



The Rural Municipality of Meeting Lake No. 466

Zoning Bylaw No. 07/14

THE RURAL MUNICIPALITY OF MEETING LAKE NO. 466

THE ZONING BYLAW NO. 07/14

1. Pursuant to Section 45 of *The Planning and Development Act, 2007*, the Council of the Rural Municipality of Meeting Lake No. 466 hereby adopts the Zoning Bylaw, identified as Schedule "A" to this bylaw.
2. The Reeve and RM Administrator are hereby authorized to sign and seal Schedule "A" which is attached to and forms part of this bylaw.
3. This bylaw shall come into force on the date of final approval by the Minister of Government Relations.

Read a first time this _____ day of _____ 20__

Read a second time this _____ day of _____ 20__

Read a third time and passed this _____ day of _____ 20__

REEVE

SEAL

ADMINISTRATOR

THE RURAL MUNICIPALITY OF MEETING LAKE NO. 466

ZONING BYLAW

SCHEDULE "A" to BYLAW NO. 07/14

REEVE

SEAL

ADMINISTRATOR

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1. INTRODUCTION

1.1 AUTHORITY

Under the authority granted by *The Planning and Development Act, 2007*, the Reeve and Council of the Rural Municipality of Meeting Lake No. 466 in the Province of Saskatchewan, in open meeting, hereby enact as follows:

1.2 TITLE

This Bylaw shall be known and may be cited as the "Zoning Bylaw" of the Rural Municipality of Meeting Lake No. 466.

1.3 PURPOSE

The purpose of this Bylaw is to regulate development and to control the use of land in the Rural Municipality of Meeting Lake No. 466 in accordance with the Redberry Lake Biosphere Reserve District Sustainability Plan Bylaw No. 06/14.

The intent of this Zoning Bylaw is to provide for the amenity of the area within The Rural Municipality of Meeting Lake No. 466 (hereinafter referred to as the RM) and for the health, safety, and general welfare of the inhabitants of the area:

- a) To minimize land use conflicts;
- b) To establish minimum standards to maintain the amenity of the Rural Municipality;
- c) To ensure development is consistent with the physical limitations of the land;
- d) To restrict development that places undue demand on the Rural Municipality for services;
and
- e) To provide for land-use and development that is consistent with the goals and objectives of the Rural Municipality.

1.4 SCOPE

This Bylaw applies to all land included within the boundaries of the Rural Municipality of Meeting Lake No. 466. All development within the limits of the Rural Municipality shall hereafter conform to the provisions of this Bylaw.

1.5 SEVERABILITY

A decision of a Court that one or more of the provisions of this Bylaw are invalid in whole or in part does not affect the validity, effectiveness, or enforceability of the other provisions or parts of the provisions of this Bylaw.

2. DEFINITIONS

Whenever the subsequent words or terms are used in the Redberry Lake Biosphere Reserve District Sustainability Plan Bylaw No. 06/14 and this Bylaw, they shall, have the following definition unless the context indicates otherwise.

Abattoir(Slaughterhouse): a building for butchering. The abattoir houses facilities to slaughter animals; dress, cut and inspect meats; and refrigerate, cure, and manufacture by-products.

Accessory: a building, structure or use of a specific site which is subordinate and exclusively devoted to the principal building, principal structure, or principal use of the same site.

Act: *The Planning and Development Act, 2007* Province of Saskatchewan, as amended from time to time.

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

Administrator: the Administrator of the Rural Municipality of Meeting Lake No. 466.

Aggregate Resource: raw materials including sand, gravel, clay, earth or mineralized rock found on or under a site.

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

Agriculture (Intensive): an agricultural production system characterized by high inputs relative to land area enabling a substantial

increase in production using methods geared toward making use of economies of scale to produce the highest output at the lowest cost.

Agricultural Holding: the basic unit of land considered capable of accommodating an agricultural operation. For the purpose of this Bylaw, it shall comprise 64.80 hectares (160 acres) or equivalent. Equivalent shall mean 64.80 hectares (160 acres) or such lesser amount as remains in an agricultural holding because of the original township survey, road widening, road right-of-way or railway plans, drainage ditch, pipeline or transmission line development or government action, natural features such as water courses or water bodies, or as a result of subdivision as permitted herein.

Agricultural Operation: an agricultural operation that is carried out on a farm, in the expectation of gain or reward, including:

- a) cultivating land;
- b) producing agricultural crops, including hay and forage;
- c) producing horticultural crops, including vegetables, fruit, mushrooms, sod, trees, shrubs, flowers, greenhouse crops and specialty crops;
- d) raising all classes of livestock, horses, poultry, fur-bearing animals, game birds and game animals, bees and fish;
- e) carrying on an intensive livestock operation;
- f) producing eggs, milk, honey and other animal products;
- g) operating agricultural machinery and equipment, including irrigation pumps and noise-scare devices;

- h) conducting any process necessary to prepare a farm product for distribution from the farm gate;
- i) storing, handling and applying fertilizer, manure, organic wastes, soil amendments and pesticides, including both ground and aerial application;
- j) any other prescribed agricultural activity or process as defined by Council from time to time

Agricultural Industry: those processing and distributing industries providing products or services directly associated with the agricultural business sector, and without restricting the generality of the above may include:

- a) grain elevators
- b) feed mills
- c) abattoirs
- d) seed cleaning plants
- e) pelletizing plants
- f) bulk fertilizer distribution plants
- g) bulk agricultural chemical distribution plants
- h) anhydrous ammonia storage and distribution
- i) bulk fuel plants
- j) livestock holding stations
- k) retail sales of the goods produced or stored as part of the dominant use on the site

Agricultural Commercial: a use related to the sale of products or machinery of an agricultural nature or the provision of services to the agricultural community, and without restricting the generality of the above may include livestock auction marts, farm implement dealerships, fruit stands, veterinary clinics and animal hospitals.

Agricultural Residence: a dwelling unit accessory to the use of land intended for a combined residential and agricultural purpose.

Agricultural Residential Development: the establishment of a residence on an agricultural holding in the absence of subdivision of where the residence remains directly appurtenant to the agricultural operation.

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

Alteration or Altered: with reference to a building, structure or site means a change from one major occupancy class or division to another, or a structural change such as an addition to the area or height, or the removal of part of a building, or any change to the structure such as the construction of, cutting into or removal of any wall, partition, column, beam, joist, floor or other support, or a change to or closing of any required means of egress or a change to the fixtures, equipment, cladding, trim, or any other items regulated by this Bylaw such as parking and landscaping.

Ancillary: a building, structure or use of a specific site which is related in a subsidiary manner to the principal building, principal structure, or principal use of the same site.

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

Animal Type	# Animals = 1 Animal Unit
Poultry	
• Hens, cockerels, capons	100
• Chicks, broiler chickens	200
• Turkeys, geese, ducks	50
• Exotic birds	25
Hogs	

• Boars and sows	3
• Gilts	4
• Feeder pigs	6
• Weanling pigs	20
Sheep	
• Rams or ewes	7
• Lambs	14
Goats etc.	
• All (including llamas, alpacas etc.)	7
Cattle	
• Cows and bulls	1
• Feeder cattle	1.5
• Replacement heifers	2
• Calves	4
Horses	
• Colts and ponies	2
• Other horses	1
Other	
• Domesticated native ungulates (deer, elk, bison, etc.)	1

Applicant: a developer or person applying for a development permit under this Bylaw, for a subdivision approval to an approving authority under *The Planning and Development Act, 2007*.

Auction Mart: means a building or structure or lands used for the storage of goods, materials and livestock which are to be sold on the premises by public auction and for the sale of the said goods, materials, and livestock by public auction and on an occasional basis.

Auto Wrecker: an area where motor vehicles are disassembled, dismantled or junked, or where vehicles not in operable condition, or used parts of motor vehicles, are stored or sold to the general public.

Bed and Breakfast: a dwelling unit, licensed as a tourist home under *The Tourist Accommodation Regulations, 1969*, in which overnight accommodation within the dwelling

unit, along with one meal served before noon, is provided to the travelling public for a charge.

Billboard: a private free standing sign, including supporting structures, which advertises goods, products, services, organizations, or facilities that are available from, located on, or refer to, a site other than the site on which the sign is located.

Buffer: a strip of land, vegetation or land use that physically separates two or more different land uses.

Building: a structure used for the shelter or accommodation of persons, animals, or chattels and includes any structure covered by a roof supported by walls or columns.

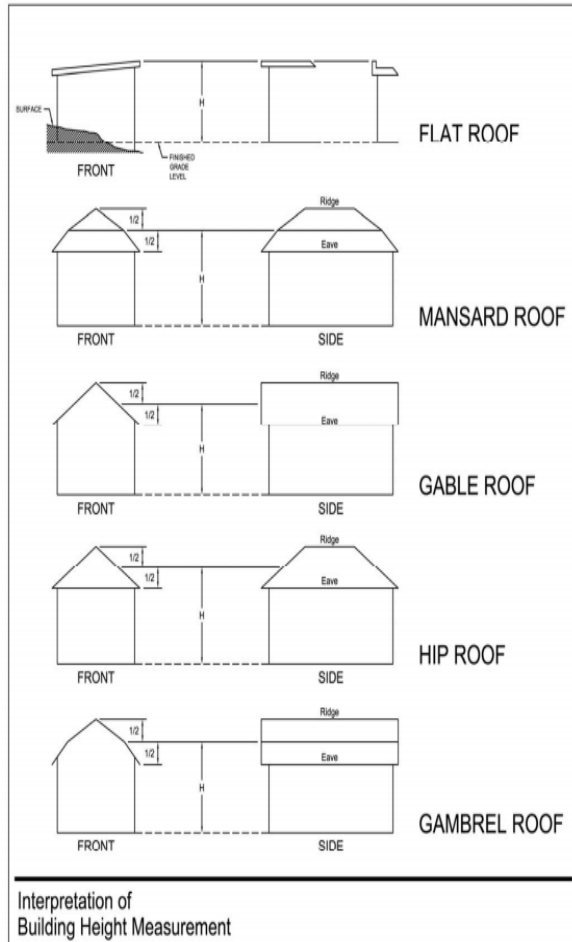
Building Bylaw: the Bylaw of the Rural Municipality of Meeting Lake No. 466 regulating the erection, alteration, repair, occupancy or maintenance of buildings and structures.

Building Floor Area: the sum of the gross horizontal area of all floors of a building excluding the floor area used for or devoted to mechanical equipment, laundry, storage, swimming pools, and enclosed or underground parking facilities. All dimensions shall be measured between exterior faces of walls or supporting columns, or from the centre line of the walls or supporting columns separating two buildings. For the purpose of this Bylaw, the term 'storage' means the keeping or placing of trunks, luggage or similar articles in a place designed therefore, but shall exclude clothes closets, linen closets, broom cupboards, kitchen and bathroom cupboards of whatsoever nature.

Building Front Line: the line of the wall of the building, or any projecting portion of the building, and production thereof excluding permitted obstructions which faces the front site line.

Building Height: the vertical distance measured from the 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 1]

Figure 1: Building Height Measurement



Building Permit: a permit, issued under the Building Bylaw of the Rural Municipality of Meeting Lake No. 466 authorizing the construction of all or part of any building or structure.

Building Rear Line: the line of the wall of the building or any projecting portion of the building and production thereof excluding permitted obstructions which faces the rear site line.

Building Side Line: the line of the wall of the building, or any projecting portion of the building and production thereof excluding permitted obstructions, which faces the side site line.

Bulk Fuel Sales and Storage: lands, buildings, and structures for the storage and distribution of fuels and oils including retail sales or key lock operations.

Bylaw: means the Zoning Bylaw.

Campground: an area used for a range of overnight camping experiences, from tenting to serviced trailer sites, including accessory facilities which support the use, such as administration offices and laundry facilities, but not including the use of mobile homes or trailers on a permanent year-round basis.

Canada Land Inventory (C.L.I.) Soil Class Rating System: provides an indication of the agricultural capability of land. The classes indicate the degree of limitation imposed by the soil in its use for mechanized agriculture. The C.L.I. class for each parcel of land is determined by the dominant C.L.I. class for the parcel, usually a quarter-section of land. Soil classes range from 1 to 7, with Class 1 soils having no significant limitations and Class 7 having severe limitations in terms of its capacity for arable culture or permanent pasture.

(Prime)Lands: Canada Land Inventory (C.L.I.) Soil Class Rating System

Class 1 – Soils in this class have no significant limitations in use for crops.

Class 2 – Soils in this class have moderate limitations that restrict the range of crops or require moderate conservation practices.

Class 3 - Soils in this class have moderately severe limitations that reduce the choice of crops or require special conservation practices.

(Marginal) Lands: Canada Land Inventory (C.L.I) Soil Class Rating System

Class 4 - Soils in this class have severe limitations that restrict the choice of crops, or require special conservation practices and very careful management, or both.

Class 5 - Soils in this class have very severe limitations that restrict their capability to producing perennial forage crops, and improvement practices are feasible.

Class 6 - Soils in this class are unsuited for cultivation, but are capable of use for unimproved permanent pasture.

Class 7 - Soils in this class have no capability for arable culture or permanent pasture.

Cemetery: land that is set apart or used as a place for the interment of the dead or in which human bodies have been buried. "Cemetery" may include a structure for the purpose of the cremation of human remains and may include facilities for storing ashes or human remains that have been cremated or the interment of the dead in sealed crypts or compartments.

Clean Fill: uncontaminated nonwater-soluble, non-decomposable, inert solids such as rock, soil, gravel, concrete, glass and/or clay or ceramic products. Clean fill shall not mean processed or unprocessed mixed construction and demolition debris, including, but not limited to, wallboard, plastic, wood or metal or any substance deemed corrosive, combustible, noxious, reactive or radioactive.

Cluster: where design allows for the concentration of development in pockets to preserve ecological areas and other open space while providing lower servicing cost and alternative development (ie housing) patterns.

Commercial: the use of land, buildings, or structures for the purpose of buying and selling

commodities, and supplying professional and personal services for compensation.

Commercial Indoor Storage: a building or series of buildings comprising multiple storage bays intended for lease or rent by the general public for the purpose of indoor storage of private goods.

Community Facilities: 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.

Concept Plan: a land use concept plan for a specific local area that identifies social, environmental, health and economic issues which the proposed development must address.

Concrete and Asphalt Plant: an industrial facility used for the production of asphalt or concrete, or asphalt or concrete products, used in building or construction, and includes facilities for the administration or management of the business, the stockpiling of bulk materials used in the production's process or of finished products manufactured on the premises and the storage and maintenance of required equipment.

Conservation: the planning, management and implementation of an activity with the objective of protecting the essential physical, chemical and biological characteristics of the environment against.

Contractors Yard: the yard of a contractor or company used as a depot for the storage and maintenance of equipment used by the contractor or company, and includes facilities for the administration or management of the business and the stockpiling or storage of supplies used in the business.

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

Council: the Council of the Rural Municipality of Meeting Lake No. 466.

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

Country Residential Development: is defined as residential development contained within a severance from an agricultural holding where the essential land requirement is for a residential building site and space rather than for productive agricultural purposes.

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

Demolition Permit: a permit issued for the removal or dismantling of a building or structure within The Rural Municipality of Meeting Lake's boundaries as prescribed under Section 13 of *The Uniform Building and Accessibility Standards Act*.

Development: the carrying out of any building, engineering, mining or other operations in, on or over land or the making of any material change in the use of any building or land, the moving of any building or structure onto land, the moving of a mobile home or trailer coach onto land, and the opening or stripping of land for the purpose of removing therefrom sand, gravel or other aggregate resources.

Development Agreement: the legal agreement between a developer and the Municipality which specifies the all obligations and the

terms and conditions for the approval of a development pursuant to section 172 of *The Planning and Development Act, 2007*.

Development Officer: an employee of The Municipality appointed by the Administrator to act as a Development Officer to administer this Bylaw.

Development Permit: a permit issued by the Council of the Rural Municipality of Meeting Lake No. 466 that authorizes development, but does not include a building permit.

Directional signage: signage located off site providing direction to and information about a specific enterprise or activity which does not contain general advertising.

Discretionary Use: a use of land or buildings or form of development that:

- a) Is prescribed as a discretionary use in the Zoning Bylaw; and
- b) Requires the approval of Council pursuant to Section 56 of *The Planning and Development Act, 2007*.

District Plan: The District Plan for the RM of Meeting Lake and participating municipalities is known as the Redberry Lake Biosphere Reserve District Sustainability Plan, as outlined in Section 102 of *The Planning and Development Act, 2007*.

Dormitory: sleeping quarters or entire buildings primarily providing sleeping and residential quarters for large numbers of people.

Dwelling: a building or part of a building designed exclusively for residential occupancy.

Dwelling Unit: a separate set of living quarters, whether occupied or not, usually containing sleeping facilities, sanitary facilities and a kitchen or kitchen components, but does not include boarding houses or rooming units.

For the purposes of this definition, "kitchen components" include, but are not limited to, cabinets, refrigerators, sinks, stoves, ovens, microwave ovens or other cooking appliances and kitchen tables and chairs.

Elevation: the height of a point on the Earth's surface above sea level.

Environmental Reserve: lands that have been dedicated to the Municipality by the developer of a subdivision as part of the subdivision approval process. Environmental reserves are those lands that are considered undevelopable and may consist of a swamp, gully, ravine, coulee or natural drainage course, or may be lands that are subject to flooding or are considered unstable. Environmental reserve may also be a strip of land, not less than 6 metres in width, abutting the bed and shore of any lake, river stream or other body of water for the purposes of preventing pollution or providing access to the bed and shore of the water body.

Equestrian Facility: the use of lands, buildings, or structures for the boarding of horses, the training of horses and riders, and the staging of equestrian events, but does not include the racing of horses.

Essential Yard site Features: features of an existing farmstead which are deemed necessary for inclusion within a subdivision plan including but not limited to dugouts, shelterbelt plantings and water wells.

Existing: in place, or taking place, on the date of the adoption of this Bylaw.

Farm Building: improvements such as barns, granaries, etc., used in connection with the growing and sale of trees, shrubs, and sod or the raising or production of crops, livestock or poultry or in connection with fur production or bee keeping and situated on a parcel of land used for farm operation.

Farmstead/Farmyard: the buildings and adjacent essential grounds surrounding a farm.

Feedlot: a fenced area where livestock are confined solely for the purpose of growing or finishing, and are sustained by means other than grazing.

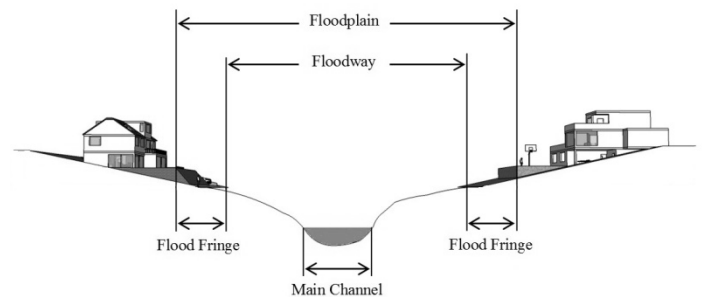
Fill: soil, rock, rubble, or other approved, non-polluting waste that is transported and placed on the existing, usually natural, surface of soil or rock, following the removal of vegetation cover, topsoil, and other organic material.

Flood: A temporary rise in the water level that results in the inundation of areas not ordinarily covered by water.

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

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

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



Free Standing Sign: a sign, except a billboard, independently supported and visibly separated from a building or other structure and permanently fixed to the ground.

Game Farm: land and facilities on which domestic game farm animals are held for commercial purposes. (See Harvest Preserve).

Garage: a building or part of a building used for or intended to be used for the storage of motor vehicles and wherein neither servicing nor repairing of such vehicles are carried on for remuneration.

Garden (Granny) Suite: : A second, small, dwelling on the site of a primary, single-family dwelling that accommodates one or two family members of the owner/occupants of the primary residence and is intended to allow the family to live independently but with the support nearby of the extended family.

Gas Bar: a building or place used for, or intended for the provision of gasoline or diesel fuel and may or may not include a convenience store.

General Commercial Type I: those developments where activities and uses are primarily carried on within an enclosed building intended to provide for the merchandising of refined goods and services targeted for the travelling public and the surrounding community for financial gain.

General Industry Type I: those developments where activities and uses are primarily carried on within an enclosed building where no significant nuisance factor is created or apparent outside an enclosed building. Developments of this type shall not pose, in the opinion of a Development Officer, any significant risk of interfering with the amenity of adjacent sites because of the nature of the site, materials or processes and shall include but not be limited to the following activities:

- a) the assembling of goods, products or equipment.
- b) the limited processing of raw, value-added or finished materials.
- c) the storage or transshipping of materials, goods and equipment.
- d) the training of personnel in general industrial operations.

It may include any indoor display, office, technical or administrative support areas or any sales operation accessory to the general industrial uses.

General Industry Type II: those developments in which all or a portion of the activities and uses are carried on outdoors, without any significant nuisance or environmental factors such as noise, appearance, or odour, extending beyond the boundaries of the site.

Developments of this type shall not pose, in the opinion of a Development Officer, any significant risk of interfering with the amenity of adjacent sites because of the nature of the site, materials or processes and shall include but not be limited to the following activities:

- a) manufacturing, fabricating, processing, assembly, finishing, production or packaging of materials, goods or products.
- b) the storage or transshipping of materials, goods and equipment.
- c) the cleaning, servicing, repairing or testing of materials, goods and equipment normally associated with industrial or commercial businesses or cleaning, servicing and repair operations to goods and equipment associated with personal or household use, where such operations have impacts that would make them incompatible in non-industrial districts.

General Industry Type III (Exclusionary Uses): refers to certain industrial activities that maybe characterized as exhibiting a high potential for adversely affecting the safety, use, amenity or enjoyment of adjacent and

nearby industrial and non-industrial sites due to their scale, appearance, noise, odour, emissions and hazard potential. Such activities are considered exclusionary when the only means of mitigating the associated negative affects on surrounding land uses is through spatial separation. Such uses would include but not be limited to the following: Landfill, Ethanol Plant, Transformer Stations, Uranium Refiners, Anhydrous Ammonia Storage and Distribution Centres.

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

Golf Course: a public or private area operated for the purpose of playing golf, and includes a par 3 golf course, club house and recreational facilities, accessory driving ranges, and similar uses.

Greenhouse: a building with glass or clear plastic walls and roof for the cultivation and exhibition of plants under controlled conditions.

Greenhouse (Commercial): a greenhouse that includes a retail aspect catering to the general horticultural needs of the general public for financial gain and includes outdoor storage of landscaping supplies.

Greenhouse (Industrial): a greenhouse intended to serve intermediate industrial and retail markets with large quantities of horticultural supplies, not including consumer retail.

Greenways: a linear park which may accommodate pathways principally for foot traffic and/or bicycles. Typically, greenways are planned along creeks, streams or rivers and managed as natural environments, or bikeways along landscaped roads.

Gross surface area: the area of the rectangle or square within which the face of a sign can be completely contained, exclusive of any supporting structure or, where a sign has more than one face or the face of the sign is not flat, the rectangle within which the largest area of the face of the sign in profile can be completely contained exclusive of any supporting structure.

Hamlet: a small, rural, unincorporated community that includes a limited number of land uses, typically single family dwellings and rural commercial, where infill, minor expansion and diversification of support services may occur.

Harvest Preserve: an area of deeded private land fenced for the purpose of management, control, and harvesting of domestic game farm animals. Harvest preserves are regulated by *The Domestic Game Farm Animal Regulations*.

Hazard Land: land which may be prone to flooding, slumping, landslides, or erosion or any other instability, or is a flood plain or watercourse.

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

Height of the sign: the vertical distance measured from the highest point of the sign to grade level at the centre of the sign.

Heritage Resource: the history, culture and historical resources of an area or community.

Home Based Business: an accessory use carried on as a business conducted for gain in whole or in part in a dwelling unit or an accessory building to a dwelling unit.

Home Occupation: an accessory use carried on as an occupation conducted for gain in a dwelling unit solely by the resident or residents.

Horticulture: the culture or growing of garden plants. Horticulturists work in plant propagation, crop production, plant breeding and genetic engineering, plant biochemistry, plant physiology, and the storage, processing, and transportation of fruits, berries, nuts, vegetables, flowers, trees, shrubs, and turf.

Hotel/Motel: A building or buildings or part thereof on the same site used to accommodate the traveling public for gain or profit, by supplying them with sleeping accommodation, with or without meals.

Incidental Signs: are signs located on a development site which are intended for the direction of control of traffic, pedestrians or parking and which do not contain any advertising.

Industrial Park: an industrial park is an area of land set aside for industrial development. Industrial parks are usually located close to transport facilities, especially where more than one transport modality (inter-modal) coincides: highways, railroads, airports, and navigable rivers.

Industrial Use: the use of land, buildings or structures for the manufacturing, assembling, processing, fabrication, warehousing or storage of goods and materials.

Institutional Use: a use of land, buildings or structures for a public or non-profit purpose and without limiting the generality of the foregoing, may include such uses as schools, places of worship, indoor recreation facilities, community centres, and government buildings.

Intensive Agriculture: an intensified system of tillage and animal husbandry from the

concentrated raising of crops or the concentrated rearing or keeping, on a continuous basis, of livestock, poultry or other products for market and without restricting the generality of the above includes:

- a) feed lots;
- b) livestock operation (hogs, chickens, etc.);
- c) sod farms;
- d) market gardens;
- e) greenhouses; and
- f) nurseries and other similar uses.

Intensive Livestock Operation: the confining of any of the following animals, where the space per animal unit is less than 370 square meters:

- a) poultry;
- b) hogs;
- c) sheep;
- d) goats;
- e) cattle;
- f) horses;
- g) any other prescribed animals.

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

Kennel, Breeding: the keeping of more than four dogs, cats or other domestic animals, male and female, and which are more than 12 months old, for breeding purposes.

Kennel, Enclosure: an accessory building or enclosure intended to house one or more domestic animals.

Landfill: a specially engineered site for disposing of solid waste on land, constructed so that it will reduce hazard to public health and safety.

Landscaping: the provision of horticultural and other related compatible features or materials designed to enhance the visual amenity of a site or to provide a visual screen consisting of any combination of the following elements:

- a) Soft landscaping consisting of vegetation such as trees, shrubs, vines, hedges, flowers, grass and ground cover; and/or
- b) Hard landscaping consisting of non-vegetative materials such as concrete, unit pavers, brick pavers or quarry tile, but does not include gravel, shale, or asphalt.

Landscaping Establishment: the yard of a landscaping contractor or company used as a depot for the storage and maintenance of equipment used by the contractor or company, and includes facilities for the administration or management of the business and the stockpiling or storage of supplies used in the business.

Land Use Map: a comprehensive document compiled by a local government that identifies goals and strategies for future development or preservation of land. In its projections, the map specifies certain areas for residential growth and others for agriculture, industry, commercial and conservation.

Land Use Zoning District: divisions identified in the Zoning Bylaw establishing permitted and discretionary uses of land or buildings with attendant regulations.

Legal Access: a lot or parcel shall be considered as having legal access for the purposes of development when the lot or parcel is adjacent to a municipally maintained road, and meets the frontage requirements of appropriate Zoning District hosting the development.

Livestock: domesticated animals used primarily as beasts of burden or for the production of fur, hides, meat, milk, eggs or other product, or as breeding stock, but excluding companion animals.

Lot: a parcel of land of a subdivision, the plan of which has been filed or registered at Information Services Corporation (Land Titles Office).

Manufacturing Establishment: a firm or business engaged in the mechanical or chemical transformation of materials or substances into new products including the assembling of components parts, the manufacturing of products and the blending of materials.

Minimum Distance Separation: in respect to intensive livestock operations and heavy industrial land uses, the minimum distance separation required in the Zoning Bylaw from non-complementary uses.

Minister: the Minister as defined in *The Planning and Development Act, 2007*.

Mobile Home: a trailer coach that may be used as a dwelling all year round; has water faucets and shower or other bathing facilities that may be connected to a water distribution system; and has facilities for washing and a water closet or other similar facility that may be connected to a sewage system.

Mobile Home Park: a site under single management for the placement of two or more mobile homes and shall include all accessory buildings necessary to the operation.

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

Multi-parcel Country Residential Development: involves high density rural residential development and may include cluster, multi-unit, linear developments or other suitable design concepts along roadways where the essential land requirement is for a residential building site and space, rather than for productive agricultural purposes.

Municipality: the Rural Municipality of Meeting Lake No. 466.

Municipal Reserve: are dedicated lands:

- a) that are provided to a Municipality pursuant to clause 189(a) of *The Planning and Development Act, 2007* for public use; or
- b) that were dedicated as public reserve and transferred to a Municipality pursuant to section 196, whether or not title to those lands has issued in the name of the Municipality;

Museum: an institution that is established for the purpose of acquiring, conserving, studying, interpreting, assembling and exhibiting to the public for its instruction and enjoyment, a collection of artifacts of historical interest.

Natural Areas: an area relatively undisturbed by human activities and characterized by indigenous species including remnant or self-sustaining areas with native vegetation, water, or natural features.

Natural Resources: the renewable resources of Saskatchewan and includes:

- a) fish within the meaning of The Fisheries Act;
- b) wildlife within the meaning of The Wildlife Act, 1998;
- c) forest products within the meaning of The Forest Resources Management Act;
- d) resource lands and provincial forest lands within the meaning of The Resource Lands Regulations, 1989;
- e) ecological reserves within the meaning of The Ecological Reserves Act; and
- f) other living components of ecosystems within resource lands, provincial forest lands and other lands managed by the department;

Non-conforming building: a building:

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

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

Non-conforming use: a lawful specific use:

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

Normally Accepted Agricultural Practices: a practice that is conducted in a prudent and proper manner that is consistent with accepted customs and standards followed by similar agricultural operations under similar circumstances, including the use of innovative technology or advanced management practices

in appropriate circumstances and is conducted in conformity with any standards established pursuant to the regulations and meets acceptable standards for establishment and expansion.

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

Official Community Plan: For the purposes of the District Planning Agreement, the Official Community Plan for the RM of Meeting Lake is the Redberry Lake Biosphere Reserve District Sustainability Plan Bylaw No. 06/14 as per *The Planning and Development Act, 2007*.

Off-Premise Identification Signage: a sign that is located separate and apart from the land on which the business or activity is located.

Open Space: passive and structured leisure and recreation areas that enhance the aesthetic quality and conserve the environment of the community. Urban and rural open space includes parks, recreation and tourism nodes, and natural areas.

Parking Lot: an open area, other than a street, used for the temporary parking of more than four vehicles and available for public use and the use of employees working on, or from, the site.

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

Permitted Use: the use of land, buildings, or other structures that shall be permitted in a Zoning District where all requirements of this Zoning Bylaw are met.

Personal Service Trade: a business associated with the grooming of persons or the

maintenance or repair of personal wardrobe articles and accessories and may include:

- a) beauty salons and barber shops;
- b) shoe repair;
- c) self-serve laundry;
- d) tailor or seamstress;
- e) massage services; and
- f) tanning beds
- g) but does not include the provision of health related services.

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

Principal Use: the main or primary activity for which a site or its buildings are designed, arranged, developed or intended, or for which it is occupied or maintained.

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

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

Public Works: a facility as defined under *The Planning and Development Act, 2007*.

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

Racetrack: a place designed and equipped for the racing of motorized vehicles or horses and includes facilities for administration and management of the business.

Railway Freight Yards: the use of land, or building or structure or part thereof for activities directly associated with the operation of a railway. Without limiting the generality of the foregoing, such activities may include loading and off-loading freight, and maintenance and repair of railway cars.

Real estate signage: signage directly associated with the sale of property in which it is located and which maintains a gross surface area of less than 1 m².

Re-designation: Rezoning.

Recreational Use: a public or private facility or amenity, a joint-use site or a park or playground the serves the surrounding neighbourhood or community.

Recreational (Commercial): a public or private facility or amenity, a joint-use site or a park or playground the serves the surrounding neighbourhood with an intent to produce financial gain.

Recreational Vehicle: a vehicle used for personal pleasure or travels by an individual or a family which may or may not be towed behind a principle vehicle. Notwithstanding the generality of the above may include:

- a) Motorhomes;
- b) Camper Trailers;
- c) Boats;

- d) Snowmobiles; and
- e) Motorcycles.

Recycling and Collection Depot (commercial): a building or series of buildings intended to accommodate the collection, sorting, processing and temporary storage of recyclable materials including the collection and storage of oil, solvents or other hazardous materials, processing of recyclable material other than compaction and accommodates outdoor compaction or storage.

Reeve: the Reeve of the Rural Municipality of Meeting Lake No.466.

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

Residential Care Home: a facility which:

- a) Provides meals, lodging, supervisory personal or nursing care to persons who reside therein for a period of not less than thirty days; and
- b) Is duly licensed by the Province of Saskatchewan or certified as approved by the Province of Saskatchewan under an Act which provides for such licensing or certification as the case may be;
- c) and may include only the principal residence of the operator or administrator.

Residual Parcel: the acreage remaining in agriculture resulting and independent of the subdivision of an agricultural holding for non-agricultural purposes.

Restaurant: a building or part of a building wherein food is prepared and offered for sale to the public primarily for consumption within the building. However, limited facilities may be permitted to provide for a take-out food function provided such facility is clearly secondary to the primary restaurant use.

Right of Way: the right of way is the land set aside for use as a roadway or utility corridor. Rights of way are purchased prior to the construction of a new road or utility line, and usually enough extra land is purchased for the purpose of providing mitigative features. Sometimes, road rights of way are left vacant after the initial roadway facility is constructed to allow for future expansion.

Riparian: the areas adjacent to any streams, rivers, lakes or wetlands.

Roads, Flanking: a roadway constructed to the side of a lot, parcel or site.

Salvage Yard (Wrecking): a parcel of land where second-hand, discarded or scrap materials are bought, sold, exchanged, stored, processed or handled. Materials include scrap iron, structural steel, rags, rubber tires, discarded goods, equipment, appliances or machinery. The term also includes a site for collection, sorting, storing and processing of paper products, glass, plastics, aluminum or tin cans prior to shipment for remanufacture into new materials.

Scale of Development: the total acreage intended to accommodate a multi-parcel country residential subdivision.

School: a body of pupils that is organized as a unit for educational purposes under the jurisdiction of a board of education or of the Saskatchewan Ministry of Education and 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.

Sea Container: (see Shipping Container).

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

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

Setback: the distance required to obtain the front yard, rear yard or side yard provisions of this Bylaw.

Shipping Container: An article of transportation equipment, including one that is carried on a chassis, that is strong enough to be suitable for repeated use and is designed to facilitate the transportation goods by one or more means of transportation and includes but is not limited to intermodal shopping containers, body of transport trailer or strait truck box but does not include a motor vehicle.

Should, Shall or May:

- Shall is an operative word which means the action is obligatory.
- Should is an operative word which means that in order to achieve plan objectives, it is strongly advised that the action be taken.
- May is an operative word meaning a choice is available, with no particular direction or guidance intended.

Sign: a display board, screen, structure or material having characters, letters or illustrations applied thereto or displayed thereon, in any manner not inside a building and includes the posting or painting of an advertisement or notice on a building or structure.

Site: an area of land, consisting of one or more lots consolidated under a single certificate of title, considered as a unit devoted to a certain use or occupied by a building or a permitted group of buildings, and the customary accessories and open spaces belonging to the same.

Site Area: the total horizontal area within the site lines of a site.

Site Corner: a site at the intersection of two or more public streets, or upon two parts of the same street, the adjacent sides of which street or streets (or, in the case of a curved corner, the tangents at the street extremities of the side site lines) contain an angle of not more than one hundred and thirty-five (135) degrees. In the case of a curved corner, the corner of the site shall be that point on the street at the point of intersection of the said tangents.

Site Depth: the horizontal distance between the front site and rear site lines, but where the front and rear site lines are not parallel the site depth is the length of a line joining the midpoint of such site lines.

Site Frontage: the boundary that divides the site from the street or road. In the case of a corner site, the front site line shall mean the boundary separating the narrowest street frontage of the site from the street. Site frontage for a non-rectangular site shall be defined as the mean of the measured front and rear site lines.

Site Line: any boundary of a site.

Site Width: the horizontal distance between the side boundaries of the site measured at a distance from the front lot line equal to the minimum front yard required for the district in which the site is located.

Small Scale Commercial: Commercial or Industrial land uses maintaining a lineal frontage less than 90 meters.

Sports Field: an open space set aside for the playing of sports and may include benches or bleachers for observers but where there is no charge made for spectators.

Structure: anything that is erected, built or constructed of parts joined together and supported by the soil or any other structure requiring a foundation to hold it erect, but not including pavement, curbs, walks or open air surfaced areas.

Stakeholders: individuals, groups or organizations who have a specific interest or 'stake' in a particular need, issue situation or project and may include members of the local community (residents, businesses, workers, representatives such as Councillors or politicians); community groups (services, interest groups, cultural groups clubs, associations, churches, mosques, temples); or local, state and federal governments.

Stockyard: an enclosed yard where livestock is kept temporarily.

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

Tavern: an establishment, or portion thereof, where the primary business is the sale of beverage alcohol for consumption on the premises, with or without food, and where no live entertainment or dance floor is permitted. A brew pub may be considered a tavern if beverage alcohol is manufactured and consumed on site under a valid manufacturer's permit in accordance with the Alcohol Control Regulations.

(Tele)communication Facility: a structure situated on a non-residential site that is intended for transmitting or receiving television, radio, or telephone communications, excluding those used exclusively for dispatch communications.

Temporary Sign: a sign which is not permanently installed or affixed in position, advertising a product or activity on a limited basis.

Traffic Control Signage: a sign, signal, marking or any device placed or erected by the Municipality or Saskatchewan Department of Highways and Transportation.

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

Trucking Firm Establishment: the use of land, buildings or structures for the purpose of storing, servicing, repairing, or loading trucks, transport trailers and/or buses, but does not include automobile service stations or transportation sales or rental outlets.

Use: the purpose or activity for which any land, building, structure, or premises, or part thereof is arranged, designed, or intended, or for which these may be occupied or maintained.

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

- a) rental accommodation in the farm dwelling or adjacent private cabins

comprising one or more rooms furnished in such a way to enable the preparation of meals if full board is not provided;

- b) a tract of land on which one or more camping, tenting or parking sites is located, and the provision of electricity, potable water and toilet facilities to any of the persons, families, groups occupying any of such sites.

Value-added: the increase in value generated by a company or individual through the additional processing or sale of raw materials along the production chain.

Vertical Integration: the accommodation of multiple complimentary activities which could be considered principal permitted uses under single or multiple ownership within one or more buildings on a single parcel where these uses are considered to provide additional processing and/or the sale of manufactured goods produced onsite.

Veterinary Clinics: a place for the care and treatment of small animals involving outpatient care and medical procedures involving hospitalization, but shall not include the keeping of animals in outdoor pens.

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

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

Waste Disposal Facility, Solid: a facility, not including a waste transfer station or a temporary storage facility, to accommodate discarded materials, substances or objects which originated from residential, commercial,

institutional and industrial sources which are typically disposed of in municipal or private landfills, but not including dangerous goods, hazardous waste or biomedical waste.

Wholesale: 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.

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

Watercourse: a river, stream, creek, gully, ravine, spring, coulee, valley floor, drainage ditch or any other channel having a bed and sides or banks in which water flows either permanently or intermittently.

Watershed: the land area from which surface runoff drains into a stream, channel, lake, reservoir, or other body of water; also called a drainage basin.

Wetland: land having the water table at, near, or above the land surface or which is saturated for a long enough period to promote wetland or aquatic processes as indicated by hydric soils, hydrophytes (“water loving”) vegetation, and various kinds of biological activity which are adapted to the wet environment.

Yard: the open, unoccupied space on a lot between the property line and the nearest wall of a building.

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

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

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

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

3. ADMINISTRATION AND INTERPRETATION

3.1 DEVELOPMENT OFFICER

- 3.1.1** The Administrator of the Rural Municipality of Meeting Lake No. 466 shall be the Development Officer responsible for the administration of this Bylaw and in their absence by such other employee of the Municipality as the Council designates from time to time.
- 3.1.2** The Development Officer shall:
- a) Receive, record, and review development permit applications and issue decisions in consultation with Council, particularly those decisions involving subdivision, discretionary uses, development permit conditions, and development and servicing agreements;
 - b) Maintain, for inspection by the public during office hours, a copy of this Bylaw, zoning maps and amendments, and ensure that copies are available to the public at a reasonable cost;
 - c) Make available, for public inspection during office hours, a register of all development permits and subdivision applications and decisions;
 - d) Collect development fees, according to the fee schedule established in this Bylaw;
 - e) Perform other duties as determined by Council.
- 3.1.3** The Development Officer shall be empowered to make a decision regarding a development permit application for a "permitted use."

3.2 COUNCIL

- 3.2.1** Council shall make all decisions regarding discretionary uses, development and servicing agreements, and Zoning Bylaw amendments.
- 3.2.2** Council shall make a recommendation regarding all subdivision applications circulated to it by Saskatchewan Ministry of Government Relations, prior to a decision being made by the Minister.
- 3.2.3** Council shall act on discretionary use, rezoning, and subdivision applications in accordance with the procedures established by *The Planning and Development Act, 2007* and in accordance with the Redberry Lake Biosphere Reserve District Plan Bylaw No. 06/14.

3.3 APPLICATION FOR A DEVELOPMENT PERMIT

- 3.3.1** Unless the proposed development or use is exempt from development permit requirements, before commencing any principal or accessory use development, including a public utility use, every developer shall:
- a) Complete and submit a development permit application, and
 - b) Receive a development permit for the proposed development.
- 3.3.2** A Development Permit shall not be issued for any use in contravention of any of the provisions of this Bylaw and the Redberry Lake Biosphere Reserve District Sustainability Plan Bylaw No. 06/14.
- 3.3.3** Except where a particular development is specifically exempted by Section 3.4 of this Bylaw, no development or use shall commence without a Development Permit first being obtained.

3.4 DEVELOPMENT NOT REQUIRING A PERMIT

3.4.1 Agricultural Zoning Districts

- a) Accessory farm buildings or structures under 100 m² (1000 ft²) where applied to a principal agricultural use within an appropriate zoning district established by this Bylaw
- b) Accessory non-farm buildings or structures under 9.3m² (100 ft²) where applied to a principal permitted use within an appropriate zoning district established by this Bylaw.
- c) The temporary placement of a trailer during the construction or alteration of a primary structure for a term not to exceed that provided by an active approved building permit issued for the project.

3.4.2 Country, Hamlet and Resort Residential Zoning Districts

- a) Buildings and structures, which are accessory to a principal, residential use except where such dwelling is a discretionary use.
- b) The erection of any fence, wall, gate, television antennae, or radio antennae.
- c) Relocation of any residential or accessory building provided development standards are still met on the site.

3.4.3 Commercial/Industrial Zoning Districts

- a) Buildings and structures that are accessory to a permitted, principal, commercial use, except where such use is discretionary.
- b) The erection of any fence or gate.
- c) A temporary building, the sole purpose of which is incidental to the erection or alteration of a building for which a building permit has been granted.

3.4.4 Official Uses

Uses and buildings undertaken, erected, or operated by the Rural Municipality of Meeting Lake No. 466.

3.4.5 Internal Alterations

- a) Residential Buildings
- b) Internal alterations to a residential building, provided that such alterations do not result in a change of use or an increase in the number of dwelling units within the building or on the site;
- c) All other Buildings
- d) Internal alterations and maintenance to other buildings, including mechanical or electrical work, provided that the use, or intensity of use of the building, does not change.

3.4.6 Landscaping

Landscaped areas, driveways and parking lots, provided the natural or designed drainage pattern of the site and adjacent sites are not adversely impacted.

3.5 COMPREHENSIVE DEVELOPMENT REVIEWS

- 3.5.1** A Comprehensive Development Review shall be completed prior to consideration of an application by Council by any person proposing to rezone land to a multi-parcel (greater than 4 parcels) country residential Zoning District, or any other multi-parcel commercial or industrial land use at the discretion of Council. The purpose of this review is to identify and address social, environmental, health and economic issues and to encourage the development of high quality

residential, commercial, and industrial developments. The scope and required detail of the Comprehensive Development Review will be based on the scale and location of the proposed development, and address the following:

- a) Proposed land use(s) for various parts of the area;
- b) The effect on adjacent land uses and integration of the natural landscape regarding the planning and design of the area;
- c) The location of, and access to, major transportation routes and utility corridors;
- d) The provision of services respecting the planning for future infrastructure within the Municipality;
- e) Sustainable development and environmental management practices regarding surface and groundwater resources, storm water management, flooding and protection of significant natural areas;
- f) Appropriate information specific to the particular land use (residential, commercial or industrial)

- 3.5.2** The Comprehensive Development Review must be prepared in accordance with the overall goals and objectives of the District Plan. Council shall not consider any development application until all required information has been received. The responsibility for undertaking all technical investigations and hosting public meetings as required shall be borne solely by the applicant.

3.6 DEVELOPMENT PERMIT PROCEDURE

- 3.6.1** Where an application for a development permit is made for a permitted or accessory use in conformity with this Bylaw, *The Planning and Development Act, 2007* and all other municipal Bylaws, the Council shall hereby direct the Development Officer to issue a development permit.
- 3.6.2** As soon as an application has been made for a development permit and prior to making a decision, the Development Officer may refer the application to whichever government agencies or interested groups Council may consider appropriate. The Development Officer may also require the application to be reviewed by planning, engineering, legal, or other professionals, with the cost of this review to be borne by the applicant.
- 3.6.3** A copy of all approved development permit applications, involving the installation of water and sanitary services, shall be sent to the local District Health Region.
- 3.6.4** Upon approval of a permitted or accessory use, the Development Officer shall issue a development permit for the use at the location and under such terms and development standards specified by the Redberry Lake Biosphere Reserve District Plan Bylaw No. 06/14 and this Bylaw.
- 3.6.5** The applicant shall be notified in writing of the decision of their application. The applicant shall be advised of their right to appeal a decision to the Development Appeals Board on a permitted or accessory use application and any terms and conditions attached to an application.
- 3.6.6** A building permit, where required, shall not be issued unless a development permit has been issued, or is issued concurrently.
- 3.6.7** A development permit is valid for a period of twelve months unless otherwise stipulated when the permit is issued.

3.7 DISCRETIONARY USE APPLICATION PROCEDURE

3.7.1 The following procedures shall apply to discretionary use applications:

- a) Applicants must file with the Development Officer the prescribed application form, a site plan, any other plans and supplementary 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 and shall advise the Council as soon as practical.
- c) Council may refer the application to whichever government agencies or interested groups, as Council may consider appropriate. Council also may require the application to be reviewed by planning, engineering, legal, or other professionals, with the cost of this review to be borne by the applicant.
- d) The Development Officer will give notice by regular mail that the application has been filed to all assessed owners of property within 75 meters (246 ft.) of the boundary of the applicant's land and provide notification of an upcoming public hearing and an opportunity for them to provide written comment on the proposal.
- e) The Development Officer will prepare a report concerning the application which may contain recommendations, including recommendations that conditions of approval be applied in accordance with Section 54 of *The Planning and Development Act, 2007*.
- f) The Development Officer will set a date for the public hearing at which time the application will be considered by Council and if deemed necessary, provide notice to assessed owners of property indicating so within the information packages provided as part of the notification process.
- g) Council shall consider the application together with the reports 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 the site.
- i) The applicant shall be notified of Council's decision by regular mail addressed to the applicant at the address shown on the application form.

3.7.2 Discretionary uses, discretionary forms of development, and associated accessory uses shall conform to the development standards and applicable provisions of the Zoning District in which they are located.

3.7.3 The following criteria must be considered in the review of discretionary use applications:

- a) The proposal must be in conformance with all relevant sections of the Official Community Plan and Zoning Bylaw;
- b) There must be a demand for the proposed use in the general area, and a supply of land currently available in the area capable of accommodating the proposed use;
- c) The proposal must be capable of being economically serviced including roadways, water and sewer services, and other supportive utilities and community facilities; and

- d) 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.

3.7.4 In approving a discretionary use application, Council may prescribe specific development standards with respect to that use or form of development, provided those standards are necessary to secure the following objectives:

- a) The proposal, including the nature of the proposed site, the size, shape and arrangement of buildings, and the placement and arrangement of lighting and signs, must be generally compatible with the height, scale, setbacks and design of buildings in the surrounding area, and with land uses in the general area, including safeguards to prevent noise, glare, dust, or odour from affecting nearby properties.
- b) The proposal must provide adequate access and circulation for the vehicle traffic generated, as well as providing an adequate supply of on-site parking and loading spaces.
- c) The proposal must provide sufficient landscaping and screening, and, wherever possible, shall preserve existing vegetation.

3.7.5 Council may approve a discretionary use application for a limited time period where it is considered important to monitor and re-evaluate the proposal and its conformance with the provisions of this Bylaw.

3.7.6 Upon approval of a discretionary use by resolution of Council, the Development Officer shall issue a development permit for the discretionary use at the location and under such terms and development standards specified by Council in its resolution.

3.7.7 Council's approval of a discretionary use application is valid for a period of 12 months from the date of the approval. If the proposed use or proposed form of development has not commenced within that time, the approval shall no longer be valid. The Development Officer shall advise the applicant and Council when a prior approval is no longer valid.

3.7.8 The applicant shall be notified in writing of the decision of their application. The applicant shall be advised of their right to appeal any terms and conditions attached to a discretionary use application to the Development Appeals Board.

3.8 REFUSAL OF DEVELOPMENT PERMIT APPLICATION

3.8.1 An application for a development permits shall be refused if it does not comply with all Zoning Bylaw requirements.

3.8.2 The reasons for a development permit refusal shall be stated on the refused development permit application.

3.8.3 The applicant shall be notified of the right to appeal a decision to refuse an application of the local Development Appeals Board in accordance with the requirements of *The Planning and Development Act, 2007*.

3.9 DEVELOPMENT APPEALS BOARD

3.9.1 Right to Appeal

Section 219 of *The Planning and Development Act 2007*, provides the right to appeal the Zoning Bylaw where a Development Officer:

- a) Is alleged to have misapplied the Zoning Bylaw in issuing a development permit;
- b) Refuses to issue a development permit because it would contravene the Zoning Bylaw; or
- c) Issues an order, based on inspection, to the owner, operator, or occupant of land, buildings, or premises considered to contravene the Zoning Bylaw.

3.9.2 Appellants also may appeal where they are of the opinion that development standards prescribed by the Municipality with respect to a discretionary use exceed those necessary to secure the objectives of the Zoning Bylaw and the Official Community Plan. This right of appeal extends thirty days after the issuance or refusal of a development permit or order.

3.9.3 Council shall appoint a Development Appeals Board consisting of at least three members, to hear and determine appeals in accordance with Section 213 to 227 inclusive, of *The Planning and Development Act 2007*.

3.10 DEVELOPMENT PERMIT: VALIDITY

3.10.1 A Development Permit is valid for a period of twelve months unless otherwise stipulated when the permit is issued.

3.10.2 Where the Development Officer determines that a development is being carried out in contravention of any condition of a Development Permit or any provision of this Bylaw, the Development Officer shall suspend or revoke the Development Permit and notify the permit holder that the permit is no longer in force.

3.10.3 Where the Council is satisfied that a development, the permit for which has been suspended or revoked, will be carried out in conformity with the conditions of the Permit and the requirements of this Bylaw the Council may reinstate the Development Permit and notify the permit holder that the permit is valid and in force.

3.11 DEVELOPMENT PERMIT APPLICATION FEES

3.11.1 An applicant seeking the approval of a development permit application shall pay the following fee: \$100.00

3.11.2 An applicant seeking a discretionary use approval shall pay the following fee: \$200.00.

3.11.3 There shall be no development permit application fee for accessory buildings to a residential use, sign permits, licenses for home occupations or other forms of business licenses as per Section 3.4.

3.12 FEE FOR ZONING AMENDMENT APPLICATION

When an application is made to Council for an amendment to this Bylaw, the applicant making the request shall bear the actual cost of advertising such zoning amendment as permitted by *The Planning*

and Development Act, 2007. Council also may require the applicant to pay all costs incurred in professional review of the application and in carrying out a public hearing.

3.13 CONCURRENT PROCESSING OF DEVELOPMENT PERMITS, BUILDING PERMITS AND BUSINESS LICENSES

A Building Permit, where required, shall not be issued unless a Development Permit has been issued, or is issued concurrently. Nothing in this Bylaw shall exempt any person from complying with a building Bylaw, or any other Bylaw in force within The Municipality, or from obtaining any permission required by this, or any other Bylaw of The Municipality, the province or the federal government.

3.14 REFERRAL UNDER THE PUBLIC HEALTH ACT

- 3.14.1** The Development Officer shall make available, in addition to plumbing permits and plan information, a copy of all approved Development Permit applications involving installation of water and sanitary services, should such information be requested by provincial officials under *The Public Health Act and Regulations*.
- 3.14.2** The Development Officer shall make available, in addition to plumbing permits and plan information, a copy of all approved Development Permit applications involving installation of water and sanitary services, should such information be requested by provincial officials under the *Public Health Act and Regulations*.
- 3.14.3** The Development Officer, in conjunction with the District Health Region shall determine the suitability of a parcel proposed for subdivision to accommodate a private sewage treatment system with the subdivision review process. The review process indicates the level of assessment required and upon this determination provides the submittal requirements as well as identifies the qualifications required for the site assessor.
- 3.14.4** All submissions required are the responsibility of the developer. The final review of a subdivision 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.

3.15 MINOR VARIANCES

- 3.15.1** The Development Officer may vary the requirements of this Bylaw subject to the following requirements:
- a) A minor variance may be granted for the following only:
 - i. Minimum required distance of a building from a lot line; and
 - ii. The minimum required distance of a building from any other building on the lot.
 - b) The maximum amount of a minor variance shall be 10% variation from the Requirements of this Bylaw.
 - c) The development must conform to all other requirements of this Bylaw.
 - d) The relaxation of the Bylaw requirement must not injuriously affect a neighbouring property.
 - e) No minor variance shall be granted for a discretionary use or form of development, or in connection with an agreement to rezone pursuant to Section 60 of *The Planning and Development Act, 2007*.

- f) Minor variances shall be granted only in relation to residential properties.
- 3.15.2** An application form for a minor variance shall be in a form prescribed by the Development Officer and shall be accompanied by an application fee of \$50.00.
- 3.15.3** Upon receipt of a minor variance application the Development Officer may:
 - a) Approve the minor variance;
 - b) Approve the minor variance and impose terms and conditions on the approval; or
 - c) Deny the minor variance.
- 3.15.4** Terms and conditions imposed by the Development Officer shall be consistent with the general development standards in this Bylaw.
- 3.15.5** Where a minor variance is refused, the Development Officer shall notify the applicant in writing, providing reasons for the refusal.
- 3.15.6** Where a minor variance is approved, with or without terms, the Development Officer shall provide written notice to the applicant and to the assessed owners of the property having a common boundary with the applicant's land that is the subject of the approval.
- 3.15.7** A decision to approve a minor variance, with or without terms and conditions, does not take effect:
 - a) In the case of a notice sent by regular mail, until 23 days from the date the notice was mailed; or;
 - b) In the case of a notice that is delivered by personal service, until 20 days from the date the notice was served.
- 3.15.8** If an assessed owner of a property having an adjoining property with the applicant's land objects to the minor variance in writing to the Development Officer within the prescribed 20 day time period, the approval is deemed to be revoked and the Development officer shall notify the applicant in writing:
 - a) Of the revocation of the approval; and
 - b) Of the applicant's right to appeal the revocation to the Development Appeals Board within 30 days of receiving the notice.
- 3.15.9** If an application for a minor variance is refused or approved with terms or conditions, the applicant may appeal to the Development Appeals Board within 30 days of the date of that decision.
- 3.15.10** The Development Officer shall maintain a record of all minor variance applications.

3.16 NON-CONFORMING BUILDINGS, USES AND SITES

- 3.16.1** Any use of land or any building or structure lawfully existing at the time of passing this Bylaw that is rendered non-conforming by the enactment of this Bylaw or any subsequent amendments, may be continued, transferred, or sold in accordance with provisions of Section 88 to 93 inclusive, of *The Planning and Development Act, 2007*.

3.16.2 No enlargement, additions, or reconstruction of a non-conforming use, building or structure shall be undertaken, except in conformance with these provisions.

3.16.3 No existing use, building or structure shall be deemed to be nonconforming by reason only of the conversion of this Bylaw from the Metric System of Measurement to the Imperial System of Measurement where such non-conformity is resultant solely from such change and is reasonably equivalent to the metric standard herein established.

3.16.4 Where a building has been erected on or before the effective date of this Bylaw on a site having less than the minimum dimensions or area, or having less than the minimum yards required by this Bylaw, the use may be continued and the building may be enlarged, reconstructed, repaired or renovated pursuant to the rights granted by Section 91 to 93 of *The Planning and Development Act, 2007*. These rights are subject to the following:

- a) The enlargement, reconstruction, repair or renovation does not further reduce the required yards that do not conform to this Bylaw;
- b) All other applicable provisions of this Bylaw are satisfied; and
- c) Issuance of a development permit required by this Bylaw.

3.17 DEVELOPMENT PERMIT – INVALID

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

- a) If the proposed development is not commenced within the period for which the Permit is valid;
- b) If the proposed development is legally suspended, or discontinued, for a period of six or more months, unless otherwise indicated by Council or the Development Officer, or
- c) When development is undertaken in contravention of this bylaw, the development permit and specified development standards, and/or
- d) When a written appeal notice is received by the Development Appeals Board secretary regarding the development permit.

3.18 CANCELLATION

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

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

3.19 STOP-WORK

The Development Officer may authorize action to stop any development which does not conform to this Bylaw, a development or servicing agreement, a development permit or condition, or a caveat under this Bylaw.

3.20 INTERPRETATION

- 3.20.1** Where any provision of this Bylaw appears unclear, Council shall make the final Bylaw interpretation.
- 3.20.2** All Bylaw requirements shall be based on the stated metric units. The imperial units shown in this Bylaw shall be approximate guidelines only.

3.21 BYLAW COMPLIANCE

Errors and/or omissions by any person administering or required to comply with the provisions of this Bylaw do not relieve any person from liability for failure to comply with the provisions of this Bylaw.

3.22 MOVING OF BUILDING

No building shall be moved within or into or out of the area covered by this Bylaw without obtaining a Development Permit from the Development Officer, unless such building is exempt under Section 3.4 of this Bylaw.

3.23 TEMPORARY DEVELOPMENT PERMITS

- 3.23.1** The Development Officer may issue a temporary Development Permit, with specified conditions for a specified period of time, to accommodate developments incidental to approved construction, temporary accommodation, or temporary gravel operations or asphalt plants. Nothing in this Bylaw shall prevent the use of land, or the erection or use of any building or structure for a construction camp, work camp, tool shed, scaffold, or other building or structure incidental to and necessary for construction work on the premises, but only for so long as such use, building, or structure is necessary for such construction work as has not been finished or abandoned.
- 3.23.2** Except in the Agricultural Districts, buildings or structures shall not include a mobile home or motor home as temporary uses.

3.24 SERVICING AGREEMENTS

- 3.24.1** Where a development proposal involves subdivision, Council may require a developer to enter into a servicing agreement to ensure appropriate servicing pursuant to *The Planning and Development Act, 2007*. Council may direct the Administration to vary the agreement on a case-by-case basis, or not require it.
- 3.24.2** In accordance with Sections 172 to 176 inclusive, *The Planning and Development Act, 2007*, the agreement may provide for:
- a) The undertaking and installation of storm sewers, sanitary sewers, drains, water mains and laterals, hydrants, sidewalks, boulevards, curbs, gutters, street lights, graded, graveled or paved streets and lanes, connections to existing services, area grading and levelling of land, street name plates, connecting and boundary streets, landscaping of parks and boulevards, public recreation facilities, or other works that Council may require, including both on-site and off-site servicing;
 - b) The payment of fees that Council may establish as payment, in whole or in part, for the capital cost of providing, altering, expanding or upgrading sewage, water, drainage and

other utility services, public highway facilities or park and recreation space and facilities located within or outside the proposed subdivision and that directly or indirectly serve the proposed subdivision.

4. GENERAL REGULATIONS

The following regulations shall apply to all Zoning Districts in this Bylaw.

4.1 LICENSES, PERMITS AND COMPLIANCE WITH OTHER BYLAWS AND LEGISLATION

4.1.1 In their interpretation and application, the provisions of this Bylaw shall be held to be the minimum requirements adopted for the promotion of the public health, safety, and general welfare.

4.1.2 Nothing in this Bylaw shall exempt any person from complying with the requirements of a building regulation Bylaw or any other Bylaw in force within the Rural Municipality of Meeting Lake No.466 or law within the Province of Saskatchewan or Canada; or from obtaining any license, permission, permit, authority, or approval required by this or any other Bylaw of the Rural Municipality of Meeting Lake No. 466 or any law of the Province of Saskatchewan or Canada.

4.2 PRINCIPAL USE ESTABLISHED

4.2.1 In any Zoning District in this Bylaw, the principal use of the land must be established prior to any accessory buildings, structures, or uses being permitted.

4.2.2 Only one principal development or use per site shall be permitted on any one site except for the following: farmyards, parks, schools, hospitals, recreation facilities, and approved dwelling groups.

4.2.3 Temporary Uses may be permitted on a site where a principal development already exists, at Council's discretion.

4.2.4 Council may, at its discretion, issue a development permit for additional principal developments, uses or businesses in Commercial and Industrial Zones.

4.3 MULTIPLE USES

Notwithstanding anything contained in this Bylaw, where any land, building, or structure is used for more than one purpose, all provisions of this Bylaw relating to each use shall be complied with, but no dwelling shall be located within 3.0 meters (about 10 feet) of any other building on the site except to a building accessory to such dwelling. Accessory dwelling units attached behind, or located on top of a commercial use are exempt from this requirement.

4.4 NUMBER OF PRINCIPAL BUILDINGS ON A SITE

Only one principal building shall be permitted on any one site except for the following: farmyards, parks, schools, hospitals, healthcare clinics, recreation facilities, special care homes, senior citizen homes, shopping centres, mobile homes in mobile home courts, and approved dwelling groups and condominium developments.

4.5 ACCESSORY BUILDINGS USES AND STRUCTURES

4.5.1 Subject to all other requirements of this Bylaw, an accessory building, use or structure is permitted in any district when accessory to an established principal use which is permitted or discretionary use in that same district, and for which a development permit has been issued.

- 4.5.2** No accessory building may be constructed, erected or moved on to any site prior to the time of construction of the principal building to which it is accessory.
- 4.5.3** Where a building on a site is attached to a principal building by a solid roof or by structural rafters, and where the solid roof or rafters extend at least one third of the length of the building wall that is common with the principal building, the building is deemed to be part of the principal building.
- 4.5.4** Accessory structures shall not be used as a dwelling unless approved as an additional agricultural dwelling.

4.6 USES PERMITTED IN ALL ZONING DISTRICTS

- 4.6.1** Nothing in this Bylaw shall prevent the use of any land as a public street or public park.
- 4.6.2** Nothing in this Bylaw shall prevent the erection of any properly authorized traffic sign or signal, or any sign or notice of any local or other government department or authority.
- 4.6.3** Nothing in this Bylaw shall prevent the use of any land for the erection of buildings or structures, or the installation of other facilities, essential to the operation of public works.

4.7 PERMITTED YARD ENCROACHMENTS

- 4.7.1** Where minimum front, side or rear yards are required in a Resort Residential District and Country Residential District the following yard encroachments shall be permitted.
- a) Uncovered and open balconies, terraces, verandas, decks, and patios having a maximum projection from the main wall of 1.8 meters (about 6 feet) into any required front or rear yard.
 - b) Window sills, roof overhangs, eaves, gutters, bay windows, chimneys, and similar alterations projecting a distance of 0.6 meters (about 2 feet) into any required yard.

4.8 GRADING AND LEVELING OF SITES

Every development shall be graded and leveled at the owner's expense to provide for adequate surface drainage that does not adversely affect adjacent property, or the stability of the land.

- a) All excavations or filling shall be re-vegetated immediately after other construction activities conclude, with a suitable ground cover as may be necessary to prevent erosion.
- b) All vegetation and debris in an area to be re-graded or filled must be removed from the site prior to site grading and leveling.
- c) All topsoil from an area that is to be re-graded must be stripped, stockpiled, and replaced on the re-graded area, or re-located to a site approved by the Municipality.
- d) Every development shall be graded and levelled at the owner's expense to provide for adequate surface drainage that does not adversely affect adjacent property, or the stability of the land.
- e) Where excavation or filling is proposed for any development in a flood hazard sub-district, the Municipality may request comments of the Saskatchewan Water Security Agency prior to making a decision on the development permit application.

4.9 SIGNAGE ON NATURAL AND HUMAN HERITAGE SITES

Small plaques, markers, and interpretation signs will be encouraged on properties that have significant natural or human heritage resources, with the approval of the owner, and where the signage is appropriate in scale, design, and placement with the site and surrounding area, and does not cause safety concerns or negatively impact the heritage value of the site.

4.10 HERITAGE PROPERTIES

Provincial and Municipal heritage properties subject to preservation agreements are subject to development review processes as defined by *The Heritage Property Act*, Sections 23, 24, and 25. Provincial designations are afforded special protection, and any alterations and development must be reviewed and approved by the Heritage Programs of the Province of Saskatchewan.

4.11 HERITAGE AND SENSITIVE AND CRITICAL WILDLIFE HABITAT

Where development is proposed in an area identified as containing critical wildlife habitat or heritage sensitive areas, the Development Officer may require the applicant provide additional information as required by *The Wildlife Habitat Protection Act (WHPA)* and *The Heritage Property Act* or any other relevant Provincial Regulations.

4.12 BUFFER STRIPS

4.12.1 Buffer strips are intended to improve land use compatibility and environmental quality by reducing noise, lighting glare and other nuisances, or facilitating natural drainage. Landscape buffers may be required to separate uses from adjacent properties, in which the approving authority will determine the size and width of the buffer.

4.13 HEIGHT OF BUILDINGS

Where a maximum height of buildings is specified in any Zoning District, the maximum height shall be measured from average grade level to the highest point on the building exclusive of any chimney or antenna.

4.14 CLOSINGS

In the event a dedicated street or lane shown on the Zoning District Map forming part of this Bylaw is closed, the property formerly in such street or lane shall be included within the zoning district of the adjoining property on either side of such closed street or lane. If a closed street or lane is the boundary between two or more different zoning districts, the new district boundaries shall be the former centre line of the closed street or lane.

4.15 RAILWAY CROSSINGS AND SIGHT DISTANCES

Notwithstanding anything contained in this Bylaw, where any public street crosses a railway at the same grade, no building or structure shall be erected within 46 meters (about 150 feet) of the point of intersection of the centre line of both the railway and the street.

4.16 DISPOSAL OF WASTES

4.16.1 Subject to all Acts and Regulations pertaining in any way to the storage, handling, and disposal of any waste material or used item, and except as permitted by these Acts and Regulations, no

liquid, solid, or gaseous wastes shall be allowed to be discharged into any stream, creek, river, lake, pond, slough, intermittent drainage channel or other body of water, onto or beneath the surface of any land, or into the air.

- 4.16.2** No development or use of land which requires solid or liquid waste disposal facilities shall be permitted unless those facilities are approved by Saskatchewan Health and the Saskatchewan Water Security Agency. Disposal of liquid, solid, or gaseous waste shall be governed by Acts administered by Saskatchewan Agriculture and Food, Saskatchewan Environment, Saskatchewan Health and the Saskatchewan Water Security Agency.

4.17 DEVELOPMENT ALONG GAS TRANSMISSION LINES

Any development involving pipeline and/or power line transmission rights-of-way shall be sited to comply with all relevant Federal and Provincial legislation. Setbacks from pipelines and other utility corridors shall be in accordance with appropriate Provincial Regulations or Acts and any regulations or directives established by crown corporations. Developments shall adhere to the “Land Use Planning for Pipelines publication by Canadian Standards Association (CSA) PLUS663”, which may be amended from time to time.

4.18 DEVELOPMENT ALONG RIVERBANKS AND HAZARD LANDS

- 4.18.1** Development or subdivision proposed on or within 50 m (164 ft) of the crest of a slope greater than 15% shall require supporting evidence of slope stability by a professional engineer.
- 4.18.2** The Development Officer may impose special conditions, such as but not limited to, engineered footings, drainage and /or septic systems in an effort to protect against erosion and/or stability of the bank.
- 4.18.3** Trees or vegetation shall not be cleared from any land within 20 meters (66 ft) of any watercourse, water body, escarpment, or of the crest of a slope greater than 15%, where the removal could have a negative impact on the water body or bank stability.
- 4.18.4** Unless a report by a registered professional engineer proves that it is safe to waive the building setbacks the following setbacks shall apply for all developments along a coulee, ravine or valley with or without a permanent watercourse. The top of bank shall be that line where the gradient of the slope measured from the upland leading down to the water body or watercourse first exceeds 20 percent.

Figure 1: Minimum Building Setback from the Top of a Bank:

Vertical Depth of Coulee, Ravine or Valley	Minimum Building or Structure Setback from the Top of the Bank
Less than 3 meters (about 10 ft.)	10 meters (about 32 ft.)
Greater than 3 meters (about 10 ft.) and less than 15 meters (about 50 ft.)	10 meters (about 32 ft.)

Greater than 15 meters (about 50 ft.) and less than 30 meters (about 100 ft.)	15 meters (about 50 ft.)
Greater than 30 meters (about 100 ft.)	20 meters (about 65 ft.)

- 4.18.5** Where a parcel of land borders on or contains a water body the setback from the bank of the water body shall be determined by the Municipality but shall not be less than 30 meters (98.4 ft) from a water body of 8 ha (20 acres) or more.

4.19 BUILDING AND SITE MAINTENANCE

- 4.19.1** All sites at all times shall be maintained clean and free from waste and debris.
- 4.19.2** The outdoor storage or collection of goods and materials is prohibited in a front yard in any Country Residential or Residential District.
- 4.19.3** Outdoor storage is permitted in a side or rear yard in a Country Residential or Residential District only when the goods or material being stored are clearly accessory and incidental to the principal use of the property.
- 4.19.4** The Development Officer may prescribe or approve screening for uses which involve the outdoor storage of goods, machinery, vehicles, motor, building materials, waste materials and other similar uses, or where other landscaping and screening requirements would be appropriate as determined by the Development Officer. The use of landscaping may be required adjacent to exterior storage areas within industrial developments to provide a natural screening of activities that are visible from public roads.

4.20 USES OR OBJECTS PROHIBITED OR RESTRICTED IN YARDS

- 4.20.1** No person shall allow a motor vehicle, a motor vehicle which has all or part of its super structure removed, or a motor vehicle which is in a dilapidated or unsightly condition to remain or be parked on any lot located within a country residential district or mobile home park or on land used primarily for residential purposes.
- 4.20.2** No development or use of land which requires the disposal of solid waste, liquid waste, gaseous waste or clean fill shall be permitted unless it has received all required federal and provincial approvals.
- 4.20.3** The storage of chemicals, fertilizers and combustible materials are subject to the requirements of both the federal and provincial governments. All necessary requirements and permits must be met and obtained prior to issuance of a development permit.
- 4.20.4** A development permit for residential, commercial, recreational or industrial buildings shall not be permitted except in accordance with the recommended separation distances of the "Regulations Respecting Anhydrous Ammonia-Saskatchewan Regulations 361/77" which may be amended from time to time. Residences and buildings which are an integral part of the fertilizer operation are not subject to the foregoing buffer requirement.

4.21 VEHICLE STORAGE

- 4.21.1** Notwithstanding anything contained in this Bylaw, no person shall use any site in any district for the parking or storage of any vehicle that is not in running order, except that not more than six such vehicles may be stored on any site in a Country Residential district and not more than twelve such vehicles shall be stored on any site in an agricultural, commercial or industrial district, except in the case of permitted vehicle storage establishments or auto wreckers. In a Resort Residential District, no such vehicles may be stored on site.
- 4.21.2** Where any outside storage of vehicles is proposed, the site shall be kept in a tidy and neat manner. The Municipality may require that the outside storage of vehicles be screened from roadways or neighbouring properties by landscape features or fences or a combination thereof. The screening, where required, shall also include any individual parts of a vehicle and any equipment or machinery involved with the storage of such vehicles.

4.22 TRAILERS, BOX CARS, SEA AND RAIL CONTAINERS

No person shall park or store on any part of a site, any unlicensed rail or sea container, truck, bus or coach body for the purpose of advertising or warehousing within any hamlet or country residential district.

4.23 LIGHTING

- 4.23.1** All outdoor lighting for any development shall be located and arranged so that no direct rays of light are directed at any adjoining properties; interfere with the use and enjoyment of neighbouring lands; or interfere with the effectiveness of any traffic control devices or the vision/safety of motorists.
- 4.23.2** Appropriate lighting of commercial and industrial development shall be undertaken to provide security and to add visual interest. Lighting standards and fixtures shall be of consistent design and complimentary to the overall architecture.
- 4.23.3** Public access areas shall be lit in keeping with the principles of crime prevention through environmental design and require site lighting as is necessary to encourage pedestrian safety and allow casual surveillance from adjacent buildings and roads of parking and walkways.

4.24 GENERAL SIGNAGE

- 4.24.1** A development permit is required for the erection, display, alteration, relocation or replacement of any temporary or permanent sign unless exempted as follows:
- a) Regular maintenance including painting and repairs due to deterioration;
 - b) Municipal and provincial agency signage;
 - c) Traffic Control signage;
 - d) Incidental signs containing traffic and pedestrian controls;
 - e) Signage intended to regulate hunting or trespassing on private property;
 - f) Agriculturally related signage including herbicide, insecticide or seed advertising promotional signage;
 - g) Real estate signage;
 - h) Residential name plates;
 - i) Works of art containing no advertising.

4.24.2 The following general regulations shall pertain to temporary and permanent signage in all zoning districts unless otherwise stated:

- a) All signs situated along a provincial highway shall comply with provincial highway regulations as amended from time to time.
- b) A sign which is made from part of or is attached to, a fence is prohibited.
- c) Signs shall be constructed in a permanent manner, of materials suitable for the purpose and life of the sign and shall be maintained and mounted in a condition that is safe, neat, clean and not unsightly or dangerous.
- d) Signs which are deemed to be in disrepair shall be properly maintained or removed at the discretion of the Municipality.
- e) A Development Officer may require that a sign be enhanced with landscaping or architectural features to improve aesthetics.
- f) Offensive statements, words or pictures that do not conform to the amenities of the neighbourhood shall be prohibited.
- g) Signs or sign structures shall not be located where they may interfere with, distract from, obstruct the view of, or be confused with any authorized traffic sign, signal or device.
- h) Signs shall not be located in such a manner as to impede the view of any pedestrian or vehicular right of way, or railway crossing.
- i) No intermittent flashing signs shall be permitted in any Zoning District and all illuminated signs shall be designed to cast light downwards and located appropriately to prevent the creation of a hazardous situation related to pedestrian and vehicular traffic.
- j) Signs identifying multi-parcel country residential developments may be permitted.
- k) Incidental signage shall not exceed 0.5 m² (5.4 ft²) of gross surface area and shall not contain any advertising.
- l) No permanent sign shall be placed on or over public property unless specifically permitted within this Bylaw.
- m) Where a sign will be located adjacent to a provincial highway, *The Highways and Transportation Act* will govern placement requirements.

4.24.3 Temporary Signage maybe placed in public right of ways for the purpose of advertising special events and will be limited to the following:

- a) The lesser of 12 hours prior to the start of the special event and 12 hours after conclusion or for a continuous period of 72 hours for a private sale;
- b) The lesser of 24 hours prior to the start of the special event and 24 after conclusion or for a continuous period of 96 hours for a non-profit organization;
- c) Signage will maintain a separation distance of 10 m (32.8 ft) from another temporary or permanent sign, 3 meters (9.84 ft) from a site access point and 10 m (32.8 ft) from an intersection;
- d) Signage shall not exceed 1 m² (3.28 ft²) in gross surface area and 1.2 m (3.93 ft) in height;
- e) Election signage is permitted as temporary signage and is permitted only if it is erected no earlier than 30 days prior to the date of the election, by-election, referendum or plebiscite and removed 24 hours following the close of voting stations.

4.25 ZONING DISTRICT SIGN REGULATIONS

The specific zoning district sign regulations shall apply in addition to, and take precedence over the following general sign regulations. Other than signage that does not require a permit, the following permanent signage requirements will apply:

4.25.1 Agricultural and Residential Districts

Large Scale Agricultural Uses

- a) Free standing signs shall not exceed a gross surface area of 11m^2 (118.4ft^2) and a height of 8m (26.24 ft.).
- b) One attached sign shall be permitted not exceeding 5.6m^2 (60.27ft^2) in gross surface area.
- c) Where a building maintains direct exposure to more than one public right of way, a second attached sign shall be allowable following the previous regulations.

Institutional / Recreational Uses

- a) Free standing signs shall not exceed a gross surface area of 5m^2 (53.82ft^2) and a height of 2.5 m (8.2 ft.).
- b) One attached sign shall be permitted not exceeding 5.6m^2 (60.27ft^2) in gross surface area.
- c) Signage shall maintain a separation distance of 12 m (39.37 ft.) for every square meter of area of the larger of the two signs.

Small Scale Commercial and Home Businesses

- a) 1 per building frontage to a maximum gross surface area of 1m^2 (10.76ft^2) for an approved commercial use.
- b) Maximum 2.5 m (8.2 ft.) in height.
- c) Illumination limited to 75 watts and shall not include electronic message boards.

4.25.2 Commercial and Industrial Districts:

- a) Free standing signs shall not exceed a gross surface area of 14m^2 (150.7ft^2) and a height of 17 m (55.77 ft.).
- b) The cumulative area of attached signage permitted shall be calculated as 0.8m^2 per lineal metre of building frontage not exceeding 20 % of the total surface area of the wall in which it is attached and individual signs shall exceed 5.6m^2 (60.27ft^2).
- c) Signage shall maintain a separation distance of 12 m (39.37 ft.) for every square meter of gross surface area of the larger of the two signs.

4.26 PARKING

4.26.1 All required parking and loading facilities are intended for the purpose of accommodating the vehicles of clients, customers, employees, members, residents or visitors in connection with the principal building or use for which the parking and loading facilities are provided. Parking and loading facilities shall not be used for driveways, access or egress, commercial repair work, display, sale or storage of goods of any kind.

4.26.2 Required parking and loading facilities shall provide for and include an adequate, safe and convenient arrangement of vehicular points of ingress or egress, driveways, internal roadways,

aisles and ramps, unloading and loading of motor vehicles all in relation to buildings and entry points to buildings on the site.

Figure 3: Parking Schedule Table

Parking Schedule
<p>Institutional Use</p> <ul style="list-style-type: none"> One (1) parking space for every 9m² (97 ft²) of gross floor area devoted to public use, or one parking space for each six (6) seats provided for patrons and 1 space per staff member. <p>Commercial Use</p> <ul style="list-style-type: none"> One (1) parking space for every 18m² (194 ft²) of gross floor area; minimum five spaces. <p>Industrial Use</p> <ul style="list-style-type: none"> One and one-half (1 1/2) parking spaces for every 90m² (969 ft²) of gross floor area, but there shall not be less than one (1) parking space for every three (3) employees. <p>Recreational Use</p> <ul style="list-style-type: none"> One (1) parking space for every 18m² (194 ft²) of gross floor area; minimum five spaces. Where the use does not include measurable floor space within an acceptable principal building, parking requirements shall be determined by Council on a case to case basis based upon projected peak use and typical use parking requirements.

4.26.3 The parking facility shall be located on the same site as the use for which it is intended. It shall be developed such that:

- a) It is reasonably accessible to the use and vehicles it is intended to serve;
- b) It meets the satisfaction of the Municipality regarding design;
- c) It is appropriately landscaped to the satisfaction of the Municipality.
- d) All parking facilities shall be maintained to the satisfaction of the Municipality by the owner of the property.
- e) Each parking space within a parking facility shall be a minimum of 2.5 meters (8.2 ft.) wide and 6 meters (19.7 ft.) long except that parallel parking spaces shall be a minimum of 6.5 meters (21.3 ft.) long.
- f) Where two or more uses are permitted on any one site or where two or more uses are to share common parking facilities, the off-street parking requirements for each use shall be calculated as if each is a separate use and the total number of off-street parking spaces so calculated shall be provided, excepting the provisions specifically referred to in the previous subsection.
- g) One (1) barrier free parking space shall be provided for any required parking facility accommodating between 4 and 100 parking spaces.

4.26.4 Any parking facility shall be developed to the satisfaction of the Rural Municipality within one year of the completion of the development for which the development permit was issued.

4.26.5 When a building is enlarged or altered in such a manner as to cause an intensification or change of use, provisions shall be made for additional parking spaces as required by the previous subsection.

4.27 ROADS

- 4.27.1** The Development Officer may require or approve screening for uses which involve the outdoor storage of goods, machinery, vehicles, building materials, waste materials or other similar uses.
- 4.27.2** Development adjacent to a provincial highway shall meet all requirements of the Saskatchewan Ministry of Highways and Infrastructure.
- 4.27.3** Notwithstanding any regulations passed by the Province of Saskatchewan which apply to highways, this Bylaw may establish a higher standard than those required by the Province for developments adjacent to highways and intersections.
- 4.27.4** When any development is approved on land adjacent to an unconstructed road allowance and access is required from the said road allowance, the owner/applicant shall be responsible for all costs related to the construction of the road to the standards set out by the Development Officer.

4.28 FRONTAGE AND ACCESS

- 4.28.1** 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 the Council for the improvement or building of a road.
- 4.28.2** The requirement of a service road or internal subdivision roadway to provide access may be imposed as a condition of approval for any new development other than those deemed approved.
- 4.28.3** All site access from roads shall be to the satisfaction of Council with respect to location, design, and construction standards. Council shall take into account the physical capability and safety of the roads that are proposed to serve the development.

4.29 APPROACHES

- 4.29.1** All approaches to public roads require the approval of the Rural Municipality. All approaches shall be constructed in accordance with the engineering standards of the Rural Municipality.
- 4.29.2** The Development Officer shall decide upon all approach applications and, based on location, drainage, traffic flow, sight lines, road standards, and safety considerations, may approve or refuse an application for an approach.
- 4.29.3** Where an approach for a commercial, industrial, or residential lot within a multi-parcel Country or Resort Residential subdivision accesses onto a paved road or highway, the approach shall be paved from the edge of the road surface to 5 meters (15 ft) into the lot.

4.30 PUBLIC UTILITIES AND MUNICIPAL SERVICES

- 4.30.1** Public utilities except solid waste disposal, liquid waste disposal and clean fill sites, unless otherwise specified by this Bylaw, shall be exempt from the provisions of every zoning district.
- 4.30.2** Protective, emergency, municipal services and other public works and facilities may be established in all zoning districts.

4.31 KEEPING OF DOMESTIC ANIMALS

The keeping of domestic animals is permitted in all districts, subject to relevant bylaws and legislation governing noise and public health; however, breeding kennels and boarding kennels are discretionary uses within select Zoning Districts.

5. DISCRETIONARY USE STANDARDS FOR DEVELOPMENT

This Section addresses special provisions and specific development standards that apply to the following developments. These standards apply in addition to any standards of the District.

5.1 HOME-BASED BUSINESSES AND OCCUPATIONS

In addition to the general requirements regarding discretionary use applications provided in Section 3 of this Bylaw, the following additional considerations shall be made for all applications for a Home Based Business or Occupation:

- The use shall be clearly incidental and secondary to the use of the dwelling unit as a private residence.
- The use shall be conducted entirely within the dwelling unit or an accessory building to the dwelling unit.
- There shall be no external advertising other than a sign of not more than 1.0 m² (10.75 ft²) erected in accordance with the Sign Regulations contained herein.
- In Country, Hamlet or Residential Resort Districts, there shall be no external storage of goods, materials or equipment associated with the applied use.
- The use shall not create or become a public nuisance.
- No use shall cause an increase in the demand placed on one or more utilities (water, sewer, electricity, telephone, garbage, etc.) such that the combined total consumption for a dwelling and its home based business substantially exceeds the average for residences in the area.
- The use shall not generate substantially more traffic and parking than is normal for the district in which the use is located.
- No use requiring electrical or mechanical equipment shall cause a substantial fire rating change in the structure or the district in which the home based business is located.
- The use shall be valid only for the period of time the property is occupied by the applicant for such use.
- Up to two (2) persons other than a resident of the dwelling may be engaged in any home occupation as an employee or a volunteer.
- All permits issued for home based businesses or occupations shall be subject to the condition that the development permit may be revoked at any time, if in the opinion of Council, the operation has not met the regulations and standards applicable to home based businesses or occupations contained in the Bylaw, or the special standards applied by Council at the time of approval.
- Council shall place any additional conditions for approval deemed necessary based upon a specific application.

5.2 RESIDENTIAL CARE HOMES

In addition to the general requirements regarding discretionary use applications provided in Section 3 of this Bylaw, the following additional considerations shall be made for all applications for a Residential Care Home:

- The use shall be clearly incidental and secondary to the use of the dwelling unit as a private residence.
- Required parking spaces may be located in a required front yard.
- No building or structure used for the purpose of a residential care home shall be used for the purpose of keeping boarders or lodgers.
- The use shall be conducted entirely within the dwelling unit and shall not have any exterior evidence of a secondary use.
- There shall be no outside storage or exterior display of goods, materials or equipment associated with the applied use.
- The use shall not generate substantially more traffic and parking than is normal for the district in which the use is located.
- Council shall place any additional conditions for approval deemed necessary based upon a specific application

5.3 CAMPGROUNDS

In addition to the general requirements regarding discretionary use applications provided in Section 3 of this Bylaw, the following additional considerations shall be made for all applications for a Campground:

- The operator of a campground shall provide the Development Officer with a plan of the campground, identifying any buildings, uses of land and the location of all roadways and trailer coach or tent campsites with dimensions. The addition or rearrangement of campsites, the construction or moving of buildings, and the material change in use of portions of land, or the filling or clearing of land shall require a development permit, and the operator shall submit for approval an amended plan incorporating the development.
- A campground shall have within its boundaries a buffer area abutting the boundary of not less than 4.5 m (15 ft.) which shall contain no buildings.
- The operator of a campground shall designate a campsite for each trailer coach or tent party, which shall be less than 150 m² (1600 ft²) in area with its corners clearly marked.
- One sign located on site, advertising the campground is permitted subject to the Sign Regulations contained herein.
- No portion of any campsite shall be located within a roadway or required buffer area.
- Each campsite shall have direct and convenient access to a developed roadway, which is not located in any required buffer area.
- Each trailer coach shall be located at least 3 m (10 ft.) from any other trailer coach, and each campsite shall have dimensions sufficient to allow such location of trailer coaches.
- The space provided for roadways within a campground shall be at least 7.5 m (25 ft) in width. No portion of any campsite, other use or structure shall be located in any roadway.
- A campground may include as accessory uses, a Laundromat or confectionary designed to meet the needs of the occupants of the campsites, and one single detached dwelling for the accommodation of the operator.

- *The Public Health Act* shall be complied with in respect to all operations and development of the campground.
- Council shall place any additional conditions for approval deemed necessary based upon a specific application.

5.4 GARDEN (GRANNY) SUITES

A single Garden Suite may be placed in the back yard of a single-detached residential development under the following conditions:

- There is no secondary suite in the primary residence.
- The Garden Suite dwelling unit is a temporary use and shall be permitted for a five-year term, which may be renewed at Council's discretion. The landowner shall enter into an agreement that the land shall not be considered for subdivision.
- The owner(s) of the host residence must live on the site, and at least one resident of the primary dwelling and one resident of the Garden Suite shall be related by blood, marriage, or legal adoption.
- Except for infant children (up to two years of age) of a resident of the Garden Suite dwelling, there shall be no more than two residents.
- The occupant(s) of the Garden Suite should be able to benefit from the informal care and support of relatives in the primary residence, or provide care and support to family in the primary residence.
- The floor area of the Garden Suite dwelling shall not be less than 35 m² and not greater than 90 m². The Garden Suite shall not be located on a permanent foundation to allow the structure to be removed from the property when it is no longer required by a relative of the permanent resident.
- The maximum height of the Garden Suite shall not exceed 5.0 meters from grade level and shall have only one story.
- Garden Suite dwellings shall only be located on sites where the dwelling can be serviced by existing utilities and can be hooked up to the services of the host residence.
- Residents of the Garden Suite must have access to the rear yard amenities.
- The combined site coverage of the single detached dwelling and Garden Suite dwelling shall not exceed the maximum coverage permitted by this Zoning Bylaw, and the accessory dwelling shall be placed so that all other setback requirement of the Zoning Bylaw are met;
- A parking space shall be provided on site for the resident(s) of the Garden Suite dwelling.
- There shall be direct and separate access to the Garden Suite dwelling by on-site driveway, or by public roadway or alley.
- Council shall place any additional conditions for approval deemed necessary based upon a specific application.

5.5 BED & BREAKFAST HOMES

In addition to the general requirements regarding discretionary use applications provided in Section 3 of this Bylaw, the following additional considerations shall be made for all applications for a Bed & Breakfast operation:

- Bed and breakfast homes shall be located in a single detached dwelling used as the operator's principal residence developed as a farmstead site, country residence or resort residential dwelling.
- No more than three (3) guest rooms shall be allowed in a bed and breakfast home.
- Only one sign, not exceeding 1.0 m² (10.76 ft²) advertising the vacation farm or bed and breakfast home and located on site, is permitted.
- The only meal to be provided to registered guests shall be breakfast. No food preparation or cooking for guests shall be conducted within any bedroom made available for rent. All facilities shall meet public health regulations and be kept in a manner satisfactory to the District Health Region.
- The operation of the bed and breakfast home shall be subordinate and incidental to the principal use of a single detached dwelling as an owner occupied residence. No one other than the occupant and his/her immediate family members may be involved or employed in the operation of the bed and breakfast home.
- Council shall place any additional conditions for approval deemed necessary based upon a specific application.

5.6 AGRICULTURAL TOURISM USES

In addition to the general requirements regarding discretionary use applications provided in Section 3 of this Bylaw, the following additional considerations shall be made for all applications for an Agricultural tourism use:

- Agricultural tourism uses shall be ancillary to an agricultural farm operation or rural residence.
- Agricultural tourism uses shall display a high visual quality and shall be integrated into the rural environment by virtue of appropriate design, location and landscaping.
- One sign located on site advertising the agricultural tourism use is permitted. The size shall comply with the signage regulations contained herein.
- Agricultural tourism uses may only be approved where they would not:
 - i. unduly interfere with the amenities or change the character of the neighborhood;
 - ii. materially interfere with or affect the use and enjoyment of adjacent properties;
 - iii. adversely impact upon the environment; or
 - iv. result in excessive demand on Municipal services, utilities or public roadways.
- Council shall place any additional conditions for approval deemed necessary based upon a specific application

5.7 ANIMAL KENNELS

In addition to the general requirements regarding discretionary use applications provided in Section 3 of this Bylaw, the following additional considerations shall be made for all applications for an Animal Kennel:

- The maximum number of animals not normally attributed to the host site to be kept on-site shall be at the discretion of Council.
- No building or exterior exercise area(s), to be used to accommodate the animals shall be allowed within 300 meters (1000 ft.) of any dwelling located on adjacent lots.
- All facilities, including buildings and exterior exercise areas, shall be sited behind the principal building unless otherwise approved by Council.
- Pens, rooms, exercise runs and holding stalls may be soundproofed to the satisfaction of Council.
- No animals shall be allowed outdoors between the hours of 9:00 p.m. to 7:00 a.m. daily. During this time period, all animals shall be kept indoors.
- A boarding use shall at no time unduly interfere with the character of the neighbourhood or the general enjoyment of adjoining sites. All dog facilities shall be visually screened from existing dwellings on adjoining lots.
- There shall be no external advertising other than a sign of not more than 1.0 m² (10.75 ft²) erected in accordance with the Sign Regulations contained herein.
- Council shall place any additional conditions for approval deemed necessary based upon a specific application.
- Animal kennels shall be subject to relevant Bylaws and legislation governing noise and public health.
- All permits issued shall be valid for a two year period from the date of issuance and shall be subject to cancellation by the Municipality for due cause. Failure to comply with any of the above regulations or the conditions of a development permit may result in the revoking of the permit by the Municipality.
- Council shall place any additional conditions for approval deemed necessary based upon a specific application.

5.8 SOLID & LIQUID WASTE DISPOSAL FACILITIES

In addition to the general requirements regarding discretionary use applications provided in Section 3 of this Bylaw, the following additional considerations shall be made for all applications for a Solid or Liquid Waste Disposal Facility:

- Development and site maintenance shall be in accordance with provincial environmental and health regulations.
- Any solid waste disposal facility shall be located 457 meters (1500 ft.) from any residence unless relaxation of this requirement is agreed to by affected parties.
- A buffer strip containing trees, shrubs or a berm shall be located surrounding a disposal area.
- Any solid or liquid waste disposal facility shall be fenced.

- Adequate precautions shall be taken to prevent pollution of ground water by disposal operations.
- Solid waste disposal facilities shall be located in proximity to a provincial highway and adjacent to an all-weather road.
- The development of any new disposal sites shall take into consideration direction of prevailing winds.
- Council shall place any additional conditions for approval deemed necessary based upon a specific application.
- Where approval has been deemed appropriate, Council may consider the following requirements within a development permit:
 - i. Place a limitation on the years, months, weeks, days and/or hours of operation;
 - ii. Requirement to provide and maintain sufficient dust control to the satisfaction of the Municipality;
 - iii. Limitations to the height of the landfill development;
 - iv. Specific requirements related to any stripping, filling, excavation and grading associated with a landfill development; and
 - v. Requiring development to adhere to any appropriate provincial health regulations.
- The above standards do not apply to liquid manure storage facilities and the application of manure on agricultural lands where this use is deemed consistent with all other relevant sections of this Bylaw.
- Council shall place any additional conditions for approval deemed necessary based upon a specific application.

5.9 WIND FACILITIES

- All buildings and structures shall be set back at least 90.0 meters from an intersection of any Municipal road allowance, or Provincial highway or such greater distance as required by the Department of Highways.
- The setback related to Municipal road allowances and the wind energy generator (turbine) shall be no less than the length of the blade plus 10.0 meters.
- The minimum site size for the allowance of any Wind Energy Facility shall be 2.0 hectares.
- The setback from the property line of a non-participating landowner to a wind energy generator(turbine) shall be no less than the length of the blade plus 10.0 meters, or a minimum of 38.0 meters, unless otherwise agreed to by the landowner, developer and the Municipality.
- The separation distance from a wind energy generator (turbine) to a Residential Acreage or Residential subdivision shall be a minimum distance of 550 meters.
- The maximum total tower height shall be:
 - 6.0 meters above grade level in a Residential Acreage or Industrial Zoning District and the maximum noise standard shall not exceed 40 decibels.
 - 45.0 meters above grade level in the Community Service or Future Urban Developmental Zoning District.

- Approaches for access roads to the wind energy facilities must be perpendicular to established road allowances.
- All infrastructure, roads and accesses required to facilitate the implementation of the wind energy facilities shall be proposed by the developer as part of the Development Permit application.
- Any proposed development within a municipal road allowance, i.e. underground lines or overhead poles/lines, must be proposed by the developer as part of the Development Permit application and adhere to the Rural Municipality road crossing policy.
- The developer is required to enter into a road use agreement with the Municipality for the construction period to ensure roads are maintained in condition agreeable by both parties.
- The wind energy generator (turbine) shall have no restrictions on colour or height.
- Substations are required to be fenced. All wind energy facilities shall be enclosed within a locked protective chain link fence of a minimum height of 1.85 meters and the design shall be included in the Development Permit application.
- Development and Building Permit applications for a Wind Energy Facilities shall include either a manufacturer's engineering certificate of structural safety or certification of structural safety via a Saskatchewan Professional Engineer.
- Sites having potentially dangerous or hazardous developments shall have visible signs stating any potential dangers. No hazardous waste shall be stored on the site
- Council, at its discretion, may seek approval of this development from both internal and external referral agencies.
- Council shall place any additional conditions for approval deemed necessary based upon a specific application.

5.10 ABOVE-GROUND FUEL STORAGE TANKS

- Above-ground fuel storage tanks which meet the standards of the National Fire Code and which have a maximum capacity of 50,000 litres may be permitted in association with service stations, gas bars and other permitted industrial or commercial uses where the dispensing of fuel to vehicles is a standard aspect of the use.
- The total storage capacity for above-ground fuel storage tanks on any single service station or gas bar site shall not exceed:
 - 150,000 liters for flammable liquids (gasoline);
 - 100,000 liters for combustible liquids (diesel fuel); and
 - 100,000 liters of propane.
- Above-ground fuel storage tanks shall be:
 - for uses other than service stations and gas bars, located at least 3.0 meters from any property line or building, the 3.0 meter separation distance may be reduced to 1.0 meter for tanks with a capacity of 5,000 liters or less;
 - for service stations and gas bars, located at least 6.0 meters from any property line or building;
 - separated from each other and be accessible for firefighting purposes to the satisfaction of the Development Officer; and

- at least 15 meters from the boundary of any site within a Residential district.
- For uses other than service stations and gas bars, the dispensing equipment associated with above-ground fuel storage tanks shall be located at least 3.0 meters from any property line, at least 7.5 meters from any open flame or other ignition source, and at least 4.5 meters from any door or window.
- For service stations and gas bars, the dispensing equipment associated with above-ground fuel storage tanks shall be located at least 6.0 meters from any property line, at least 7.5 meters from any open flame or other ignition source, and at least 4.5 meters from any door or window.
- Above-ground fuel storage tanks shall be protected from vehicles with suitable posts, guardrails or other similar means.
- At service stations and gas bars, above-ground fuel storage tanks which are located in view of a front or flanking street shall be landscaped or screened to the satisfaction of the Development Officer.
- The maximum height of an above-ground fuel storage tank shall be limited to the maximum permitted height of a free-standing sign in the zoning district.
- Painted lettering or other forms of signage may be located on above-ground fuel storage tanks subject to the sign regulations in the zoning district.
- Council shall place any additional conditions for approval deemed necessary based upon a specific application

5.11 EQUESTRIAN FACILITIES

- Shall be subordinate and incidental to the principal use of the site as an owner occupied agricultural or country residence;
- The maximum number of animals not normally attributed to the host site to be kept on-site shall be determined at the discretion of Council;
- An animal is kept, for purposes of this section, when it is on the site overnight;
- The applicant may be required to submit a storm water management plan for all areas of the site of land disturbed during or as a result of the development of the principal and supporting facilities;
- The applicant may be required to submit a report to the Municipality identifying the potential traffic resulting from the proposed development;
- The applicant may be required to contribute towards upgrading access roads if the municipal roadway networks require upgrading because of the impact of the facility;
- Offsite parking shall not be allowed;
- Details concerning water supply and sewage disposal strategies shall be included with the application.
- Council shall place any additional conditions for approval deemed necessary based upon a specific application

6. ZONING DISTRICTS AND ZONING DISTRICT MAP

6.1 ZONING DISTRICTS

For the purpose of this Bylaw, the Rural Municipality of Meeting Lake No. 466 is divided into several Zoning Districts that may be referred to by the appropriate symbols.

District	Symbol	District	Symbol
Agricultural Resource	AR	Highway Commercial/Industrial	C/I
Country Residential	CR	Heritage Resource Overlay	HR
Hamlet Residential	H	Flood Hazard Overlay	FH
Resort Residential	RR		

6.2 ZONING DISTRICT MAP

The map, bearing the statement "This is the Zoning District Map referred to in Bylaw No. 06/14" adopted by the Rural Municipality of Meeting Lake No. 466, signed by the Reeve and 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 OF ZONING DISTRICTS

- 6.3.1** The boundaries of the Districts referred to in this Bylaw, together with an explanatory legend, notations and reference to this Bylaw, are shown on the map entitled Zoning District Map.
- 6.3.2** Unless otherwise shown, the boundaries of Zoning Districts are site lines, centre lines of streets, lanes, road allowances, or such lines extended and the boundaries of the municipality.

6.4 HOLDING DESIGNATION

- 6.4.1** Where on the Zoning District Map the symbol for a zoning district has suffixed to it the holding symbol "H"; any lands so designated on the map shall be subject to a holding provision in accordance with Section 71 of *The Planning and Development Act, 2007*.
- 6.4.2** Any lands subject to a holding provision shall only be used for the following uses:
- Those uses existing on the land when the "H" is applied; and
 - Public works.

7. AGRICULTURAL RESOURCE DISTRICT (AR)

AR

The purpose of the Agricultural Resource District (AR) is to provide for and preserve large areas capable of accommodating a diversity of general agricultural operations including field and forage crops, irrigation, small intensive agricultural operations and related agricultural diversification activities.

7.1 PERMITTED USES

In any Agricultural/Resource District (AR), no person shall use any land, building or structure or erect any building or structure except in accordance with the following provisions:

- a) Field crops, animal and poultry raising, ranching, grazing, and other similar uses customarily carried out in the field of general agriculture, including the sale on the agricultural holding of any produce grown or raised on the agricultural holding;
- b) Farmstead residential including one detached one unit dwelling, RTM, modular or mobile home following the placement thereof on a permanent foundation;
- c) One additional detached one unit dwelling located in the Farmstead;
- d) Market Gardens;
- e) Gas, oil well and related facilities;
- f) Public Utilities, buildings, structures, warehouses and storage yards.

7.2 DISCRETIONARY USES

The following uses shall be considered by Council subject to the completion of the discretionary use process as outlined in Section 3 of the General Administration of this Bylaw. **No person shall initiate any permitted, discretionary or accessory use prior to obtaining a development permit from the Development Officer.**

- a) Intensive Livestock Operations over 300 Animal Units (refer to section 7.7);
- b) Non-farm residential including one detached one unit dwelling, RTM, modular or mobile home following the placement thereof on a permanent foundation;
- c) Garden (Granny) Suites (refer to section 5.4);
- d) Irrigation Infrastructure;
- e) Home occupation, home-based business (refer to section 5.1);
- f) Solid and Liquid Waste Disposal Facility (refer to section 5.8);
- g) Agricultural Industry;
- h) Aggregate Resource Extraction, Storage and Processing;
- i) Agricultural Tourism (refer to section 5.6);
- j) Agricultural Commercial;
- k) Harvest Preserve (Game Farm);
- l) Home occupations, home-based business (refer to section 5.1);
- m) Bed and Breakfast (refer to section 5.5);
- n) Campgrounds (refer to section 5.3);
- o) Institutional Uses;
- p) Recreational Uses;
- q) Cemetery, Crematorium or Mausoleum ;
- r) Private Airstrips;
- s) Wind Towers and Farms (refer to section 5.9);

7.3 ACCESSORY BUILDINGS AND USES

- 7.3.1** A permitted accessory use/building shall be defined as any buildings, structures or a use which is customarily accessory to the principal use of the site, but only if the principal permitted use or discretionary use has been established.
- 7.3.2** Setbacks and general performance standards for accessory buildings shall meet the same requirements as the principal use or building.
- 7.3.3** Manure applications associated with livestock and agricultural composting are considered accessory to an agricultural operation where the spreading occurs on the parcel in which it is produced.
- 7.3.4** Facilities for the direct sale of crops grown by the agricultural operation including orchards and market gardens shall be considered accessory to a farmstead or residence in the Agricultural Resource District.

7.4 SUBDIVISION AND SITE REGULATIONS

Public works shall have no minimum or maximum site requirements

Minimum site area	Uses other than traditional grain farm, ranching agricultural operation, or agricultural holding (refer to Section 7.6): 2 hectares (about 5 acres)
Maximum site area	8 hectares (about 40 acres)
Subdivisions per Quarter Section	A maximum of three subdivisions may be permitted per quarter section 64.8 ha (160 acres) in this District for any agricultural, residential or commercial/industrial use in addition to one farmstead. Such subdivisions shall not exceed the creation of more than four legal parcels, unless rezoned to an appropriate zoning district.
Minimum site frontage	30 meters
Minimum front yard	All buildings shall be set back a minimum of 45 meters from the centre line of any developed road, municipal road allowance or provincial highway and/or a minimum of 90 meters from the intersection of the centre lines of any municipal roads or provincial highway
Minimum rear yard	15 meters (49 feet) or 25% of the depth of the site whichever is the lesser
Minimum side yard	15 meters (49 feet) except where a side yard abuts a municipal road allowance or a provincial highway, the front yard requirements shall apply
Min setback for trees, shelterbelts and other	All shelterbelts, tree plantings, portable structures, machinery and the storage of aggregate materials shall comply with the same setback requirement as for buildings.
Fence Lines	All fences shall be set back a minimum of 45 meters (148 feet) from the centre line of any developed road, municipal road allowance or provincial highway

- 7.4.1** Residential acreage sites shall have access to an existing all-weather road.

7.4.2 No dwelling shall be located with less than a minimum separation distance to an operation of other than the residence of the operation as follows:

- a) the separation distance to an Intensive Livestock Operation as regulated in Section 7.7;
- b) 457 meters from a licensed public or private liquid waste disposal facility;
- c) 457 meters from a licensed public or private solid waste disposal facility;
- d) 305 meters from a honey processing facility;
- e) Council may reduce the minimum separation distance to the operations listed above, as a special standard where the applicant submits a written agreement to Council between the land owner of the dwelling and the owner of the operation agreeing to the reduced separation (Council shall maintain a register of all such agreements);
- f) 305 meters to a non-refrigerated anhydrous ammonia facility licensed by Province of Saskatchewan; or
- g) 600 m to a refrigerated anhydrous ammonia facility licensed by the Province of Saskatchewan.

7.5 SUPPLEMENTARY DEVELOPMENT STANDARDS

7.5.1 The minimum site area constituting an agricultural operation or agricultural holding shall be 64.80 ha (160 acres) or equivalent. Equivalent shall mean 64.80 ha (160 acres) or such lesser amount as remains in an agricultural holding because of the original township survey, road widening, road right-of-way or railway plans, drainage ditch, pipeline or transmission line development or government action, natural features such as water courses or water bodies, or as a result of subdivision as permitted herein.

7.5.2 Where subdivision is proposed to establish a discretionary use, the area proposed for subdivision shall comprise a minimum of 2 ha (5 acres) and a maximum of 4.05 ha (10 acres) exempting intensive livestock operations under 300 Animal Units, intensive agricultural operations, which may exceed the maximum allowable where it is demonstrated to Council's satisfaction that additional space is necessary for a viable agricultural operation.

7.5.3 A site to be created by subdivision shall not be permitted unless the proposed parcels and the remainder of the parcel being subdivided abuts, or has frontage on a developed road, including any road to be developed under a signed servicing agreement.

7.5.4 Any parcel which does not conform to the minimum site area requirement but existed at Information Services Corporation prior to the coming into force of this Bylaw shall be deemed conforming with regard to site area.

7.5.5 Subdivision proposing to separate title for a farmstead existing prior to the coming into force of this Bylaw shall be considered.

7.5.6 Subdivision proposing to establish new non-farm, single parcel country residential sites beyond the three subdivisions shall be subject to rezoning to a Country or Resort Residential District and compliance with all relevant area, frontage and setback requirements of that zoning district.

7.5.7 There shall be no minimum area required for a subdivision facilitating cemeteries, crematoria and mausoleums, radio, television towers or related facilities.

7.6 HARVEST PRESERVES

- a) Shall be ancillary to an agricultural farm operation or rural residence.
- b) Shall be located a minimum of 1.6km (1 mile) from any other residential site.
- c) Shall comply with all federal and provincial legislation and regulation.
- d) Shall comply with the Agricultural Tourism Development requirements in Section 5.6.
- e) Council may apply special standards as a condition of discretionary approval limiting the size of operation, buildings used for the operation, and any other measures deemed necessary.

7.7 INTENSIVE LIVESTOCK OPERATIONS

In addition to the general requirements regarding discretionary use applications provided in Section 3 of this Bylaw, the following additional considerations shall be made for all applications for an Intensive Livestock Operation:

- a) For the purpose of this section, an Intensive Livestock Operation (ILO) shall be defined as the rearing, sustaining, finishing or breeding by means other than grazing of more than 100 animal units of livestock or where the space per animal unit is less than 371.6 m² (4000 ft²), including buildings and structures directly related to the operation but not including a residence, seasonal feeding or bedding sites.
- b) In addition to the general requirements for a discretionary use as provided in Section 3 of this Bylaw, the following additional considerations shall be made for all applications for:
 - i. New ILOs
 - ii. Expansion of Existing ILOs
 - iii. Any temporary facility or part of a site; or
 - iv. The alteration of an animal species in an approved operation.
- c) In addition to any requirements contained herein, all applications for an ILO shall conform to the regulations provided within *The Agricultural Operations Act, 1995*.
- d) As a condition of approval, the Municipality shall specify the maximum number of animal units for which the approval is made, specify land which may or may not be used for the disposal or storage of manure from an ILO in order to minimize potential land use conflicts.
- e) The applicant shall be responsible for submitting a site plan and narrative including the following:
 - i. The size and type of facility;
 - ii. A sketch plan showing the location of existing and proposed buildings and the distance from the development site to every residence within 1.6 km (1 mile);
 - iii. The number and type of animals including identification of any risks of disease;
 - iv. Manure storage and disposal strategies including identification of all parcels including their acreage intended to host the disposal;
 - v. Identification of surface water and residential development on or adjacent to the parcels intended for hosting the disposal of manure;
 - vi. Provide a copy of written agreements with land owners for all parcels intended to host the disposal of manure where the parcels are not controlled by the operator;

- vii. Identification of the location of potentially affected surface and groundwater sources on and adjacent to the site including distance measurements to these watercourses;
 - viii. Identification of the reason for this site being selected including what characteristics exist that makes it suitable for hosting the operation. The Rural Municipality may at its discretion, require the submission of a soils and water test conducted by a qualified agricultural engineer to confirm that the site selected is capable to accommodate the activities proposed.
 - ix. Identification of socioeconomic benefits of the operation to the area as well as a brief discussion of the potential conflicts associated with the operation in addition to any mitigative actions to be taken to minimize these effects on adjacent land uses.
 - x. Servicing requirements associated with the operation including but not limited to road upgrades and availability of adequate water sources.
 - xi. Type, volume and frequency of traffic associated with the transportation of animals and food to and from the site.
- f) When considering the operational/environmental aspects of an application, the Municipality shall refer all development permit applications to the Ministry of Agriculture for review and recommendation regarding waste storage, nutrient and mortality management.
- g) ILOs shall refer to the following recommended minimum distance separations:

Type of Development	300-499 Animal Units	500-1000 Animal Units
Single family dwelling not owned by the ILO operator, tourist accommodation or campground	1600 meters (1 mile)	3.2 kilometers (2 miles)
Towns, Villages or Multi-parcel Country Residential or Resort Residential Areas	1600 meters (1 mile)	4.8 kilometers (3 miles)

- h) The Rural Municipality may grant a reduction of the separation distance criteria where it can be proven that a proposal will not negatively impact adjacent land uses. Prior to granting a reduction, the Rural Municipality will consult with all agencies deemed appropriate and will require registered written agreement from all land owners directly affected by the reduction.
- i) In determining proximity to a multi-parcel residential subdivision, hamlet or recreational use, separation distances shall be measured from the area of confinement of the animals to the property boundary of the closest developable parcel.
- j) In determining proximity to a single family dwelling located on agricultural property or within a single parcel country residential subdivision not owned by the Intensive Agricultural Operator, separation distances shall be measured from the area of confinement of the animals to the residential dwelling.

- k) ILOs existing at the time of the adoption of this Bylaw shall continue. However, any expansion of the operation or change of animal species or type of operation is required to obtain written approval from Council in accordance with the requirements and conditions of this Bylaw.
- l) The operator may be required to enter into a road maintenance agreement to pay for the maintenance of roads required to provide access to the development.
- m) The minimum separation distance between occupied dwellings riparian areas and the location where manure is to be spread is listed below. Distances are measured between edge of the manure application area and the edge of a nearest property boundary in meters.

Figure 3: Location Separation Criteria for Manure Spreading to Dwellings (in meters)

Method of Manure Application			
Distance between manure application and closest property boundary	Injected	Incorporated within 24 hours	No incorporation
Villages, Country Residential Acreages Residential Resort and riparian areas	Zero	100 meters	200 meters

7.8 AGGREGATE EXTRACTION ACTIVITIES

The following additional considerations shall be made for all applications for an Aggregate Extraction activity:

- a) For the purpose of this section, Aggregate Extraction shall mean, excavation other than for construction, building or for purposes of creating an artificial body of water, including but not limited to, sand and gravel mining, topsoil stripping.
- b) An application proposing a new aggregate extraction use or an expansion to an existing aggregate extraction operation shall be a temporary and discretionary use and shall adhere to all appropriate Provincial and Federal regulations.
- c) In reviewing applications for aggregate resource extraction operations the environmental implications of the operation including plans for site restoration shall be considered.
- d) The applicant shall submit plans and a narrative including:
 - i. The location and area of the site where the excavation is to take place;
 - ii. The expected life of the deposit if applicable;
 - iii. The type and dimensions including average depth of the proposed excavation, and the effect on existing drainage patterns on and off the site;
 - iv. Identification of the outdoor noise and the discharge of substances into the air;
 - v. The methods for preventing, controlling, or reducing erosion;
 - vi. proposed access and hauling activities (including number of trucks, tonnage, and hours of hauling)

- vii. proposed extraction, operation, and staging (including years, dates and hours of operation)
 - viii. The condition in which the site is to be left when the operation is complete, including the action which is to be taken for restoring the condition of the surface of the land to be affected.
- e) Aggregate resource extraction industries are permitted in accordance with the following conditions:
- i. The applicant shall ensure that dust and noise control measures are undertaken to prevent such items from becoming an annoyance to neighbouring land owners. The applicant shall conduct dust control procedures at the request of and to the satisfaction of the Municipality. In this regard stock piles shall be located in a position to act as a sound barrier. Also, the applicant shall apply methods of minimizing the noise created from machinery and equipment.
 - ii. The applicant shall keep the area subject to the development permit in a clean and tidy condition free from rubbish and non-aggregate debris.
 - iii. Access routes into extraction areas shall be located away from residential areas.
 - iv. A disturbed area shall be reclaimed to a land capability equivalent to the pre-disturbance land capability (e.g. agricultural land) or a post-disturbance condition and land use (e.g. conversion to wetland) which are satisfactory to the Municipality. These conservation and reclamation procedures shall be in accordance with Saskatchewan Environment Reclamation Guidelines for Sand and Gravel Operators.
 - v. Any aggregate resource extraction industry proposed to be located within 100 meters (328 ft.) of any municipal road, provincial highway or riparian watercourse shall be permitted only where it would not adversely impact the environment, or materially interfere with or affect adjacent lands.
 - vi. Aggregate resource extraction industries shall have regard to adjacent land uses and no material is to be stored or piled on any road allowance or within 30 meters (100 ft) of the bank of any river or watercourse.
 - vii. The general resource extraction operator and any person who hauls the aggregate may be required to enter into a road maintenance agreement.
 - viii. The aggregate resource extraction operator must report the amount of aggregate extracted by November 1 of each year or the end of the hauling season whichever comes first.
 - ix. The Council may require the aggregate resource extraction operator to post a performance bond to guarantee adherence to the above noted agreements.
 - x. An approval of an aggregate resource extraction industry shall be for a maximum period of two years and may be renewed at the discretion of Council providing the requirements of this Bylaw continue to be met.

8. COUNTRY RESIDENTIAL DISTRICT (CR)

The purpose of the Country Residential District (CR) is to accommodate a rural residential lifestyle where the essential land requirement is for a building site and space rather than for productive agricultural purposes.

8.1 PERMITTED USES

In any Country Residential District (CR), no person shall use any land, building or structure or erect any building or structure except in accordance with the following provisions:

- a) One detached one unit dwelling, RTM, mobile or modular home following the placement thereof on a permanent foundation;
- b) Uses, buildings and structures accessory to the foregoing permitted uses and located on the same site with the main use;
- c) Artisan or Craft Workshop;
- d) Public utilities, buildings, structures, warehouses and storage yards.

8.2 DISCRETIONARY USES

The following uses shall be considered by Council subject to the completion of the discretionary use process as outlined in Section 5 of the General Administration of this Bylaw. **No person shall initiate any permitted, discretionary or accessory use prior to obtaining a development permit from the Development Officer.**

- a) Residential Care Home (refer to section 5.2);
- b) Personal Service Trade;
- c) Home occupation, home-based business (refer to section 5.1)
- d) Bed and Breakfast Home (refer to section 5.5);
- e) Institutional Use;
- f) Recreational Use;
- g) Animal Kennels (refer to section 5.7);
- h) Equestrian Facility (refer to section 5.11).

8.3 PROHIBITED USES

The following uses shall be strictly prohibited within Country Residential District (CR):

- a) All uses of land, buildings or industrial processes that may be noxious or injurious, or constitute a nuisance beyond the building which contains it by reason of the production or emission of dust, smoke, refuse, matter, odour, gas, fumes, noise, vibration or other similar substances or conditions.
- b) All uses of buildings and land except those specifically noted as permitted or discretionary.
- c) Extensive Agriculture.
- d) The keeping of junked cars, abandoned vehicles and similar materials.

8.4 ACCESSORY BUILDINGS AND USES

8.4.1 A permitted accessory use/building shall be defined as any buildings, structures or a use which is customarily accessory to the principal use of the site, but only if the principal permitted use or discretionary use has been established.

- 8.4.2** All accessory uses, buildings or structures require the submission of an application for a development permit prior to commencing the use or construction unless it is identified as exempt from this process in Section 3 of the General Administration of this Bylaw.
- 8.4.3** Setbacks and general performance standards for accessory buildings shall meet the same requirements as the principal use or building.

8.5 SUBDIVISION AND SITE REGULATIONS

Public works shall have no minimum or maximum site requirements

Permitted and Discretionary Uses

Minimum site area	2 hectares (about 5 acres)
Maximum site area	16 hectares (about 40 acres)
Minimum site frontage	25 meters (82 feet)
Residential lot density	Maintaining an overall average minimum lot size of 2 hectares (about 5 acres) throughout the proposed subdivision.
Minimum front yard	All buildings shall be set back a minimum of 45 meters from the centre line of any developed road, municipal road allowance or provincial highway and/or a minimum of 90 meters from the intersection of the centre lines of any municipal roads or provincial highway
Minimum rear yard	15 meters (49 feet) or 25% of the depth of the site whichever is the lesser
Minimum side yard	15 meters (49 feet) except where a side yard abuts a municipal road allowance or a provincial highway, the front yard requirements shall apply
Maximum building height	10 meters (33 feet)
Minimum setback for trees shelterbelts and other	All shelterbelts, tree plantings, portable structures, machinery and the storage of aggregate materials shall comply with the same setback requirement as for buildings.

- 8.5.1** Residential acreage sites shall have access to an existing all-weather road.
- 8.5.2** Residential parcels may be exempted from these requirements:
- In the case of a parcel physically severed as a result of road right-of-way or railway plans, drainage ditch, pipeline or transmission line, development, or natural features such as watercourses, water bodies there shall be no maximum site area. Existing residential parcels may be enlarged to include adjoining land physically severed as a result of the above noted barriers;
 - In the case of a parcel that existed prior to the adoption of this Bylaw there shall be no minimum or maximum site area.
- 8.5.3** Country Residential developments shall not be permitted:
- Within 1 kilometer of a hazardous industry except in instances where transition and buffering can mitigate concerns;

- b) Within 1 kilometer of a rural industrial site except in instances where transition and buffering can mitigate concerns;
- c) Within 300 meters of a sewage lagoon site;
- d) Within the required separation distances from intensive livestock operations as provided within the Zoning Bylaw, or
- e) Within 457 meters of a solid waste disposal site.

8.6 KEEPING OF LIVESTOCK

The keeping of livestock shall be permitted in the any Country Residential District in accordance with the following schedule:

Parcel Size	Maximum Number of Animal Units Permitted
1 to 2 hectares (2 to 5 acres)	2
Greater than 2 hectares (5 acres)	4

8.7 SUPPLEMENTARY REGULATIONS OR SPECIAL PROVISIONS

- 8.7.1** The maximum size of the subdivision area for an individual multi-parcel country residential development shall be 64.8 hectares (160 acres).
- 8.7.2** A site to be created by subdivision shall not be permitted unless the proposed parcels and the remainder of the parcel being subdivided abuts, or has frontage on a developed road, including any road to be developed under a signed servicing agreement.
- 8.7.3** Parcels contained within the development, designated as undeveloped public open space in excess of the minimum required for municipal reserve by legislation shall be included in the calculation of the average lot size for a development.
- 8.7.4** Any parcel which does not conform to the minimum or maximum site area requirement shall be deemed conforming with regard to site area, provided that a registered title for the site existed at Information Services Corporation prior to the coming into force of this Bylaw.
- 8.7.5** The final subdivision design and approved lot density of development in the CR Zoning District shall be determined by the carrying capacity of the lands proposed for development as identified within the submission of a Concept Plan and shall not exceed all requisite standards provided by the Regional Health Region for onsite wastewater disposal systems.
- 8.7.6** Institutional, general commercial, recreational land uses as well as public utilities shall have no minimum or maximum area requirement.
- 8.7.7** No outside storage shall be permitted in a yard abutting a road. Outside storage located in a side or rear yard shall be screened by landscaping or vegetation so as not to be visible from the road.

9. HAMLET RESIDENTIAL DISTRICT (H)

The purpose of the Hamlet District (HR) is to facilitate re-development and infill in the Hamlets of Mayfair and Mullingar.

9.1 PERMITTED USES

In any Hamlet District (HR), no person shall use any land, building or structure or erect any building or structure except in accordance with the following provisions:

- a) One single detached dwelling, RTM or modular home following the placement thereof on a permanent foundation;
- b) Uses, buildings and structures accessory to the foregoing permitted uses and located on the same site with the main use;
- c) Open space passive recreation activities;
- d) Public utilities, buildings, structures, warehouses and storage yards.

9.2 DISCRETIONARY USES

The following uses shall be considered by Council subject to the completion of the discretionary process as outlined in Section 3 of the General Administration of this Bylaw. **No person shall initiate any permitted, discretionary or accessory use prior to obtaining a development permit from the Development Officer.**

- a) Home Based Business or Occupation (refer to section 5.1);
- b) Garden (Granny) Suites (refer to section 5.4);
- c) Trailer manufacturing;
- d) Mobile Homes compliant with CSA Z240, subject to a building inspection;
- e) Prefabricated building component assembly;
- f) Warehouse and supply depots;
- g) Construction yards;
- h) Institutional use;
- i) Recreational use;
- j) General Commercial Type 1;
- k) Craft workshop;
- l) Bed and Breakfast homes (refer to section 5.5);
- m) Solid and Liquid Waste Disposal Facility (refer to section 5.8).

9.3 PROHIBITED USES

The following uses shall be strictly prohibited within the Hamlet District (HR):

- a) All uses of land, buildings or processes that may be noxious or injurious, or constitute a nuisance beyond the building which contains it by reason of the production or emission of dust, smoke, refuse, matter, odour, gas, fumes, noise, vibration or other similar substances or conditions.
- b) The keeping of livestock
- c) All uses of buildings and land except those specifically noted as permitted or discretionary.
- d) The keeping of junked cars, abandoned vehicles and similar material.

9.4 ACCESSORY BUILDINGS AND USES

- 9.4.1** A permitted accessory use/building shall be defined as any buildings, structures or a use which is primarily accessory to the principal use of the site, but only if the principal permitted use or discretionary use has been established.
- 9.4.2** All accessory uses, buildings or structures require the submission of an application for a development permit prior to commencing the use or construction unless it is identified as exempt from this process in Section 3 of the General Administration of this Bylaw.
- 9.4.3** All accessory buildings shall be set back a minimum of 7.0 meters from the front site line, 1.2 meters from the principal building, and 0.8 meters from the side site line unless the side site line is an abutting street then the side yard shall be 3.6 meters.
- 9.4.4** All accessory buildings shall be located a minimum of 0.8 meters from the rear site line except where an accessory building has a door or doors opening onto a lane then it shall not be located less than 1.2 meters from the site line abutting the lane.
- 9.4.5** All activities related to artisan studios, crafts and workshops shall be conducted within an enclosed building. No exterior storage of materials, goods, or waste products is permitted, except within a waste disposal bin for collection.

9.5 SUBDIVISION AND SITE REGULATIONS

Public works shall have no minimum or maximum site requirements

Permitted and Discretionary Uses

Minimum site area	467 m ² (about 5000 ft ²)
Minimum floor area	75 m ² (about 800 ft ²)
Minimum site frontage	15.0 meters (49 feet)
Height	9.0 meters (62 feet) and 5.0 meters (16 feet) for accessory
Maximum site coverage	50%
Minimum parking spaces	2
Minimum front yard	6.0 meters (20 feet)
Minimum rear yard	6.0 meters (20 feet)
Minimum side yard	1.5 meters (5 feet) unless on a corner site, the side yard shall be 6.0 meters (20 feet)

- 9.5.1** Residential acreage sites shall have access to an existing all-weather road.

9.6 FENCE AND HEDGE HEIGHTS

- 9.6.1** No hedge, fence or other structure shall be erected past any property line.
- 9.6.2** No hedge, fence, or other structure not otherwise permitted shall be erected in a required front or rear yard, to a height of more than 1 meter (3 ft.) above grade level.

9.7 SUPPLEMENTARY REGULATIONS OR SPECIAL PROVISIONS

- 9.7.1** Any parcel which does not conform to the minimum or maximum site area requirement shall be deemed conforming with regard to site area, provided that a registered title for the site existed at Information Services Corporation (Land Titles Office) prior to the coming into force of this Bylaw.
- 9.7.2** Redevelopment shall meet requisite standards provided by the District Health Region for onsite wastewater disposal systems. Potable water provisioning shall be the responsibility of the proponent.

10. RESORT RESIDENTIAL DISTRICT (RR)

RR

The purpose of the Resort Residential District (RR) is to facilitate residential and recreational development around Meeting Lake and other areas within the Rural Municipality.

10.1 PERMITTED USES

In any Resort Residential District (RR), no person shall use any land, building or structure or erect any building or structure except in accordance with the following provisions:

- a) One single detached dwelling, RTM, or modular home following the placement thereof on a permanent foundation.
- b) Uses, buildings and structures accessory to the foregoing permitted uses and located on the same site with the main use
- c) Open space passive recreation activities
- d) Public utilities, buildings, structures, warehouses and storage yards.

10.2 DISCRETIONARY USES

The following uses shall be considered by Council subject to the completion of the discretionary process as outlined in Section 5 of the General Administration of this Bylaw. **No person shall initiate any permitted, discretionary or accessory use prior to obtaining a development permit from the Development Officer.**

- a) Home Based Business or Occupation (refer to section 5.1);
- b) Campgrounds (refer to section 5.3);
- c) Bed and Breakfast (refer to section 5.5);
- d) Commercial Recreation facilities (i.e. rinks and marinas);
- e) Mobile Homes compliant with CSA Z240, subject to a building inspection;
- f) Public sports fields and parks;
- g) Community halls, museums and libraries;
- h) Public or non-profit recreational facilities;
- i) Personal care homes (refer to section 5.2);
- j) Multi-unit residential dwellings;
- k) Wind Turbines (refer to section 5.9);
- l) Commercial operations or activities;
- m) Animal Kennels (refer to section 5.7);
- n) Solid and Liquid Waste Disposal Facility (refer to section 5.8).

10.3 PROHIBITED USES

The following uses shall be strictly prohibited within the Resort Residential District (RR):

- a) All uses of land, buildings or processes that may be noxious or injurious, or constitute a nuisance beyond the building which contains it by reason of the production or emission of dust, smoke, refuse, matter, odour, gas, fumes, noise;
- b) Off-Road vehicles are restricted to established paths and trails on public lands;
- c) The keeping of livestock;
- d) All uses of buildings and land except those specifically noted as permitted or discretionary;
- e) The keeping of junked cars, abandoned vehicles and similar material.

10.4 ACCESSORY BUILDINGS AND USES

- 10.4.1** A permitted accessory use/building shall be defined as any buildings, structures or a use which is customarily accessory to the principal use of the site, but only if the principal permitted use or discretionary use has been established.
- 10.4.2** All accessory uses, buildings or structures require the submission of an application for a development permit prior to commencing the use or construction unless it is identified as exempt from this process in Section 3 of the General Administration of this Bylaw.
- 10.4.3** Any buildings, structures, or uses, which are accessory to the principle use of the site, but only after the principle use or discretionary use has been established. Accessory buildings are limited to:
- a) One accessory garage for two (2) motor or recreational vehicles.
 - b) Two (2) detached sheds or buildings accessory to the principal dwelling unit on the site.
- 10.4.4** All accessory buildings shall be set back a minimum of 7.0 meters from the front site line, 1.2 meters from the principal building, and 0.8 meters from the side site line unless the side site line is an abutting street then the side yard shall be 3.6 meters.
- 10.4.5** All accessory buildings shall be located a minimum of 1.5 meters from the rear site line except where a public or environmental reserve exists adjacent to the rear yard, no set back will be required.
- 10.4.6** The maximum height for a 2-storey boathouse or 2-storey accessory building is 6.71 meters (22 feet) measured from the lowest point of the perimeter of the building to the ridge of the roof.
- 10.4.7** All activities related to artisan studios, crafts and workshops shall be conducted within an enclosed building. No exterior storage of materials, goods, or waste products is permitted, except within a waste disposal bin for collection.
- 10.4.8** All shelterbelts, tree and shrub plantings, portable structures, machinery and earth or gravel piles shall comply with the same setback requirement as for buildings.

10.5 SUBDIVISION AND SITE REGULATIONS

Public works shall have no minimum or maximum site requirements

Permitted and Discretionary Uses

Minimum site area	467 m ² (about 5000 ft ²)
Minimum floor area	75 m ² (about 800 ft ²)
Minimum site frontage	15.0 meters (49 feet)
Height	9.0 meters (29.5 feet) and 5.0 meters (16 feet) for accessory
Maximum site coverage	60%
Minimum front yard	6.0 meters (20 feet)

Minimum rear yard	6.0 meters
Minimum side yard	1.5 meters (5 feet) unless on a corner site, the side yard shall be 6.0 meters

10.5.1 Institutional and Recreational: Minimum: 0.8 hectares (2 acres).

10.5.2 In the case of a parcel that existed prior to the adoption of this Bylaw there shall be no minimum site area.

10.5.3 All developments shall have driveways placed in the front yard. A detailed site plan will be required upon approval.

10.6 FENCE AND HEDGE HEIGHTS

10.6.1 No hedge, fence or other structure shall be erected past any property line.

10.6.2 No hedge, fence, or other structure not otherwise permitted shall be erected in a required front or rear yard, to a height of more than 1 meter (3 ft.) above grade level.

10.6.3 No hedge, fence, screen, wall or similar structure, excepting permitted accessory buildings, shall be erected to a height of more than 2 meters (6 ft.).

10.7 OFF-SEASON STORAGE

10.7.1 The storage of one fishing shack or trailer shall be in a proper manner so as not to create a nuisance or view obstruction to adjacent property owners.

10.7.2 Empty lots are restricted from the temporary storing of seasonal buildings or recreational equipment or vehicles.

10.8 OUTSIDE STORAGE

10.8.1 No outdoor storage shall be permitted in the required front yard of any residential site.

10.8.2 No yard shall be used for the storage or collection of hazardous material.

10.8.3 Council may apply special standards as a condition or for a discretionary use approval regarding the location of areas used for storage for that use.

10.8.4 No wrecked, partially dismantled or inoperable vehicle or machinery shall be stored or displayed in any required yard.

10.8.5 Council may require special standards for the location setback or screening of any area devoted to the outdoor storage of vehicles in operating equipment and machinery normally used for the maintenance of the residential property, vehicles or vehicular parts.

10.8.6 Provision shall be made for the owner of the property to temporarily display a maximum of either one (1) vehicle or recreational vehicle in operating condition that is for sale at any given point in time.

11. COMMERCIAL/INDUSTRIAL DISTRICT (C/I)

The purpose of the Commercial/Industrial District (C/I) is to facilitate a diverse range of commercial and industrial activities located primarily along municipal roadways, and provincial highways.

11.1 PERMITTED USES

In any Commercial/Industrial District (C/I), no person shall use any land, building or structure or erect any building or structure except in accordance with the following provisions:

- a) Accessory Building/Uses;
- b) General Commercial Type 1;
- c) General Industry Type 1;
- d) Sale, rental, leasing and repair of agricultural implements and industrial equipment;
- e) Agricultural Commercial;
- f) Offices and Professional Office Buildings;
- g) Research Laboratories;
- h) Telecommunication Facilities;
- i) Service Stations, Car Wash or Gas Bar;
- j) Commercial Cardlock;
- k) Hotels or Motels;
- l) Veterinary Clinics;
- m) Trucking Firm Establishment;
- n) Bulk Fuel sales and Storage;
- o) Contractor's Yard;
- p) Sale, rental, leasing and associated servicing of automobiles, trucks, motorcycles and recreational Small Scale Repair Services;
- q) Recycling and collection depot;
- r) Public utilities, buildings, structures, warehouses and storage yards.

11.2 DISCRETIONARY USES

The following uses shall be considered by Council subject to the completion of the discretionary process as outlined in Section 5 of the General Administration of this Bylaw. **No person shall initiate any permitted, discretionary or accessory use prior to obtaining a development permit from the Development Officer.**

- a) Agricultural Industrial;
- b) General Industry Type II;
- c) General Industry Type III;
- d) Institutional Uses;
- e) Dwelling Unit;
- f) Solid and Liquid Waste Disposal Facility (refer to section 5.8).

11.3 PROHIBITED USES

The following uses shall be strictly prohibited within a Commercial/Industrial District (C/I):

- a) All uses of land, buildings or processes that may be noxious or injurious, or constitute a nuisance beyond the building which contains it by reason of the production or emission of dust, smoke, refuse, matter, odour, gas, fumes, noise, vibration or other similar substances or conditions.
- b) All uses of buildings and land except those specifically noted as permitted or discretionary.

11.4 ACCESSORY BUILDINGS AND USES

- 11.4.1** A permitted accessory use/building shall be defined as any buildings, structures or a use which is customarily accessory to the principal use of the site, but only if the principal permitted use or discretionary use has been established.
- 11.4.2** All accessory uses, buildings or structures require the submission of an application for a development permit prior to commencing the use or construction unless it is identified as exempt from this process in Section 3 of the General Administration of this Bylaw.
- 11.4.3** Setbacks and general performance standards for accessory buildings shall meet the same requirements as the principal use or building.

11.5 SUBDIVISION AND SITE REGULATIONS

Public works shall have no minimum or maximum site requirements

Permitted and Discretionary Uses

Minimum site area	Service Stations: 900m ² (9,688 ft ²) Motels: 1,337 m ² (18,000 ft ²) All Other Uses: 1,115 m ² (12,000 ft ²)
Minimum site frontage	25 meters (82 feet)
Maximum Height	17 meters (56 feet)
Minimum front yard	All buildings shall be set back a minimum of 45 meters from the centre line of any developed road, municipal road allowance or provincial highway and/or a minimum of 90 meters from the intersection of the centre lines of any municipal roads or provincial highway
Minimum rear yard	15 meters (49 feet) or 25% of the depth of the site whichever is the lesser
Minimum side yard	15 meters except where a side yard abuts a municipal road allowance or a provincial highway, the front yard requirements shall apply
Minimum setback for trees, shelterbelts and other	All shelterbelts, tree plantings, portable structures, machinery and the storage of aggregate materials shall comply with the same setback requirement as for buildings.

11.6 SUPPLEMENTARY REGULATIONS OR SPECIAL PROVISIONS

- 11.6.1** Any parcel which does not conform to the minimum or maximum site area requirement shall be deemed conforming with regard to site area, provided that a registered title for the site existed at Information Services Corporation (Land Titles Office) prior to the coming into force of this Bylaw.
- 11.6.2** A site to be created by subdivision shall not be permitted unless the proposed parcels and the remainder of the parcel being subdivided abuts, or has frontage on a developed road, including any road to be developed under a signed servicing agreement.
- 11.6.3** Notwithstanding any other requirements contained in this Bylaw, Service Stations shall locate underground storage tanks in accordance with *The Fire Protection Act*.
- 11.6.4** The Development Officer may allow a building to be occupied by a combination of one or more of the permitted or discretionary uses listed within this District; however each use shall obtain a separate development permit.
- 11.6.5** Where the use of the building or site involves the receipt, distribution or dispatch by vehicles of materials, goods or merchandise, adequate dedicated and clearly defined space for such vehicles to stand for unloading or loading shall be provided on site.
- 11.6.6** All areas to be used for vehicular traffic shall be designed and constructed to the satisfaction of Council.

11.7 LANDSCAPING

- 11.7.1** In addition the requirements contained within Section 4.12 of the General Regulations, the following additional conditions shall be met for developments within a Commercial/Industrial District (C/I):
- a) Prior to issuing a development permit for an undeveloped lot in this district, the applicant shall be required to supply a landscape plan which is satisfactory to Council, and wherever possible, existing trees should remain.
 - b) Where a site abuts any country residential district without an intervening road, there shall be a strip of land adjacent to the abutting site line of not less than 3.0 meters (10 feet) in depth throughout, which shall not be used for any purpose except landscaping.

11.8 OUTDOOR STORAGE

- 11.8.1** Outdoor storage is permitted in side and rear yards.
- 11.8.2** The storage and display of goods shall be permitted in a front yard where it is deemed essential to facilitate a permitted or approved discretionary use.
- 11.8.3** All outdoor storage must be screened from view from adjacent roadways and public lands by a solid fence, landscape materials, berm, vegetative plantings or any combination of the above at least 2.0meters in height.
- 11.8.4** Commercial vehicles and equipment associated with a permitted use may be stored on-site provided the area used for storage of these vehicles does not exceed the area of the building used by the business to carry out its operations. No vehicles, materials or equipment shall be in a state of disrepair.

12. HERITAGE RESOURCE OVERLAY (HR)

The Intent of this Overlay Area is to ensure the protection of significant heritage resources located on land proposed for development. The following regulations are intended to apply supplementary standards for development in areas designated as having significant heritage resources potential.

12.1 DEFINING THE BOUNDARY

Archaeological, historic features and paleontological sensitive lands within the Rural Municipality include:

- a) Lands located within the same quarter-section as, or within 500 meters (1640 feet) of, a Site of a Special Nature as defined in *The Heritage Property Act*.
- b) Lands within 500 meters of other previously recorded sites, unless they can be shown to be of low heritage significance.

12.2 SITE REGULATIONS IN THE HERITAGE RESOURCE OVERLAY AREA

12.2.1 The Municipality will require the developer to search and identify any known heritage sites within 500 meters of any recorded heritage sensitive lands and to comply with all Province of Saskatchewan legislation.

12.2.2 Any substantive development that lies within these sensitive lands shall be referred to the provincial Heritage Unit for a heritage review.

12.2.3 Should a Heritage Resource Impact Assessment be required, it is the responsibility of the developer to have it carried out by a qualified professional under an approved investigation permit. The study should establish:

- a) The presence of heritage sites within the project areas;
- b) Suitable mitigation measures that could be implemented;
- c) The content, structure, and importance of those heritage sites; and
- d) The need for a scope of any mitigative follow-up.

12.2.4 If such an assessment is not done or having been done, Council may defer the issuance of a development permit until such time as all mitigation requirements have been met.

12.3 HERITAGE RESOURCE DEVELOPMENT

12.3.1 Heritage resource development shall be a discretionary use in all zones.

12.3.2 Heritage resource development shall be exempted from site and frontage area requirements.

13. FLOOD HAZARD OVERLAY (FH)

The intent of this Overlay Area is to restrict development in areas that are considered hazardous for development in order to minimize property damage due to flooding. The following regulations are intended to apply supplementary standards for development in areas designated as flood hazard zones.

13.1 DEFINING THE BOUNDARY

For all proposed development in this cautionary area, the developer shall be required to contact Saskatchewan Water Security Agency to determine the 1:500 year return frequency flood event and necessary freeboard.

13.2 SITE REGULATIONS IN THE FLOOD HAZARD LAND AREAS

- 13.2.1** Development of new buildings and additions to buildings in the flood way of the 1:500 year flood elevation of any watercourse or water body shall be prohibited.
- 13.2.2** If the development of new buildings or additions is approved in the flood fringe, flood-proofing to an elevation of 0.5 meters above the 1:500 year flood event will be require.
- 13.2.3** Placement of off-site fill in the flood fringe should be limited to that required for flood-proofing or flood risk management, in order to minimize displacement.
- 13.2.4** “Hazardous Substances and Waste Dangerous Goods” are prohibited, as defined by the Hazardous Substances and Waste Dangerous Goods Control Regulations of the Environmental Management and Protection Act of Saskatchewan.

13.3 FLOOD PROOFING REGULATIONS

- 13.3.1** A development permit shall not be issued for any land use, erection, alteration or use of any building or structure within the Flood Hazard Overlay area unless the site/development meets approved flood proofing measures to an elevation of 0.5 meters above the 1:500 year flood event.
- 13.3.2** Existing structures within the flood way are considered to be legally non-confirming buildings under the *Planning and Development Act, 2007*.
- 13.3.3** For the purpose of this Bylaw, appropriate flood proofing measure shall mean:
 - a) That all buildings shall be designed to prevent structural damage by flood waters;
 - b) The first floor of all buildings shall be constructed above the designated flood design elevation; and,
 - c) All electrical and mechanical equipment within a building shall be located above the designated flood design elevation.

14. ZONING DISTRICT MAPS