall be greater than or equal to the height of the wind turbine,
 - (d) The setback of a wind turbine to any property boundary of a Non-Participating Noise Receptor that existed on the day the proponent submitted an application to the Municipality to construct, install or expand the wind energy facility, shall be greater than or equal to the height of the wind turbine.
 - (e) Council may consider approving a lesser separation than that set out in the Zoning Bylaw with consideration the following factors which are not intended as requirements for an approval but rather, to frame Council's deliberation:
 - (i) written comments from any landowners within the required separation distance;
 - (ii) proposed mitigation measures to minimize impacts;
 - (iii) landforms that may affect or be affected by the impacts from the wind energy facility;
 - (iv) physical severances, including roadways, rail lines, or waterbodies within the separation distance;
 - (v) watershed and drainage patterns, and how runoff from the wind energy facility is to be managed;
 - (vi) the land use designation and future land use of the lands within the separation distance; and
 - (vii) other factors that Council deems relevant.
- (2) Council will evaluate Discretionary Use applications for Wind Farms with the following criteria:
- (a) Wind Farms shall be separated from the nearest non-participating noise receptor by a distance of 550 metres.
 - (b) Wind Farms shall provide a decommissioning plan addressing the manner of physical removal of the facility, removal of any hazardous materials and site restoration to a natural condition, should the use of the facility be discontinued.

5.18 DWELLING GROUPS

- (1) Dwelling groups are subject to the following additional standards:
 - (a) The minimum side yard shall be measured from the closest main wall of the principal building closest to the side site line.
 - (b) All principal buildings forming part of the group shall be located from any other principal building in the group at a distance that meets The National Building Code of Canada and The National Fire Code of Canada.
 - (c) Council may apply special development standards regarding “yard requirements” to reduce conflict with neighbouring uses.

5.19 MEAT PROCESSING AND KILL FACILITIES

- (1) Shall be located at least 91.4 metres from residential areas, schools, hospitals, motels and restaurants. meat

5.20 TRANSLOADING FACILITIES

Transloading facilities shall be subject to the following requirements:

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

5.21 OIL AND GAS EXPLORATION AND DEVELOPMENT

- (1) Exploration and development of oil and gas shall be subject to all federal and provincial requirements, and such activity must comply with the objectives and policies outlined in Section 3.1.2.6 of the Official Community Plan.
- (2) Oil and gas exploration, extraction and development within the RM shall occur in accordance with *The Oil and Gas Conservation Regulations, 2012*.

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

5.22 JUNK AND SALVAGE YARDS

- (1) Junk and salvage yards shall be enclosed by an opaque or solid perimeter fence at least 2.0 metres in height, and not more than five metres in height, with no material piled higher than the height of the perimeter fence; and,
- (2) The perimeter fence shall not be located in the required front yard. The required front yard shall be used for no other purpose than landscaping and necessary access driveways to the site.

5.23 CREMATORIALS

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

5.24 COMMUNAL FARM SETTLEMENTS

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

5.25 CANNABIS PRODUCTION FACILITIES

- (1) The location of the use will only be favorably considered where it can be demonstrated that the use and intensity is appropriate to the site and that it will have a minimal impact on the surrounding adjacent areas. Consideration may be given but is not limited to the following effects:
 - (a) municipal servicing capacity;
 - (b) anticipated levels of noise, odour, smoke, fumes, dust, lighting, glare, vibration or other emissions emanating from the operation;
 - (c) anticipated increased levels or types of vehicle traffic, unsafe conditions or situations for vehicles, cyclists or pedestrians; and / or
 - (d) utilization of hazardous substances.
- (2) All materials and goods used in production shall be stored within an enclosed building, or

within an area hidden from view by screening;

- (a) No outside storage is permitted.
- (b) All production shall be conducted within an enclosed building.

5.26 CANNABIS RETAIL STORES

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

5.27 SOLAR FARMS

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

5.28 EQUESTRIAN FACILITIES

- (1) The maximum number of animals that will be kept on-site as part of the equestrian facility shall be determined at the discretion of Council. An animal is kept, for the purposes of this section, when it is on the site overnight.
- (2) In addition to any other information required by Council, the applicant may be required to submit, as part of their development permit application, information regarding site grading along with a drainage plan for the site.
- (3) Council may require the applicant to demonstrate that traffic generated by the facility can be handled safely and appropriately by the municipalities road network. This can be determined by the applicant retaining a professional engineer to undertake a Traffic Impact Assessment (TIA).
- (4) Appropriate fencing, screening, landscaping, berming, building and site orientation, road upgrading or other similar measures may be required to mitigate potential land use conflicts.
- (5) Off-site parking shall not be permitted.

5.29 TEMPORARY WORK CAMPS

- (1) Temporary work camps shall be temporary and permitted for up to a period of twelve (12) months, at which time an application may be made for the continuance of the work camp for an additional twelve (12) months, after which time a new development permit is required.
- (2) Temporary work camps shall be an accessory use to an industrial or resource development.

- (3) An application for a temporary work camp must provide the following information:
 - (a) The location, type and purpose of the camp;
 - (b) Adjacent land uses;
 - (c) The method of supplying water and sewage and waste disposal to the camp. The proposed method of sewage disposal must comply with the Saskatchewan Onsite Waste Disposal Guide and in accordance with the *Public Health Act*;
 - (d) The number of persons proposed to live in the camp;
 - (e) The method of providing solid waste disposal and pest control in the camp;
 - (f) The start date for development, date of occupancy by residents and removal day for the camp.
- (4) A temporary work camp for accommodation purposes must:
 - (a) Be linked to a specific project for which a valid and current development permits has been issued and only accommodate workers for this project;
 - (b) Accommodate a minimum of twenty (20) persons to a maximum of three hundred (300) persons;
 - (c) Be secured by the installation of appropriate fencing around the project accommodation and on-site security staff;
 - (d) Provide adequate on-site parking for private vehicles; and
 - (e) Be separated by buffering from adjacent land uses.
- (5) The final review of an application will not be completed prior to the receipt and evaluation of all required information by the Development Officer, the District Health Region and any other relevant agency deemed necessary by the Municipality.
- (6) The site shall be left in the condition agreed upon in the Development Permit, after the occupancy period.
- (7) The application shall include the posting of a Performance Bond sufficient to remove and / or reclaim the site to ensure that:
 - (a) the work camp can be removed if the work camp accommodation remains on site after the project is either completed or if the work has stopped to an extent that the need for the camp no longer exists; or
 - (b) the site can be reclaimed to its previous state after the work camp has been removed from the site.

5.30 DEVELOPMENT NEAR PIPELINES

- (1) Where a development for an occupied dwelling or permanent building is proposed within 50 metres of a gatherer or feeder pipeline, or within 200 metres of a distribution pipeline, the municipality may refer the development to the pipeline system operator to ensure the proposed development meets all required setbacks.
- (2) Where a pipeline, or other utility or transportation facility, will cross a municipal road, council may apply such special design standards as it considers necessary to protect the municipal interest in the existing and future improvements to the road.

5.31 IRRIGATION PROJECTS

- (1) An Irrigation Certificate is a requirement of *The Irrigation Act, 2019*, for all projects allocated more than 12,300 cubic meters (10 acre feet) of water.
- (2) Irrigation projects within the RM are subject to provincial regulations. All irrigation projects shall be submitted to the Ministry of Agriculture Irrigation Unit.

5.32 DEVELOPMENT IN PROXIMITY TO RAILWAYS

- 5.32.1 The RM shall consult with railway companies in order to reduce the potential for land use conflicts and provide appropriate protection for rail infrastructure.
- 5.32.2 Land use conflicts may be minimized in areas adjacent to railway lines and rail yards through the application of the Federation of Canadian Municipalities and the Railway Association of Canada's *Guidelines for New Development in Proximity to Railway Operations, 2013*.
- 5.32.3 Incompatible uses shall be properly buffered from railways and major roadways.

5.33 AIRPORTS AND PRIVATE AIRSTRIPS

- 5.33.1 The development and operation of airports, aerodromes, heliports and private airstrips within the RM shall occur in accordance with the *Canadian Aviation Regulations SOR/96-433* under the *Aeronautics Act, 1985*.

6 ZONING DISTRICTS

6.1 CLASSIFICATION OF ZONING DISTRICTS

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

Districts	Symbols
Agricultural	A
Residential	R
Hamlet	H
Industrial/Commercial	IC

6.2 ZONING DISTRICT MAPS

- 6.2.1 The map, bearing the statement “This is the Zoning District Map which accompanies Bylaw _____ adopted by the Rural Municipality of Milden No. 286” and signed by the Reeve and Rural Municipal Administrator under the seal of the Rural Municipality shall be known as the “**Zoning District Map**” and such map is hereby declared to be an integral part of this Bylaw.

6.3 BOUNDARIES

- 6.3.1 The boundaries of such districts referred to, together with explanatory legend, notation and reference, are shown on the map entitled “**Zoning District Map**”.
- 6.3.2 All streets, lanes and road allowances, if not otherwise specifically designated, shall be deemed to be in the same zoning district as the property immediately abutting upon such streets, lanes and road allowances. If the land abutting each side of a street, lane or road allowance is located in different zoning districts, the centre line of such street, lane or road allowance shall be deemed to be the district boundary, unless otherwise specifically designated.
- 6.3.3 Streets, lanes, and road allowances which are shown on the “**Zoning District Map**” and which have been permanently closed pursuant to Section 13 of *The Municipalities Act*, shall be in the same district as the land abutting both sides of the permanently closed street, lane or road allowance. If the land abutting each side of the permanently closed street, lane or road allowance was located in different zoning districts before the said street, lane or road allowance was permanently closed, the centre line of such permanently closed street, lane or road allowance shall be deemed to be the district boundary, unless otherwise specifically designated.
- 6.3.4 In unsubdivided land, the zoning district boundary shall be determined by the scale shown on the “**Zoning District Map**”.

6.4 REGULATIONS

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

6.5 PROPERTIES WITH MORE THAN ONE ZONING DISTRICT

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

6.6 TRANSITIONAL ZONING PROVISIONS

6.6.1 Existing Buildings

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

7 DISTRICT SCHEDULES

7.1 A – AGRICULTURAL

7.1.1 Intent

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

7.1.2 Permitted and Discretionary Uses and Development Standards

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

7.1.3 Prohibited Uses

Uses prohibited in the A – Agricultural District are as follows:

7.1.4 Accessory Buildings and Uses

Accessory Building and Uses Including:		Subject to Section	Designation
(1)	Accessory Buildings and Structures	5.3	Permitted
(2)	Bed and Breakfast and Vacation Farms	5.5	Discretionary
(3)	Electric Vehicle Charging Stations	-	Permitted
(4)	Geothermal Energy Systems	5.14	Discretionary
(5)	Garden and Garage Suites	5.3	Permitted
(6)	Home Based Businesses and Farm Based Businesses	5.15	Permitted
(7)	Rental Suites	5.3	Permitted
(8)	Solar energy systems	5.23	Permitted
(9)	Solar Farms	5.24	Discretionary
(10)	Wind Energy Facilities	5.28	Permitted
(11)	Wind Farms	5.29	Discretionary

7.1.5 Site Requirements

- (1) Minimum and maximum site size, site width, and yard requirements are shown in Table 7-1.
- (2) To retain the agricultural character of the municipality, a maximum of four (4) single parcel country residential subdivisions per quarter-section (64.75 hectares) will be allowed to be subdivided on a discretionary basis in the A – Agriculture District.

7.1.6 Standards for Discretionary Uses

Council will consider discretionary use applications in the A – Agricultural District with regard to

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

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

7.1.7 Exceptions to Development Standards

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

7.1.8 Outside Storage

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

7.1.9 Temporary Accommodation

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

7.1.10 Keeping of Animals as Accessory to Single Detached Dwellings

- (a) Two (2) animal units will be permitted on a site of at least 2 ha. For each additional 1 ha, one (1) additional animal unit will be permitted. 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.
- (b) Animals shall not be pastured within 15 m 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 m of a property line.

TABLE 7-1: A – AGRICULTURAL DISTRICT DEVELOPMENT STANDARDS

Use		Development Standards						
		Permitted or Discretionary	Subject to Sections	Minimum Site Area (ha)	Minimum Site Width (m)	Minimum Front Yard (m)	Minimum Side Yard (m)	Minimum Rear Yard (m)
Agricultural Uses								
(1)	Farm operations subject to Section 3.5.2.2 in the Official Community Plan	P	--	64.75 ha (160 acres)	30 m (98 feet)	35 m ⁽¹⁾ (115 feet)	10 m (33 ft)	10 m (33 ft)
(2)	Communal Farm Settlement	D	5.25	16 ha (40 acres)	30 m (98 feet)	35 m ⁽¹⁾ (115 feet)	10 m (33 ft)	10 m (33 ft)
(3)	Intensive livestock operations subject to Section 3.5.2.4 in the Official Community Plan	D	3.2.3, 3.5.2 (2)	2 ha (5 acres)	30 m (98 feet)	35 m ⁽¹⁾ (115 feet)	10 m (33 ft)	10 m (33 ft)
(4)	Intensive agricultural operations subject to Section 3.5.2.4 in the Official Community Plan	D	3.5.2 (3)	2 ha (5 acres)	30 m (98 feet)	35 m ⁽¹⁾ (115 feet)	10 m (33 ft)	10 m (33 ft)
(5)	Bin Yards	P	--	2 ha (5 acres)	30 m (98 feet)	35 m ⁽¹⁾ (115 feet)	10 m (33 ft)	10 m (33 ft)
Resource Based Uses								
(1)	Mineral resource extraction and processing operations	D	3.5.2 (9) 3.7.4 (3)	1	30	35 m ⁽¹⁾ (115 feet)	10 m (33 ft)	10 m (33 ft)
(2)	Oil and gas exploration, extraction and related facilities	P	5.19	1	--	35 m ⁽¹⁾ (115 feet)	10 m (33 ft)	10 m (33 ft)
(3)	Oil and gas related commercial uses	P	--	1	--	35 m ⁽¹⁾ (115 feet)	10 m (33 ft)	10 m (33 ft)
(4)	Transloading facilities for oil and gas resources, other natural resources, and agricultural products	P	5.26	1	--	35 m ⁽¹⁾ (115 feet)	10 m (33 ft)	10 m (33 ft)
Energy Production Uses								
(1)	Solar farms	P						
(2)	Wind farms	D						
(3)	Small Modular Nuclear Reactors	D	Contact Reactor Operator for appropriate standards					
Residential Uses								
(1)	Dwellings as an accessory use, except the first farm dwelling	P	--	64.75 ha	30 m	35 m ⁽¹⁾	10 m	10 m

				(160 acres)	(98 feet)	(115 feet)	(33 ft)	(33 ft)
(2)	Farm Dwellings subject to 3.5.2.2 in the Official Community Plan	P	--	64.75 ha (160 acres)	30 m (98 feet)	35 m ⁽¹⁾ (115 feet)	10 m (33 ft)	10 m (33 ft)
(3)	Single detached dwellings (as a principal use) subject to Section 3.6.2.3 in the Official Community Plan	P	--	2 ha (5 acres)	30 m (98 feet)	35 m ⁽¹⁾ (115 feet)	10 m (33 ft)	10 m (33 ft)
Commercial Uses								
(1)	Agriculturally related commercial and industrial uses subject to Section 3.5.2.3 in the Official Community Plan	D	--	2 ha (5 acres)	30 m (98 feet)	35 m ⁽¹⁾ (115 feet)	10 m (33 ft)	10 m (33 ft)
(2)	Campgrounds	D	--	2 ha (5 acres)	30 m (98 feet)	35 m ⁽¹⁾ (115 feet)	10 m (33 ft)	10 m (33 ft)
(3)	Custodial care facilities	D	--	2 ha (5 acres)	30 m (98 feet)	35 m ⁽¹⁾ (115 feet)	10 m (33 ft)	10 m (33 ft)
(4)	Distilleries, wineries, and breweries	P	--	2 ha (5 acres)	30 m (98 feet)	35 m ⁽¹⁾ (115 feet)	10 m (33 ft)	10 m (33 ft)
(5)	Golf courses	D	--	2 ha (5 acres)	30 m (98 feet)	35 m ⁽¹⁾ (115 feet)	10 m (33 ft)	10 m (33 ft)
(6)	Grain elevators and terminals	D	--	2 ha (5 acres)	30 m (98 feet)	35 m ⁽¹⁾ (115 feet)	10 m (33 ft)	10 m (33 ft)
(7)	Kennels	D	--	2 ha (5 acres)	30 m (98 feet)	35 m ⁽¹⁾ (115 feet)	10 m (33 ft)	10 m (33 ft)
(8)	Machine shops and metal fabricators	D	--	2 ha (5 acres)	30 m (98 feet)	35 m ⁽¹⁾ (115 feet)	10 m (33 ft)	10 m (33 ft)
(9)	Junk and salvage yards	D	--	2 ha (5 acres)	30 m (98 feet)	35 m ⁽¹⁾ (115 feet)	10 m (33 ft)	10 m (33 ft)
(10)	Landscaping establishments	D	--	2 ha (5 acres)	30 m (98 feet)	35 m ⁽¹⁾ (115 feet)	10 m (33 ft)	10 m (33 ft)
(11)	Meat processing and kill facilities	D	--	2 ha (5 acres)	30 m (98 feet)	35 m ⁽¹⁾ (115 feet)	10 m (33 ft)	10 m (33 ft)
(12)	Outfitter base camps and Tourism base camps	D	--	2 ha (5 acres)	30 m (98 feet)	35 m ⁽¹⁾ (115 feet)	10 m (33 ft)	10 m (33 ft)
(13)	Residential care facilities	D	--	2 ha (5 acres)	30 m (98 feet)	35 m ⁽¹⁾ (115 feet)	10 m (33 ft)	10 m (33 ft)
(14)	Shooting clubs and shooting ranges	D	--	2 ha (5 acres)	30 m (98 feet)	35 m ⁽¹⁾ (115 feet)	10 m (33 ft)	10 m (33 ft)
(15)	Tourist camps	D	--	2 ha (5 acres)	30 m (98 feet)	35 m ⁽¹⁾ (115 feet)	10 m (33 ft)	10 m (33 ft)
(16)	Treatment centres	D	--	2 ha (5 acres)	30 m (98 feet)	35 m ⁽¹⁾ (115 feet)	10 m (33 ft)	10 m (33 ft)
(17)	Veterinary clinics	D	--	2 ha (5 acres)	30 m (98 feet)	35 m ⁽¹⁾ (115 feet)	10 m (33 ft)	10 m (33 ft)
Municipal, Recreational, Institutional and Other Uses								
(1)	Airports and private airstrips	P	5.35	--	--	--	--	--

(2)	Cemeteries	P	--	--	--	--	--	--
(3)	Crematoriums	D	5.399	--	--	--	--	--
(4)	Historical and archeological sites	P	--	--	--	--	--	--
(5)	Institutional camps	D	3.5.2 (1)	--	--	--	--	--
(6)	Municipal facilities	P	4.10	--	--	--	--	--
(7)	Parks and playgrounds	P	--	--	--	--	--	--
(8)	Places of worship	P	--	--	--	--	--	--
(9)	Public works, excluding solid and liquid waste disposal sites	P	4.10	--	--	--	--	--
(10)	Recreational facilities	D	3.7.4 (2)	--	--	--	--	--
(11)	Schools and educational facilities	P	--	2 ha (5 acres)	30 m (98 feet)	--	--	--
(12)	Solid and liquid waste disposal facilities, sewage lagoons, pesticide container collection sites, including soil farms for the rehabilitation of contaminated soils, and associated facilities subject to Sections 3.3.2.2 of the Official Community Plan	D	5.4	--	--	--	--	--
(13)	Wildlife and ecological conservation areas	P	--	--	--	--	--	--

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

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

(D) - Discretionary Use

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

Special limitation and standards regarding Table 7-1 and the A – Agricultural District:

⁽¹⁾ Subject to Section 4.16 – Setbacks from Centre Line of Roads

7.2 R – RESIDENTIAL DISTRICT

7.2.1 Intent

The objective of the **R** - Residential District is to provide for low density, multiple lot country residential development and other compatible development in specific areas with standards for such development which does not directly support agriculture.

7.2.2 Permitted and Discretionary Uses and Development Standards

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

7.2.3 Prohibited Uses

Uses prohibited in **R** - Residential District are as follows:

- (1) The use of vacant residential sites for pasture of animals.

7.2.4 Accessory Buildings and Uses

Accessory Building and Uses Including:		Subject to Section	Designation
(1)	Accessory Buildings and Structures	5.3	Permitted
(2)	Bed and Breakfast and Vacation Farms	5.5	Discretionary
(3)	Electric Vehicle Charging Stations	-	Permitted
(4)	Geothermal Energy Systems	5.14	Discretionary
(5)	Garden and Garage Suites	5.3	Permitted
(6)	Home Based Businesses and Farm Based Businesses	5.15	Permitted
(7)	Rental Suites	5.3	Permitted
(8)	Solar energy systems	5.23	Permitted
(9)	Wind Energy Facilities	5.28	Permitted

7.2.5 Site Requirements

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

7.2.6 Keeping of Animals

- (1) Two (2) animal units will be permitted on a site of at least 2 ha. For each additional 1 ha, one (1) additional animal unit will be permitted. 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.
- (2) Animals shall not be pastured within 15 metres of any dwelling not owned by the operator of the pasture or owner of the animals, and no buildings or structures intended to contain animals shall be located within 30 metres of a property line.

- (3) The use of vacant residential sites for pasture of animals is prohibited.

7.2.7 Standards for Discretionary Uses

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

7.2.8 Outside Storage

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

Table 7-2
R - RESIDENTIAL DISTRICT DEVELOPMENT STANDARDS

Use		Development Standards							
		Permitted or Discretionary	Subject to Sections	Minimum Site Area (ha)	Maximum Site Area (ha)	Minimum Site Width (m)	Minimum Front Yard (m)	Minimum Side Yard (m) ⁽¹⁾	Minimum Rear Yard (m) ⁽¹⁾
Residential Uses									
(1)	Dwelling groups	P	4.14, 5.19	0.8 ha (2 acres)	16 ha (40 acres)	30 m (98.43 feet)	3 m ⁽¹⁾⁽²⁾ (9.84 feet)	3 m ⁽¹⁾⁽²⁾ (9.84 feet)	3 m ⁽¹⁾⁽²⁾ (9.84 feet)
(2)	Modular dwellings	P	4.9, 4.14	0.8 ha (2 acres)	16 ha (40 acres)	30 ⁽¹⁾ m (98.43 feet)	3 m ⁽¹⁾⁽²⁾ (9.84 feet)	3 m ⁽¹⁾⁽²⁾ (9.84 feet)	3 m ⁽¹⁾⁽²⁾ (9.84 feet)
(3)	Single detached dwellings	P	4.14	0.8 ha (2 acres)	16 ha (40 acres)	30 ⁽¹⁾ m (98.43 feet)	3 m ⁽¹⁾⁽²⁾ (9.84 feet)	3 m ⁽¹⁾⁽²⁾ (9.84 feet)	3 m ⁽¹⁾⁽²⁾ (9.84 feet)
Commercial Uses									
(1)	Convenience stores with or without associated gas bars	D	5.8	0.8 ha (2 acres)	--	30 m (98.43 feet)	3 m ⁽¹⁾⁽²⁾ (9.84 feet)	3 m ⁽¹⁾⁽²⁾ (9.84 feet)	3 m ⁽¹⁾⁽²⁾ (9.84 feet)
(2)	Equestrian facilities	D	5.29	0.8 ha (2 acres)	--	30 m (98.43 feet)	3 m ⁽¹⁾⁽²⁾ (9.84 feet)	3 m ⁽¹⁾⁽²⁾ (9.84 feet)	3 m ⁽¹⁾⁽²⁾ (9.84 feet)
Municipal, Recreational, Institutional and Other Uses									
(1)	Community halls	D	--	0.09 ha (900 m ²)	--	30 m (98.43 feet)	3 m ⁽¹⁾⁽²⁾ (9.84 feet)	3 m ⁽¹⁾⁽²⁾ (9.84 feet)	3 m ⁽¹⁾⁽²⁾ (9.84 feet)
(2)	Golf courses	D	3.7.4 (10)	1 ha (2.5 acres)	--	30 m (98.43 feet)	--	--	--
(3)	Historical and archaeological sites	P	--	--	--	--	--	--	--
(4)	Municipal facilities	P	4.10	--	--	--	--	--	--
(5)	Parks and playgrounds	P	--	--	--	30 m (98.43 feet)	--	--	--
(6)	Places of worship	D	--	0.09 (900 m ²)	--	30 m (98.43 feet)	3 m ⁽¹⁾⁽²⁾ (9.84 feet)	3 m ⁽¹⁾⁽²⁾ (9.84 feet)	3 m ⁽¹⁾⁽²⁾ (9.84 feet)
(7)	Public recreational facilities	P	--	0.09	--	30 m	--	--	--

				(900 m ²)		(98.43 feet)			
(8)	Public works, excluding solid and liquid waste disposal sites	P	4.10	--	--	--	--	--	--
(9)	Schools and educational facilities	D	--	0.09 (900 m ²)	--	30 m (98.43 feet)	3 m ⁽¹⁾⁽²⁾ (9.84 feet)	3 m ⁽¹⁾⁽²⁾ (9.84 feet)	3 m ⁽¹⁾⁽²⁾ (9.84 feet)
(10)	Wildlife and ecological conservation areas	D	--	--	--	30 m (98.43 feet)	--	--	--
(11)	Wind energy facilities (one turbine)	D	5.17	Development Standards as laid out in Section 5.17					

Use Designations:(P) - Permitted Use

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

(D) - Discretionary Use

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

Special limitation and standards regarding Table 7-2 and the R - Residential District:

⁽¹⁾ where the yard abuts a municipal grid road, main farm access road, or provincial highway yard setback shall be subject to Section 4.14.

⁽²⁾ where the yard abuts any other road, then the yard setback shall be 7.6 m (25 ft)

7.3 H – HAMLET DISTRICT

7.3.1 Intent

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

7.3.2 Permitted and Discretionary Uses and Development Standards

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

7.3.3 Prohibited Uses

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

- (1) The use of vacant residential sites for pasture of animals is prohibited.
- (2) The keeping, handling, sale or transshipment of cattle, horses, pigs, goats, llamas, alpacas, poultry, sheep, or other livestock is prohibited within this district.

7.3.4 Accessory Buildings and Uses

Accessory Building and Uses Including:		Subject to Section	Designation
(1)	Accessory Buildings and Structures	5.3	Permitted
(2)	Electric Vehicle Charging Stations	-	Permitted
(3)	Solar energy systems	5.23	Permitted

7.3.5 Site Requirements

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

7.3.6 Keeping of Animals

- (a) All animals shall be limited to domestic pets of the residents of the site, and in no case shall the numbers exceed that equal to one animal unit.

7.3.7 Standards for Discretionary Uses

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

7.3.8 Outside Storage

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

Table 7-3
H - HAMLET DISTRICT DEVELOPMENT STANDARDS

Table 7-3 H - HAMLET DISTRICT DEVELOPMENT STANDARDS										
Use		Development Standards								
		Permitted or Discretionary	Subject to Sections	Minimum Site Area (m ²)	Minimum Site Width (m)	Minimum Front Yard (m)	Minimum Side Yard (m)	Minimum Rear Yard (m)	Site Coverage (%)	Maximum Building Height (m)
Residential Uses										
(1)	Modular dwellings	P	4.9	450 m ² (4,845 ft ²)	15 m (50 ft)	6 m ⁽¹⁾⁽²⁾⁽³⁾ (20 ft)	6 m ⁽¹⁾⁽²⁾⁽³⁾ (20 ft)	6 m ⁽¹⁾⁽²⁾⁽³⁾ (20 ft)	35	--
(2)	Single detached dwellings	P	--	450 m ² (4,845 ft ²)	15 m (50 ft)	6 m ⁽¹⁾⁽²⁾⁽³⁾ (20 ft)	6 m ⁽¹⁾⁽²⁾⁽³⁾ (20 ft)	6 m ⁽¹⁾⁽²⁾⁽³⁾ (20 ft)	35	--
Commercial Uses										
(1)	Agricultural related commercial or industrial	D	3.7.4 (11)	1,000 m ² (10,764 ft ²)	30 m (100 ft)	--	1.5 m (5ft)	--	50	--
(2)	Agricultural implement, recreational vehicle, automobile, marine and manufactured homes sales and service establishments	D	--	1,000 m ² (10,764 ft ²)	30 m (100 ft)	--	1.5 m (5ft)	--	50	--
(3)	Agricultural product storage, transshipment, service and contracting establishments, excluding facilities for the handling of large animals	D	3.7.4 (11)	1,000 m ² (10,764 ft ²)	30 m (100 ft)	--	1.5 m (5ft)	--	50	--
(4)	Cannabis retail stores	D	5.27	450 m ² (4,845 ft ²)	15 m (50 ft)	--	1.5 m (5ft)	--	50	--
(5)	Construction trades	D	3.7.4 (6)	450 m ² (4,845 ft ²)	15 m (50 ft)	--	1.5 m (5ft)	--	50	--
(6)	Convenience stores	D	--	450 m ² (4,845 ft ²)	15 m (50 ft)	--	1.5 m (5ft)	--	50	--
(7)	Daycare centres	D	--	450 m ² (4,845 ft ²)	15 m (50 ft)	--	1.5 m (5ft)	--	50	--
(8)	Hotels and motels	D	3.7.4 (13)	1,000 m ² (10,764 ft ²)	30 m (100 ft)	--	1.5 m (5ft)	--	50	--
(9)	Liquor stores	D	--	450 m ² (4,845 ft ²)	15 m (50 ft)	--	1.5 m (5ft)	--	50	--
(10)	Manufacturing or processing facilities	D	3.7.4 (6)	450 m ² (4,845 ft ²)	15 m (50 ft)	--	1.5 m (5ft)	--	50	--
(11)	Personal service establishments	D	--	450 m ² (4,845 ft ²)	15 m (50 ft)	--	1.5 m (5ft)	--	50	--
(12)	Restaurants with or without associated lounges	D	--	450 m ²	15 m	--	1.5 m	--	50	--

				(4,845 ft ²)	(50 ft)		(5ft)			
(13)	Retail stores	D	--	450 m ² (4,845 ft ²)	15 m (50 ft)	--	1.5 m (5ft)	--	50	--
(14)	Veterinary clinics and hospitals	D	--	450 m ² (4,845 ft ²)	15 m (50 ft)	--	1.5 m (5ft)	--	50	--
(15)	Welding and machine shops	D	3.7.4 (6)	450 m ² (4,845 ft ²)	15 m (50 ft)	--	1.5 m (5ft)	--	50	--
Municipal, Recreational, Institutional and Other Use										
(1)	Community halls	P	--	1,000 m ² (10,764 ft ²)	30 m (100 ft)	6 m (20 ft)	1.5 m (5ft)	6 m (20 ft)	50	--
(2)	Cultural institutions	P	--	1,000 m ² (10,764 ft ²)	30 m (100 ft)	6 m (20 ft)	1.5 m (5ft)	6 m (20 ft)	50	--
(3)	Historical and archaeological sites	P	--	--	--	--	--	--	--	--
(4)	Municipal facilities	P	4.10	--	--	--	--	--	--	--
(5)	Parks and playgrounds	P	--	--	--	--	--	--	--	--
(6)	Places of worship	P	--	1,000 m ² (10,764 ft ²)	30 m (100 ft)	6 m (20 ft)	1.5 m (5ft)	6 m (20 ft)	50	--
(7)	Public works, excluding solid and liquid waste disposal sites	P	4.10	--	--	--	--	--	--	--
(8)	Recreational facilities	P	3.7.4 (2)	1,000 m ² (10,764 ft ²)	30 m (100 ft)	6 m (20 ft)	1.5 m (5ft)	6 m (20 ft)	50	--
(9)	Schools and educational facilities	P	--	1,000 m ² (10,764 ft ²)	30 m (100 ft)	6 m (20 ft)	1.5 m (5ft)	6 m (20 ft)	50	--
(10)	Wildlife and ecological conservation areas	P	--	--	--	--	--	--	--	--

Use Designations:(P) - Permitted Use

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

(D) - Discretionary Use

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

Special limitation and standards regarding Table 7-3 and the H - Hamlet District:

- ⁽¹⁾ where the yard abuts a municipal grid road, main farm access road, or provincial highway yard setback shall be subject to Section 4.14.
- ⁽²⁾ where the yard abuts a residential use, then the yard setback shall be 3 m (10 ft)
- ⁽³⁾ where the yard abuts a residential use, no setback is required

7.4 IC – INDUSTRIAL/COMMERCIAL DISTRICT

7.4.1 Intent

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

7.4.2 Permitted and Discretionary Uses and Development Standards

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

7.4.3 Prohibited Uses

Uses prohibited in **IC** – Industrial/Commercial District are as follows:

- (1) Outside storage within a yard abutting a road, but shall not include the display of vehicles or machinery for sale, which shall be neatly arranged.

7.4.4 Accessory Buildings and Uses

Accessory Building and Uses Including:		Subject to Section	Designation
(1)	Accessory Buildings and Structures	5.3	Permitted
(2)	Electric Vehicle Charging Stations	-	Permitted
(3)	Business dwelling units	3.7.4 (15)	Discretionary
(4)	Geothermal Energy Systems	5.14	Discretionary
(5)	Solar energy systems	5.23	Discretionary
(6)	Wind Energy Facilities	5.28	Discretionary

7.4.5 Site Requirements

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

7.4.6 Standards for Discretionary Uses

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

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

7.4.7 Outside Storage

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

Table 7-4
IC – INDUSTRIAL/COMMERCIAL DISTRICT DEVELOPMENT STANDARDS

Table 7-4 IC – INDUSTRIAL/COMMERCIAL DISTRICT DEVELOPMENT STANDARDS									
Use		Development Standards							
		Permitted or Discretionary	Subject to Sections	Minimum Site Area (m²)	Minimum Site Width (m)	Minimum Front Yard (m)	Minimum Side Yard (m)	Minimum Rear Yard (m)	Site coverage (%)
Residential Uses									
(1)	Dwelling units for the operator of a commercial use where ancillary to that use and located on the same site	P	3.7.4 (14)	Same as principal use					
Commercial Uses									
(1)	Meat processing and kill facilities	D	5.20	1,000 m² (10,764 ft²)	30 m (98.43 ft)	7.6 m ⁽¹⁾ (24.93 ft)	3 ⁽¹⁾ m (9.84 ft)	3 ⁽¹⁾ m (9.84 ft)	30%
(2)	Agriculturally related commercial or industrial use	P	3.7.4 (11)	1,000 m² (10,764 ft²)	30 m (98.43 ft)	7.6 m ⁽¹⁾ (24.93 ft)	3 ⁽¹⁾ m (9.84 ft)	3 ⁽¹⁾ m (9.84 ft)	30%
(3)	Auction markets, excluding livestock auctions	D	5.14	1,000 m² (10,764 ft²)	30 m (98.43 ft)	7.6 m ⁽¹⁾ (24.93 ft)	3 ⁽¹⁾ m (9.84 ft)	3 ⁽¹⁾ m (9.84 ft)	30%
(4)	Junk and salvage yards	D	5.23	1,000 m² (10,764 ft²)	30 m (98.43 ft)	7.6 m ⁽¹⁾ (24.93 ft)	3 ⁽¹⁾ m (9.84 ft)	3 ⁽¹⁾ m (9.84 ft)	30%
(5)	Campgrounds	D	3.7.4 (9), 5.2	1,000 m² (10,764 ft²)	30 m (98.43 ft)	7.6 m ⁽¹⁾ (24.93 ft)	3 ⁽¹⁾ m (9.84 ft)	3 ⁽¹⁾ m (9.84 ft)	30%
(6)	Cannabis production facilities	D	3.7.4 (15), 5.26	1,000 m² (10,764 ft²)	30 m (98.43 ft)	7.6 m ⁽¹⁾ (24.93 ft)	3 ⁽¹⁾ m (9.84 ft)	3 ⁽¹⁾ m (9.84 ft)	30%
(7)	Commercial recreational facilities	D	3.7.4 (2)	1,000 m² (10,764 ft²)	30 m (98.43 ft)	7.6 m ⁽¹⁾ (24.93 ft)	3 ⁽¹⁾ m (9.84 ft)	3 ⁽¹⁾ m (9.84 ft)	30%
(8)	Convenience stores, with or without gas bars	P	--	1,000 m² (10,764 ft²)	30 m (98.43 ft)	7.6 m ⁽¹⁾ (24.93 ft)	3 ⁽¹⁾ m (9.84 ft)	3 ⁽¹⁾ m (9.84 ft)	30%
(9)	Distilleries, wineries and breweries	D	--	1,000 m² (10,764 ft²)	30 m (98.43 ft)	7.6 m ⁽¹⁾ (24.93 ft)	3 ⁽¹⁾ m (9.84 ft)	3 ⁽¹⁾ m (9.84 ft)	30%
(10)	Hotels and Motels	P	3.7.4 (13)	1,000 m² (10,764 ft²)	30 m (98.43 ft)	7.6 m ⁽¹⁾ (24.93 ft)	3 ⁽¹⁾ m (9.84 ft)	3 ⁽¹⁾ m (9.84 ft)	30%
(11)	Lumber yards, home improvement centres and building supply establishments	D	--	1,000 m² (10,764 ft²)	30 m (98.43 ft)	7.6 m ⁽¹⁾ (24.93 ft)	3 ⁽¹⁾ m (9.84 ft)	3 ⁽¹⁾ m (9.84 ft)	30%
(12)	Manufacturing and processing	D	3.7.4 (6)	1,000 m² (10,764 ft²)	30 m (98.43 ft)	7.6 m ⁽¹⁾ (24.93 ft)	3 ⁽¹⁾ m (9.84 ft)	3 ⁽¹⁾ m (9.84 ft)	30%
(13)	Nurseries, greenhouses and garden centres	P	--	1,000 m²	30 m	7.6 m ⁽¹⁾	3 ⁽¹⁾ m	3 ⁽¹⁾ m	30%

Table 7-4
IC – INDUSTRIAL/COMMERCIAL DISTRICT DEVELOPMENT STANDARDS

				(10,764 ft ²)	(98.43 ft)	(24.93 ft)	(9.84 ft)	(9.84 ft)	
(14)	Personal service establishments	P	--	1,000 m ² (10,764 ft ²)	30 m (98.43 ft)	7.6 m ⁽¹⁾ (24.93 ft)	3 ⁽¹⁾ m (9.84 ft)	3 ⁽¹⁾ m (9.84 ft)	30%
(15)	Recycling collection depots	D	3.7.4 (8)	1,000 m ² (10,764 ft ²)	30 m (98.43 ft)	7.6 m ⁽¹⁾ (24.93 ft)	3 ⁽¹⁾ m (9.84 ft)	3 ⁽¹⁾ m (9.84 ft)	30%
(16)	Repair shops and repair services	D	--	1,000 m ² (10,764 ft ²)	30 m (98.43 ft)	7.6 m ⁽¹⁾ (24.93 ft)	3 ⁽¹⁾ m (9.84 ft)	3 ⁽¹⁾ m (9.84 ft)	30%
(17)	Restaurants	P	--	1,000 m ² (10,764 ft ²)	30 m (98.43 ft)	7.6 m ⁽¹⁾ (24.93 ft)	3 ⁽¹⁾ m (9.84 ft)	3 ⁽¹⁾ m (9.84 ft)	30%
(18)	Retail food outlets	P	--	1,000 m ² (10,764 ft ²)	30 m (98.43 ft)	7.6 m ⁽¹⁾ (24.93 ft)	3 ⁽¹⁾ m (9.84 ft)	3 ⁽¹⁾ m (9.84 ft)	30%
(19)	Retail stores, but not including auction markets	P	--	1,000 m ² (10,764 ft ²)	30 m (98.43 ft)	7.6 m ⁽¹⁾ (24.93 ft)	3 ⁽¹⁾ m (9.84 ft)	3 ⁽¹⁾ m (9.84 ft)	30%
(20)	Service stations	P	5.7	1,000 m ² (10,764 ft ²)	30 m (98.43 ft)	7.6 m ⁽¹⁾ (24.93 ft)	3 ⁽¹⁾ m (9.84 ft)	3 ⁽¹⁾ m (9.84 ft)	30%
(21)	Stockyards	D	3.7.4 (4)	1,000 m ² (10,764 ft ²)	30 m (98.43 ft)	7.6 m ⁽¹⁾ (24.93 ft)	3 ⁽¹⁾ m (9.84 ft)	3 ⁽¹⁾ m (9.84 ft)	30%
(22)	Taxidermy and accessory tanning of hides	D	3.7.4 (6)	1,000 m ² (10,764 ft ²)	30 m (98.43 ft)	7.6 m ⁽¹⁾ (24.93 ft)	3 ⁽¹⁾ m (9.84 ft)	3 ⁽¹⁾ m (9.84 ft)	30%
(23)	Veterinary clinics and animal hospitals	P	--	1,000 m ² (10,764 ft ²)	30 m (98.43 ft)	7.6 m ⁽¹⁾ (24.93 ft)	3 ⁽¹⁾ m (9.84 ft)	3 ⁽¹⁾ m (9.84 ft)	30%
Industrial Uses									
(1)	Asphalt and cement plants, gravel yards, and coal yards	D	3.7.3 (3), 3.7.4 (7)	1,000 m ² (10,764 ft ²)	30 m (98.43 ft)	7.6 m ⁽¹⁾ (24.93 ft)	3 ⁽¹⁾ m (9.84 ft)	3 ⁽¹⁾ m (9.84 ft)	30%
(2)	Construction trades without outdoor storage	P	--	1,000 m ² (10,764 ft ²)	30 m (98.43 ft)	7.6 m ⁽¹⁾ (24.93 ft)	3 ⁽¹⁾ m (9.84 ft)	3 ⁽¹⁾ m (9.84 ft)	30%
(3)	Outdoor storage facilities	D	3.7.4 (8)	1,000 m ² (10,764 ft ²)	30 m (98.43 ft)	7.6 m ⁽¹⁾ (24.93 ft)	3 ⁽¹⁾ m (9.84 ft)	3 ⁽¹⁾ m (9.84 ft)	30%
(4)	Warehouse, supply depot and storage establishments	P	--	1,000 m ² (10,764 ft ²)	30 m (98.43 ft)	7.6 m ⁽¹⁾ (24.93 ft)	3 ⁽¹⁾ m (9.84 ft)	3 ⁽¹⁾ m (9.84 ft)	30%
(5)	Welding and machine shops	D	3.7.4 (6)	1,000 m ² (10,764 ft ²)	30 m (98.43 ft)	7.6 m ⁽¹⁾ (24.93 ft)	3 ⁽¹⁾ m (9.84 ft)	3 ⁽¹⁾ m (9.84 ft)	30%
Municipal, Recreational, Institutional and Other Uses									
(1)	Municipal facilities	P	4.10	--	--	--	--	--	30%
(2)	Public works, excluding solid and liquid waste disposal sites	P	4.10	--	--	--	--	--	30%
(3)	Solid and liquid waste disposal facilities	D	5.4	--	--	--	--	--	30%
(4)	Wind energy facilities (one turbine)	D	5.17	Development Standards as laid out in Section 5.17					

Use Designations:(P) - Permitted Use

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

(D) - Discretionary Use

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

Special limitation and standards regarding Table 7-4 and the IC – Industrial/Commercial District:

- (1) No requirements for any yard abutting a railway

8 REQUIRED SEPARATION DISTANCES BETWEEN USES

Table 8-1: Separation Distances Between Uses (in metres)		Municipal Wells	Residential *			Recreational Development (campground, ski hill, festival site, etc.) ⁽⁴⁾	Intensive Agriculture ⁽⁶⁾
			Single Parcel CR ⁽¹⁾	Multi-parcel CR, Organized Hamlet, Hamlet, or Urban Municipality ⁽²⁾⁽⁵⁾	Tourist Accommodation ⁽³⁾		
Urban Municipality		--	--	N/A	--	--	--
Intensive Livestock Operation ⁽⁷⁾	100 – 300 A.U.	1,600	600	1,600	600	600	--
	301 – 1,000 A.U.	1,600	800	2,400	800	800	--
	> 1,000 A.U.	1,600	1,200	3,200	1,200	1,200	--
Airport / Airstrip ⁽⁸⁾		--	--	800	--	--	--
Gravel Pit		--	200	600	200	--	--
Waste Mgmt. ⁽⁹⁾	Solid	1,600	457	457	457	457	457
	Liquid	1,600	457	457	457	457	457
Anhydrous ⁽¹⁰⁾	Non-refrigerated	--	305	305	305	305	--
	Refrigerated	--	600	600	600	600	--
Hazardous Industrial ⁽¹¹⁾		1,600	1,600	2,400	1,000	1,000	--

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

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

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

* All residences existing as of the adoption date of this bylaw are exempt from the separation distances required in Table 8-1. Any existing residences exempt from these separation distances, and which are damaged or destroyed by an occurrence such as wind, tornado or fire not intentionally started by the owner, may be rebuilt at the existing location, provided that any provincial approval that may be required has been obtained.

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

- (i) the land being separated is located in another Rural Municipality;
- (ii) the Council of the other affected Rural Municipality is consulted prior to approval of the proposed development; and
- (iii) appropriate fencing, screening, landscaping, berming, building and site orientation, road upgrading or other similar measures are provided to mitigate potential land use conflicts.

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

9 MAPS
