

DATE: AUGUST 11, 2015

**RURAL MUNICIPALITY OF  
PARKDALE No. 498  
ZONING BYLAW**

**Schedule A  
Bylaw No. 4-06**

**NOTE: This consolidation is not official. Amendments have been incorporated for convenience of reference**

and the original bylaws should be consulted for all purposes of interpretation and application of the law.

Consolidated version including the following Amendments:

Bylaw No. 06-09

Bylaw No. 02-14

Bylaw No. 09-14

Bylaw No. 03-15

**RURAL MUNICIPALITY OF PARKDALE No. 498**

**BYLAW No. 4-06**

A Bylaw of the Rural Municipality of Parkdale No. 498 adopts a Zoning Bylaw.

**Whereas** the Council of the Rural Municipality of Parkdale No. 498 has, by resolution, authorized the preparation of a Zoning Bylaw for the Municipality pursuant to section 67 of *The Planning and Development Act, 1983*;

**Therefore**, the Council of the Rural Municipality of Parkdale No. 498 in the Province of Saskatchewan, in open meeting hereby enacts as follows:

1. This Bylaw may be cited as "The Zoning Bylaw".
2. "The Zoning Bylaw" of the Rural Municipality of Parkdale No. 498 is attached as Schedule "A" to and forms part of this Bylaw.
3. Bylaw No. 111-75 and all of the amendments to that bylaw are hereby repealed.
4. This bylaw shall come into force on the date of final approval by the Minister.

\_\_\_\_\_  
Reeve

SEAL

\_\_\_\_\_  
Administrator

# TABLE OF CONTENTS

TABLE OF CONTENTS.....	5
1. INTRODUCTION.....	7
1.1 Title .....	7
1.2 Scope.....	7
1.3 Severability .....	7
2. ADMINISTRATION.....	8
2.1 Development Officer .....	8
2.2 Application for a Development Permit.....	8
2.3 Development Not Requiring a Permit.....	8
2.4 Referrals to Council .....	8
2.5 Issue of Permits.....	8
2.6 Building Permits, Licenses and Compliance with Other Bylaws .....	10
2.7 Development Appeals Board .....	10
2.7.a Minor Variance.....	10
2.8 Fees and Advertising.....	12
2.9 Offences, Penalties and Stop Work Orders .....	12
3.0 GENERAL REGULATIONS.....	14
3.1 Development on Hazard Lands.....	14
3.2 One Principal Building or Use Permitted on a Site.....	14
3.3 Mobile and Modular Homes.....	14
3.4 Non-Conforming Uses, Building and Sites.....	14
3.5 Signs and Billboards.....	14
3.6 Trees, Shrubs and Landscaping.....	15
3.7 Storage of Vehicles.....	15
3.8 Public Utilities, Pipelines and Facilities of the Municipality.....	15
3.9 Solid and Liquid Waste Disposal Facilities .....	15
3.10 Disposal of Manure .....	15
3.11 Home Based Business.....	15
3.12 Bed and Breakfast and Vacation Farms .....	16
3.13 Campgrounds.....	16
4.0 ZONING DISTRICTS .....	17
4.1 Districts .....	17
4.2 Boundaries .....	17
4.3 Regulations .....	17
5.0 AGRICULTURAL DISTRICT (A).....	18
5.1 PERMITTED USES .....	18
5.2 DISCRETIONARY USES.....	18
5.3 REGULATIONS .....	19
5.4 SPECIFIC DEVELOPMENT STANDARDS FOR DISCRETIONARY USE.....	21
6.0 LARGE ACREAGE DEVELOPMENT DISTRICT (LAR) .....	24
6.1 PERMITTED USES .....	24
6.2 DISCRETIONARY USES.....	24
6.3 REGULATIONS.....	24

6.4	SPECIFIC DEVELOPMENT STANDARDS FOR DISCRETIONARY USES .....	25
7.0	RESIDENTIAL DISTRICT (R).....	27
7.1	PERMITTED USES .....	27
7.2	DISCRETIONARY USES.....	27
7.3	REGULATIONS.....	27
7.4	SPECIFIC DEVELOPMENT STANDARDS FOR DISCRETIONARY USE.....	29
8.0	COMMERCIAL DISTRICT (c).....	31
8.1	PERMITTED USES .....	31
8.2	DISCRETIONARY USES.....	31
8.3	REGULATIONS.....	32
8.4	SPECIFIC DEVELOPMENT STANDARDS FOR DISCRETIONARY USE.....	32
9.0	FOREST DISTRICT (F) .....	33
9.1	PERMITTED USES .....	33
9.2	DISCRETIONARY USES.....	33
9.3	REGULATIONS.....	33
10.0	DEFINITIONS .....	34

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# 1. INTRODUCTION

## 1.1 Title

This bylaw shall be known as the "Zoning Bylaw of the Rural Municipality of Parkdale No. 498."

## 1.2 Scope

All development within the limits of the municipality shall be in conformity with the provisions of this bylaw.

## 1.3 Severability

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

## 2. ADMINISTRATION

### 2.1 Development Officer

2.1.1 The Rural Municipal Administrator shall be the Development Officer responsible for the administration of this bylaw.

### 2.2 Application for a Development Permit

2.2.1 Every person shall obtain a development permit before commencing any development within the municipality, except as listed in Section 2.3.1.

2.2.2 The application shall be in the "Form A" as adopted or amended by resolution of council.

2.2.3 The application shall have attached a layout or site plan as required in the application form or by the Development Officer, together with any other information needed to assess the application.

2.2.4 A Real Property Surveyor's Report prepared by a Saskatchewan Land Surveyor is required for all residential or commercial buildings on a permanent foundation, proposed or altered in volume or square footage on any site which is less than five (5) acres, EXCEPT for those developments identified in subsection Section 2.3 below. Once a Real Property Surveyor's Report has been provided for a new development, subsequent developments within the same site do not require the submission of another Real Property Surveyor's Report EXCEPT for those situations identified in Section 2.2.5 and 2.2.6 below.

2.2.5 Where the Development Officer is of the opinion the site plan provided by the applicant does not provide sufficient clarity, or there is disagreement respecting the boundaries of a site, or the location of existing and proposed development, the Development Officer may require a Real Property Surveyor's Report prepared by a Saskatchewan Land Surveyor.

2.2.6 A Real Property Surveyor's Report prepared by a Saskatchewan Land Surveyor is required for permanent development proposed on potentially hazardous lands, or lands that have a development standards interest registered on the title pursuant to section 130 of the *Planning and Development Act, 2007*. Said report must contain sufficient information to illustrate the top of any concrete pads, grade beams, piles or foundation walls are located above the Safe Building Elevation.

### 2.3 Development Not Requiring a Permit

2.3.1 Development permits are not required for the following:

- a) Accessory farm buildings and structures: farm buildings and structures (but excluding any ILO structure, or new dwelling), where accessory to a permitted agricultural use or existing farmstead.
- b) Public utilities: any operation for the purposes of inspecting, repairing or renewing sewers, mains, cables, pipes, wires, tracks or similar public works as required by a public utility, and the installation of service connections to property in the municipality (a permit is required or the installation of new transmission lines);
- c) Municipal facilities: any facility installed and operated by the municipality; and,
- d) Signs: subject to the provisions of section 3.5.

2.3.2 Development listed in clause a) must be allowed in the district in which they are located and must comply with the regulations of this bylaw.

### 2.4 Referrals to Council

2.4.1 The Development Officer may submit any application to council for a decision on the interpretation of the bylaw, or upon special conditions provided for in the bylaw, and shall inform the applicant of the date and time when council will consider the matter. Council or the Development Officer may require the applicant to provide such further information as they require to make a decision.

### 2.5 Issue of Permits

2.5.1 Upon completion of the review of an application for development, the Development Officer shall:

- a) Issue a development permit for a permitted use, where the application conforms to this bylaw, incorporating any special regulations, performance standards or development standards authorized by this bylaw;



- b) Issue a refusal, where the application does not comply with a provision or regulation of this bylaw, stating the reason for refusal;
- c) Submit the application to council for decision, where the application is for a discretionary use.

**2.5.2** Council shall make a decision on a discretionary use, by resolution, which instructs the Development Officer to:

- a) Issue a development permit incorporating any specific development standards set forth by council, subject to the limitations of the Act and in accordance with the provisions of this bylaw; or
- b) Issue a notice of refusal to the applicant, stating the reasons for the refusal.

**2.5.3** The permit or notice shall be in "Form B" as adopted or amended by resolution of council.

**2.5.4** An approved Development Permit shall be valid for 18 months from its date of issuance.

**2.5.5 Discretionary Use Evaluation Criteria**

- a) Compliance with land use and municipal policies:
  - i) Conformance with all relevant sections of this Bylaw, and all provincial and federal regulations.
  - ii) Compatibility with adjacent properties and land uses.
- b) Site layout, intensity, and density:
  - i) The scale and intensity of the proposed use with uses allowed in the zoning district and any existing uses and developments in the vicinity of the proposal.
  - ii) The size and location of buildings and such that the improvements will not create a negative impact to surrounding land uses.
  - iii) Any outside storage areas will be appropriately buffered and screened from adjoining land uses.
  - iv) The size, shape and arrangement of buildings, and the placement and arrangement of lighting and signs to ensure compatibility with the height, scale, setbacks and design of buildings in the surrounding area, and with land uses in the general area.
  - v) The retention or provision of vegetation and landscaping to enhance the appearance of the site.
- c) Sign requirements for the zoning district and proposed use:
  - i) Municipal servicing, where the development and use must be capable of being serviced with existing municipal infrastructure including, but not limited to:
    - a) Potable water, in terms of consumption and demand.
    - b) Sewer and solid waste, in terms of volume and types generated.
    - c) Storm drainage, in terms of volume and where directed.
    - d) Utilities.
    - e) Schools.
    - f) Existing and developed municipal allowances.
- d) Traffic generation:
  - i) The volume and vehicle type of traffic generated by the use will not vary from the existing traffic type and volume in the area.
  - ii) Adequate parking requirements for the intended use.
  - iii) Access to and from the site must be located appropriately to avoid any traffic hazards.
- e) Environmental and public safety:
  - i) Types and volumes of goods and materials to be kept or stored on site must not pose any danger to the surrounding properties.

- ii) Emissions from the use in terms of noise, dust, odour, light will not adversely affect the environment, adjoining land uses, or provide a negative impact to surrounding land uses.
- iii) Storm water runoff from the site will not adversely affect surface or ground water.
- iv) Fire protection requirements will not be significantly different than required for surrounding uses.
- v) Salvage of fuel wood or timber.
- vi) Preservation of wildlife habitat, riparian areas, and wetlands.
- f) Consultation:
  - i) Any comments received from the public relative to the proposal shall be considered by Council.
  - ii) Evidence of any applicable permit or approvals from the Ministries of Highways and Infrastructure, Environment, or Health shall be provided for review.
- g) Impact mitigation:
  - i) Should the proposed use be deemed to create any negative effects in relation to the above criteria, consideration will be given to any measures that may mitigate those effects in making a decision on the proposal.
  - ii) Consideration of noxious or offensive emissions, such as, noise, glare, dust and odour.

## **2.6 Building Permits, Licenses and Compliance with Other Bylaws**

- 2.6.1 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.
- 2.6.2 A building permit, where required, shall not be issued for a development unless a required development permit has been issued.

## **2.7 Development Appeals Board**

- 2.7.1 Council shall appoint a Development Appeals Board in accordance with sections 71 and 91 to 104 of the Act.
- 2.7.2 On "Form B", the Development Officer shall advise the applicant of the rights of appeal granted by the Act.
- 2.7.3 A person who wishes to appeal to the board shall, within 30 days of receiving the permit or notice, file a written notice of intention to appeal, and the appeal fee, with the secretary of the board.
- 2.7.a **Minor Variance**
  - 2.7.a.1 An application for a minor variance shall be made to the Development Officer for a minor variance to the zoning Bylaw in a form as prescribed by the Development Officer.
  - 2.7.a.2 The Development Officer shall maintain a register as an appendix to the Zoning Bylaw of all minor variance applications.
  - 2.7.a.3 The Development Officer may vary the requirements of the zoning Bylaw subject to the following conditions:
    - (a) A minor variance may be granted for variation only of:
      - (i) The minimum required distance of a building from the site line; and
      - (ii) The minimum required distance of a building to any other building on the site.
    - (b) The maximum amount of minor variance shall not exceed a 10% variation of the bylaw requirements of the Zoning Bylaw;
    - (c) The development shall conform to the Zoning Bylaw with respect to the use of the land; and,
    - (d) The relaxation of the Zoning Bylaw shall not injuriously affect neighbouring properties.

- 2.7.a.4 No minor variance is allowed in connection with an agreement on rezoning entered into pursuant to section 69 of *The Planning and Development Act, 2007*.
- 2.7.a.5 A minor variance must conform to any applicable provincial land use policies or Statements of Provincial Interest, adopted pursuant to the Act.
- 2.7.a.6 On receipt of an application for a minor variance, the Development Officer may:
- (a) Approve the minor variance;
  - (b) Approve the minor variance and impose terms and conditions on the approval; or
  - (c) Refuse the minor variance.
- 2.7.a.7 Where the Development Officer imposes terms and conditions on an approval pursuant to Clause 2.7.a.6 (b), the terms and conditions shall be consistent with:
- (a) Minimizing adverse impacts on neighbouring properties, including any potential change in fire rating requirements;
  - (b) Providing adequate separation between buildings for safety reasons; or
  - (c) Avoiding encroachment into adjoining property, by reduction of allowable projects or other potential encroachments.
- 2.7.a.8 Where an application for a minor variance is refused, the Development Officer shall notify the applicant, in writing, of the refusal and provide reasons for the refusal.
- 2.7.a.9 Where an application for a minor variance is approved, with or without terms and conditions being imposed, the Development Officer shall provide written notice to the applicant and to the assessed owners of property having a common boundary with the land that is the subject of the application.
- 2.7.a.10 The written notice required pursuant to subsection 2.7.a.9 shall:
- (a) Contain a summary of the application for minor variance;
  - (b) Provide a reason for and an effective date of the decision;
  - (c) Indicate that an adjoining assessed owner may within 20 days, lodge a written objection with the Development Officer; and
  - (d) Where there is an objection described in clause (c), advise the public that the applicant will be notified of the right of appeal to the Development Appeal Board.
- 2.7.a.11 The written notice required pursuant to subsection 2.7.a.9 shall be delivered:
- (a) By registered mail; or
  - (b) By personal service.
- 2.7.a.12 A decision approving a minor variance, with or without terms and conditions, does not take effect:
- (a) In the case of a notice sent by registered 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.
- 2.7.a.13 If an assessed owner of property having a common boundary with the land that is the subject of the application objects, in writing, to the Municipality respecting the approval of the minor variance within the time period prescribed in subsection 2.7.a.10, the approval is deemed 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.
- 2.7.a.14 If an application for a minor variance is refused or approved with terms and conditions, the applicant may appeal to the Development Appeal Board within 30 days of the date of that decision.

## 2.8 Fees and Advertising

2.8.1 Where a person requests council to amend the zoning bylaw, that person shall pay to the municipality a fee equal to the costs associated with the public advertisement of the proposed amendment.

2.8.2 An applicant for a development permit shall pay an application fee, in addition to any fee required by clause 2.8.1, in accordance with the following:

- i) permitted principal use: \$100.00
- ii) permitted accessory use: \$100.00
- iii) permitted accessory use renewal: \$500.00
- iv) discretionary principal use: \$200.00
- v) discretionary accessory use: \$200.00
- vi) discretionary accessory use renewal: \$500.00
- vii) development appeals: \$50.00

2.8.3 When a person makes application for a discretionary use or form of development the following provisions shall apply:

- i) The Development Officer shall direct the applicant for any discretionary use or form of development to post a notice of the application at the entrance of the property in questions and mail a copy of the notice of the application to the assessed owner of each abutting property.
- ii) In addition to the posting and mailing of the notice specified in clause (i), the Development Officer shall also publish a notice in a newspaper having circulation in the municipality of an application for the following discretionary uses in any district:
  - a) Intensive Livestock Operations;
  - b) Intensive Agricultural Operations;
  - c) Rendering Facilities and Abattoirs;
  - d) Pulp and Paper Mill Operations;
  - e) Operations for the production or finishing of materials for use in the production of buildings and structures or furniture.
- iii) In addition to the posting and mailing of the notice specified in clause (i), the Development Officer shall also public a notice in a newspaper having circulation in the municipality of an application for a Discretionary Residential use in the Residential District or any discretionary use in the Forest District.
- iv) The notice described in clause (i) shall, describe the use applied for, describe the location of the use and specify the date, time and location of the council meeting at which the application will be considered.
- v) The notice described in clause (ii) shall describe the use applied for, describe the location of the use applied for, describe the location of the use applied for and specify the date, time and location of the council meeting at which the application will be considered and shall be posted, mailed and published at least two weeks prior to the date of the meeting.
- vi) The applicant shall pay to the municipality a fee equal to the costs associated with the public advertisement.
- vii) On receipt of an application for a discretionary use or discretionary form of development, the council may, by resolution:
  - a) Reject the application;
  - b) Approve the application where the facts presented establish that the proposed use or form of development will not be detrimental to the health, safety, convenience or general welfare of the persons residing in the vicinity or injurious to property, improvements or potential development in the vicinity and complies with the applicable provisions of the zoning bylaw and will not be contrary to the basic planning statement.

## 2.9 Offences, Penalties and Stop Work Orders

2.9.1 Any person who violates this bylaw is guilty of an offence and liable, on summary conviction, to the penalties set forth in section ~~221(1)~~ of the Act.

243

**2.9.2** Pursuant to section 220.1(1) of the Act, the Development Officer may undertake enforcement of the bylaw including the issuance of a stop work order for development which contravenes this zoning bylaw.

## 3.0 GENERAL REGULATIONS

The following regulations shall apply to all Zoning District in this bylaw:

### 3.1 Development on Hazard Lands

- 3.1.1** Where a proposed development of a building is located within 150 m (492 ft) of an area defined in the Basic Planning Statement as potential hazard land, council may require the applicant to submit sufficient topographic information to determine if the development will be within 50 m (164 ft) of any slopes that may be unstable, or within any river or stream flood plain, or other land that may be subject to flooding.
- 3.1.2** Council may require that before a permit may be issued, the applicant shall submit a report prepared by a professional, competent to assess the suitability of the site for a development described in clause 3.1.1, and which in the opinion of council, shows that the proposed site and development is suitable with respect to the following where relevant:
- i) The potential for flooding up to a 1 in 500 flood elevation, or where not involving any habitable building, such lower elevation as may be suitable for the proposed use or building;
  - ii) The potential for slope instability; and
  - iii) The required mitigation measures for construction on areas of high water tables if any.
- 3.1.3** Identified actions for hazard avoidance, prevention, mitigation or remedy may be incorporated as conditions to issuance of a development permit. Council may refuse a permit for any development for which, in council's opinion, the proposed actions are inadequate to address the adverse affects, or will result in excessive municipal costs.

### 3.2 One Principal Building or Use Permitted on a Site

- 3.2.1** Not more than one principal building or use shall be permitted on any site except for:
- i) Public utility uses;
  - ii) Institutional uses;
  - iii) Agricultural uses; and
  - iv) Ancillary uses as specifically provided for in this bylaw.

### 3.3 Mobile and Modular Homes

- 3.3.1** Wherever a dwelling is allowed, it may be in the form of a mobile home, or modular home.
- 3.3.2** Every mobile home shall bear CSA Z240 certification (or a replacement thereof) and shall be attached to a permanent foundation, or securely anchored to the ground and skirted, prior to occupancy.
- 3.3.3** Every modular home shall bear CSA A277 certification (or a replacement thereof) and shall be attached to a permanent foundation, or securely anchored to the ground and skirted, prior to occupancy.

### 3.4 Non-Conforming Uses, Building and Sites

- 3.4.1** The provisions of section 88 to 93 of the Act shall apply to all non-conforming uses, buildings and sites.

### 3.5 Signs and Billboards

- 3.5.1** Signs located in a highway sign corridor shall be regulated entirely by the requirements of *The Erection of Signs Adjacent to Provincial Highway Regulations, 1986* or amendments thereto, and subsection 3.5.3 shall not apply.
- 3.5.2** Signs other than those located in a Highway Sign Corridor shall comply with the following:
- i) All signs situated along a highway are required to comply with *The Erection of Signs Adjacent to Provincial Highway Regulations, 1986* as may be amended from time to time;
  - ii) Any sign located in other than in a highway sign corridor, may only advertise agricultural commercial uses, home based businesses, the principal use of a site, or the principal products offered for sale on a premises;

- iii) A maximum of 2 advertising signs is permitted on any site, or quarter section;
- iv) Government signs, memorial signs, and directional signs that bear no advertising, including traffic control, no trespassing, hunting restriction and similar signs, are exempt from restriction;
- vi) Temporary signs and real estate signs are permitted only as long as the temporary condition exists for the property;
- vii) Billboard and other off site advertising signs are prohibited, except in a highway sign corridor;
- viii) All private signs shall be located so that no part of the sign is over a public right of way; and
- xi) The maximum facial area of a sign shall be as specified in the district in which it is located.

### **3.6 Trees, Shrubs and Landscaping**

3.6.1 No person shall plant trees, shrubs or place stone, earth or gravel piles, portable structures, machinery or other objects over or on a public right of way.

### **3.7 Storage of Vehicles**

3.7.1 Notwithstanding anything contained in this bylaw, no person shall use any site in any district, for the parking or storage outside of an enclosed building of more than 2 vehicles that are not in running order.

3.7.2 This section shall not apply to permitted machinery or automotive salvage yards.

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

### **3.8 Public Utilities, Pipelines and Facilities of the Municipality**

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

3.8.2 Where a pipeline, or other utility or transportation facility, will cross a municipal road, council may apply such special design standards as it considers necessary to protect the municipal interest in the existing and future improvements to the road.

### **3.9 Solid and Liquid Waste Disposal Facilities**

3.9.1 Development and maintenance of a solid or liquid waste disposal facility will be subject to the following special standards as may be specified by council on issuing a permit:

- i) A buffer strip containing trees, shrubs or a berm shall be located surrounding a lagoon or sanitary landfill disposal area; and
- ii) Any solid or liquid waste disposal facility shall be fenced.

### **3.10 Disposal of Manure**

3.10.1 As a condition of approval for a development involving the disposal of manure, council may:

- i) Specify land which may, or may not, be used for the disposal of manure from an intensive livestock operation by spreading of manure, in order to minimize potential land use conflicts such as residences, planned residential development, recreational areas, tourist sites, etc; and
- ii) Require manure to be incorporated into the soil within 24 hours of spreading, unless such incorporation is prevented by adverse weather conditions, in which case incorporation shall take place as soon as practical thereafter or by any other normal acceptable agricultural practice that council may approve.

### **3.11 Home Based Business**

3.11.1 Home based businesses shall clearly be uses ancillary to the use of a farmstead as an agricultural operation or the dwelling unit as a private residence.

3.11.2 Home based businesses shall cause no variation in the residential or residential farm character and appearance of the dwelling, ancillary residential building, or land.

3.11.3 All permits issued for home based business shall be subject to the conditions that the permit may be revoked at any time if, in the opinion of council, the conditions under which the permit was originally issued are no longer met.

3.11.4 On-site signs shall be permitted in accordance with section 3.5. Off-site signs not exceeding 0.5 square metres (5 square feet) may be permitted at the discretion of council where necessary to provide directions from a highway to the operation.

### **3.12 Bed and Breakfast and Vacation Farms**

3.12.1 Vacation farms shall be ancillary to an agricultural farm operation and located on the same site as a farmstead, and may include bed and breakfast, cabins, and overnight camping areas.

3.12.2 Council may specify the maximum number of cabins permitted as part of a vacation farm operation.

3.12.3 On-site signs shall be permitted in accordance with section 3.5. Off site signs not exceeding 0.5 square meters (5 square feet) may be permitted at the discretion of council where necessary to provide directions from a highway to the operation.

3.12.4 Vacation farms and bed-and-breakfast operations shall be licensed pursuant to *The Public Health Act*, where tourist accommodations require health approval.

3.12.5 Bed-and-breakfast operations shall be located in a single detached dwelling used as the operator's principal residence developed as a farmstead or residence; or located in a dwelling accessory to and established on the same site as the host principal residence.

### **3.13 Campgrounds**

3.13.1 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, 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.

3.13.2 A campground shall have within its boundaries a buffer area abutting the boundary of not less than 4.5 m, which shall contain no buildings.

3.13.3 No portion of any campsite shall be located within a roadway or required buffer area.

3.13.4 Each campsite shall have direct and convenient access to a developed roadway, which is not located in any required buffer area.

3.13.5 Each trailer coach shall be located at least 4.5 m from any other trailer coach, and each campsite shall have dimensions sufficient to allow such location of trailer coaches.

3.15.6 The space provided for roadways within a campground shall be at least 7.5 m in width. No portion of any campsite, or other use or structure shall be located in any roadway.

3.15.7 A campground may include as ancillary uses a Laundromat or a confectionary designed to meet the needs of the occupants of the campsite, and one single detached dwelling for the accommodation of the operator.

3.15.8 *The Public Health act*, and the Regulations passed there under, shall be complied with in respect to all operators and development of the campground.



## **4.0 ZONING DISTRICTS**

### **4.1 Districts**

**4.1.1** For the purpose of applying this bylaw, the municipality is divided into zoning districts. All parts of the municipality shall be designated as A – Agricultural District except those areas specifically designated on the detailed Zoning District Maps as another district.

### **4.2 Boundaries**

**4.2.1** The boundaries of all zoning districts except the A – Agricultural District are shown on the map entitled “Zoning District Map” which is attached to, and forms a part of this bylaw. Unless otherwise shown on the map, the boundaries of the said districts are site lines, center lines of streets, lanes or such lines extended and the boundaries of the municipality.

### **4.3 Regulations**

**4.3.1** Regulations for the zoning district are outlined in the following sections.

## 5.0 AGRICULTURAL DISTRICT (A)

### 5.1 PERMITTED USES

#### **5.1.2 Agricultural principal uses:**

- a) Field crops;
- b) Pastures for the raising of livestock (excluding ILO's); and
- c) Farmsteads, where located on a site of one quarter section or more.

#### **5.1.3 Accessory uses and building to agricultural or residential principal uses:**

- a) Farm buildings and structures for a permitted principal agricultural use on the site;
- b) Facilities for the sale direct to the consumer of crops grown by the agricultural operation;
- d) Orchards and vegetable, horticultural or fruit gardens, where accessory to a farmstead or existing residence; and
- e) Private garages, sheds, and buildings accessory to any single detached dwelling on the site.

#### **5.1.4 Ancillary uses permitted where ancillary to an agricultural principal use on the same site:**

- a) Beehives and honey extraction facilities;
- b) Facilities for the preparation for sale of crops grown by the agricultural operation;
- c) Fish farming; and
- d) Manure disposal for an ILO subject to section 3.10.

#### **5.1.4 Resource based uses, including accessory buildings and uses:**

- a) Petroleum exploration or extraction wells and related facilities;
- b) Petroleum pipelines and related facilities; and
- c) Mineral mines and extraction facilities.

#### **5.1.5 Other principal uses, including accessory uses and buildings, but not including a residence:**

- a) Places of worship, cemeteries, and non-residential schools;
- b) Radio, Television and microwave towers;
- c) Public parks and public recreational facilities;
- d) Historical and archaeological sites, and wildlife and conservation management areas;
- e) Public utilities, excluding solid and liquid waste disposal sites; and
- f) Municipal facilities.

### 5.2 DISCRETIONARY USES

#### **5.2.1 Agricultural discretionary principal uses:**

- a) Intensive livestock operations subject to section 5.4.1;
- b) Intensive agricultural operations, subject to section 5.4.2; and
- c) Rendering facilities and abattoirs.

#### **5.2.2 Residential discretionary uses:**

- a) Any residence or farmstead on a site of less than a quarter section; and
- b) Residences ancillary or accessory to a discretionary use.

#### **5.2.3 Ancillary discretionary uses:**

- a) Vacation farms, where ancillary to a farmstead on the same site;

- b) Bed-and-breakfast homes, where ancillary to a farmstead or residence on the same site;
- c) Home based businesses, where ancillary to a farmstead or residence on the same site, including personal care homes;
- d) Agricultural related commercial uses ancillary to a farmstead on the same site; and
- e) Kennels.

**5.2.4 Commercial principal uses:**

- a) Agricultural product processing;
- b) Agricultural equipment, fuel and chemical supply establishments;
- c) Agricultural service and contracting establishments;
- d) Grain elevators and related uses;
- e) Gravel pits and gravel crushing operations;
- f) Machine shops and metal fabricators;
- g) Machinery or automotive salvage or storage yards;
- h) Petroleum or mineral processing facilities;
- i) Recreational commercial uses, which are sports arenas, golf courses, tourist campgrounds, outfitter base camps, tourist base camps or other similar uses;
- j) Service stations and accessory restaurants; and
- k) Saw mill operations for the production of finished logs and lumber to be used as building materials which may include any accessory structures such as storage buildings and office and residence.
- l) Pulp and paper mill operations.

**5.2.5 Other principal uses:**

- a) Church residences and residential religious institutions;
- b) Residential schools;
- c) Institutional camps;
- d) Airports and private airstrips; and
- e) Solid and liquid waste disposal facilities, including soil farms for the rehabilitation of contaminated soils.

**5.2.6 Trees, Shrubs and Landscaping**

- a) Planting of trees or shrubs or placement of stone, earth, gravel piles, portable structures, machinery or other objectives within 150 ft from the centerline of a developed road or a municipal road allowance.

**5.3 REGULATIONS**

**5.3.1 Subdivision:**

- a) The subdivision of any land within the Agricultural District is subject to the policies contained in the Basic Planning Statement.

**5.3.2 Site requirements for principal uses:**

- a) Density: a quarter section, or portion thereof located within this district, may contain:
  - i) A maximum of 2 sites for any of agricultural, residential or commercial principal uses;
  - ii) One additional site for agricultural, residential or commercial principal use where the site to be added is physically separated from the remainder of the section by a registered

road plan or by a railway on registered right of way, and the site has direct access to a developed road;

- iii) Sites for resource based uses listed in section 5.1.4; and
- iv) Sites for other uses listed in Sections 5.1.5 and 5.2.5 (institutional and serve type uses).

### 5.3.3 Access:

- a) Development of a farmstead, residence, commercial use, institutional use, or other development requiring public access is prohibited unless the site abuts a developed road.
- b) For the purposes of this section "developed road" shall mean an existing paved or graded all-weather road on a registered right of way, or a road for which arrangements have been made with council to provide for the construction of the road on a registered right of way to a standard approved by council.
- c) A site to be created by subdivision shall not be permitted unless, where required for the proposed use, the proposed parcels and the remainder of the parcel being subdivided abuts, or has frontage on a registered developed road, including any road to be developed under a signed servicing agreement.

### 5.3.4 Farmsteads:

- a) A farmstead may contain the following where located on the same parcel:
  - i) A residence for the operator of an agricultural use;
  - ii) A bunkhouse or additional residence for employees and partners of the operator engaged in the agricultural operation;
  - iii) Facilities for the temporary holding of livestock raised in an operation, in lesser numbers than constitutes an IL) (unless approved as an ILO); and
  - iv) Buildings for permitted accessory and ancillary uses.

### 5.3.5 Building Setback Requirements:

- a) The minimum setback of buildings, including dwellings, from the centerline of a developed road, municipal road allowance, or a provincial highway shall be 45 m (148 ft.)
- b) 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:
  - i) The separation distance to an intensive livestock operation as regulated in section 5.4.1;
  - ii) 305 m (1000 ft) from a licensed public or private liquid waste disposal facility or 457 m (1500 ft) from a licensed public or private solid waste disposal facility;
  - iii) 305 meters (1000 feet) from a honey processing facility;
  - iv) Council may accept a lesser minimum separation distance to the above operations than required by clauses a, b and c as a special standard in the issuing of a development permit, where the applicant submits a written agreement to council between the land owner of the dwelling and the owner of the operation relating to such lesser distance (council will maintain a register of all such agreements).
  - v) 305 m (1000 ft) to a non-refrigerated anhydrous ammonia facility licensed by the Province of Saskatchewan;
  - vi) 600 m (1970 ft) to a refrigerated anhydrous ammonia facility licensed by the Province of Saskatchewan; and
  - vii) No dwelling or other building shall be located within the approach surface for any functional airport or airstrip.

## 5.4 SPECIFIC DEVELOPMENT STANDARDS FOR DISCRETIONARY USE

### 5.4.1 Intensive Livestock Operations

In order to manage the development of intensive livestock operations and surrounding land use interests, council will consider applications for development of an intensive livestock operation (ILO) and apply the following criteria:

#### a) Location Separation Criteria

In order to ensure ILO development occurs in acceptable locations, new ILO development proposed subsequent to the date of the adoption of this bylaw or a proposed expansion of an existing ILO (existing at the date of adoption of this bylaw) shall comply with the location separation criteria in Table 5.1, below:

Table 5.1

Location Separation Criteria for ILO to Specific Uses (in meters)

Specific Use	Animal Units				
	100-299	300-499	500-2000	2000-5000	>5000
Residence, tourist Accommodation or Campground	300 (450)	400 (600)	800 (1200)	1200 (1600)	1600 (2000)
A multi-parcel residential subdivision, hamlet, urban municipality <100	400 (600)	800 (1200)	1200 (1600)	1600 (2400)	2000 (2400)
Urban Municipality 100-500 population	800 (1200)	1200 (1600)	1600 (2000)	2400 (2400)	2400 (2400)
Urban Municipality 501-5000	1200 (1600)	1600 (2000)	2400 (2400)	3200 (3200)	3200 (3200)
Urban Municipality >5000	1600 (2000)	2400 (2400)	3200 (3200)	3200 (3200)	3200 (3200)

- \* Distances are measured between livestock facilities and building development, or site occupied for campground purposes.
- \* Numbers in brackets apply where open liquid manure storage facilities are used or proposed.
- \* Distances do not apply to residences associated with the operation.

#### b) Location Separation Criteria Reduction

Council, at its discretion, may consider lesser separation distances than given in Table 5.1, subject to the following:

##### i) Development Considerations

Where Council considers that a lesser separation distance than described in, Table 5.1, will not negatively impact the specific use or surrounding development, Council may grant a reduction of the location separation criteria. Prior to granting a reduction, Council will consult with the agencies Council considers appropriate in the specific case.

##### ii) Consultation within Prescribed Distances

The developer shall provide written notice that has been approved for notification by Council to the owner of a residence within the distance provided in Table 5.1, and to the hamlet board of a hamlet or Council of an urban municipality within the specified distance.

#### c) Public Consultation

- i) Council will advertise any proposal for an intensive livestock operation, as defined by this bylaw, and will provide an opportunity for public comment for a minimum of 21 days.
- ii) Council may hold a public meeting to provide information and to ensure community interests are considered before a decision is issued by the Council.

- iii) Council will make a decision on a proposed livestock operation within 45 days. If an extension is required, Council will notify the developer in writing, including reasons for the extension, and the length of the extension.

**d) Additional Information Requirements**

Council may require the proponent to obtain recommendations from appropriate agencies regarding water supply quality and quantity considerations, manure management plans, and other issues that council may require the proponent to address, for the purpose of ensuring public health and safety.

**e) Operational/Environmental Considerations**

The Agricultural Operations Act and other provincial legislation may apply to the development of an ILO. When considering the operational/environmental aspects of a proposed project, Council may refer to a development permit application to the appropriate agencies for advise and recommendations.

**f) Water Supply and Protection**

As a condition of approval, Council may:

- i) Require the project to undertake appropriate measures to minimize the risk of pollution of water sources; and
- ii) Require the applicant to demonstrate an adequate water supply is available for the development and that the supply for neighboring developments will not be adversely affected by the proposed operation.

**g) Manure Spreading and Incorporation**

As a condition of approval, Council may:

- i) Specify land which may, or may not, be used for the disposal of manure from an intensive livestock operation by spreading of manure, in order to minimize potential land use conflicts such as residences, planned residential development, recreational areas, tourist sites etc; and
- ii) Require manure to be incorporated into the soil within 24 hours of spreading, unless such incorporation is prevented by adverse weather conditions, in which case incorporation shall take place as soon as practical thereafter or by any other normal acceptable agricultural practice that Council may approve.

**h) Permit Conditions**

As a condition of approval, Council shall specify the maximum number of animal units for which the approval is made, and may impose development standards to reduce the potential for conflict with neighboring uses which specify the location of the holding areas, buildings or manure storage facilities on the site.

**i) Development Permits Required**

Development permits are required for any proposed:

- i) New ILO;
- ii) Expansion of an existing ILO;
- iii) Any temporary facility or part of a site; or
- iv) Alteration of animal species in the operation, if it meets the definition of an ILO, as defined in this bylaw.

**5.4.2 Intensive Agricultural Operations**

- a) In the application for an intensive agricultural operation, the applicant shall identify the proposed supply of water for the operation where intensive irrigation is required, which supply shall be sufficient to meet the needs of that operation without detrimental effects on the supply or ground water used by neighboring properties.
- b) The operation may include a farmstead or dwelling on the same site, subject to section 5.3.2.

#### **5.4.3 Keeping of Animals on Residential Sites Other than Farmsteads**

- a) Two (2) large animals (horses or cattle) will be permitted on a site of at least 2 ha (5 acres). Four (4) large animals will be permitted on a site of at least 4 hectares (10 acres) site. For each additional 1.2 ha (3 acres), one (1) additional large animal will be permitted. All other animals shall be limited to domestic pets of the residents of the site, but in no case shall the numbers exceed that equal to one animal unit.
- b) Animals shall not be pastured within 15 m (50 ft) of any dwelling not owned by the operator of the pasture or owner of the animals, and no building or structures intended to contain birds or animals shall be located within 30 m (100 ft) of a property line.

#### **5.4.4 Commercial Uses**

- a) Council may require special standards for the location, set back, or screening of any area devoted to the outdoor storage of machinery, vehicles, or vehicular parts in conjunction with a commercial operation including any salvage or vehicle storage yard.

## 6.0 LARGE ACREAGE DEVELOPMENT DISTRICT (LAR)

### 6.1 PERMITTED USES

The following are permitted uses in this district.

#### **6.1.1 Principal Uses:**

- a) Single detached dwelling;
- b) Mobile home on a permanent foundation;
- c) Field crops;
- d) Pastures for the raising of livestock (excluding ILO's); and
- e) Farmsteads, where located on a site of one quarter section or more.
- f) Public Utilities, except solid and liquid waste disposal facilities.

### 6.2 DISCRETIONARY USES

The following uses are discretionary in this district.

#### **6.2.1 Residential Uses:**

- a) More than four (4) single parcel sites per quarter section subject to the policies contained in the Basic Planning Statement.
- b) Residential storage facility.

#### **6.2.2 Commercial Uses:**

- a) Convenience stores with or without gas bars, all retail stores, commercial retail services, restaurants, and public accommodation establishments.
- b) Restaurants and other places for the sale and consumption of food and related items.
- c) Campgrounds.
- d) Storage facility.

#### **6.2.3 Institutional Uses:**

- a) Educational institutions.
- b) Places of worship and religious institutions.

#### **6.2.4 Recreational Uses:**

- a) Public sports fields and parks, rinks, arenas and community halls, public museums and libraries.
- b) Golf courses.
- c) Other public or non-profit recreational facilities.
- d) Marinas.

#### **6.2.5 Home based business, where ancillary to a residence on the same site.**

#### **6.2.6 Accessory uses including uses and buildings customarily accessory and subordinate to the discretionary principal use on the site.**

### 6.3 REGULATIONS

#### **6.3.1 Subdivision:**

- a) The subdivision of any land within the Large Acreage Residential District is subject to the policies contained in the Basic Planning Statement.



### **6.3.2 Site Area Requirements:**

- a) There shall be a maximum of 4 sites within any quarter section (as registered on a township plan) that may contain a residential development which may allow an accessory use.
- b) The minimum size of any site containing a single development shall be 2 hectares (5 acres);

### **6.3.3 Site Frontage Requirements:**

- a) The minimum site frontage of any development shall be 30 m. (100 ft).

### **6.3.4 Yard Requirements:**

- a) In any yard abutting a municipal grid road, main farm access, or provincial highway, all buildings shall be set back at least 45 metres (148 ft.) from the centerline of the road;
- b) A yard abutting any other road shall be set back at least 6 metres (20 ft);
- c) The minimum side yard shall be 1.5 metres (5 ft);
- d) The minimum rear yard for all principal buildings, except those abutting the bank of a lake, shall be 6 metres (20 ft), while the minimum rear yard for the accessory building shall be 1.5 m (5 ft);
- e) In any yard abutting the bank of a lake, the lake side shall be considered the rear yard and all principal and accessory buildings shall be set back at least 4.5 meters (15 ft);
- f) For the purpose of this section a lakefront lot shall include any lot proposed for development that abuts the bank of a lake, or abuts dedicated land that abuts the bank of the lake within 30 meters (100 ft) of the rear lot line.

### **6.3.5 Floor Area**

- a) Detached accessory buildings shall have a maximum floor area of 100 m<sup>2</sup> (1,076 ft<sup>2</sup>).

### **6.3.6 Residential Development**

- a) Mobile homes shall comply with section 3.3 and be securely attached to the ground and skirted with material compatible with the exterior finish of the mobile home and an approved septic system prior to occupancy.

### **6.3.7 Outside Storage**

- a) No outside storage shall be permitted in a yard abutting a road;
- b) Outside storage in a side or rear yard shall be screened by landscaping or vegetation so as not to be visible from a road.

### **6.3.8 Sign Size:**

- a) The maximum facial area of a sign on a residential site shall be 1.2 square metres (12.9 ft<sup>2</sup>).
- b) The maximum facial area of a sign on all other sites shall be 3.5 square meters (37.7 ft<sup>2</sup>), subject to section 3.5.

### **6.3.9 Keeping of Animals:**

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

## **6.4 SPECIFIC DEVELOPMENT STANDARDS FOR DISCRETIONARY USES**

### **6.4.1 Home Based Businesses:**

- a) Home based businesses shall comply with section 3.11;
- b) No home based business in this district shall include auto body repair or repainting operations;
- c) No heavy construction or industrial equipment or supplies shall be stored on any site for a home based business in this district.

- d) Council may apply special standards in the issuing of a development permit limiting the size of operation, and buildings used for the operation. Non-resident employees are not permitted in this district. Any increase in the operation as applied for or approved shall require a new discretionary approval.

**6.4.2 Bed-and-breakfast Homes:**

- a) Bed-and-breakfast homes shall comply with section 3.12;
- b) Council may apply special standards in the issuing of a development permit limiting the number of rooms or buildings that may be permitted in conjunction with the operation.

**6.4.3 Residential storage facilities:**

- a) For residential uses only, shall not contain or be used for commercial purposes.
- b) Limit of one (1) residential storage facility per parcel or lot.
- c) Site design and adequate buffering or screening may be required to mitigate adverse effects on adjacent land uses (i.e., noise).

**6.4.4 Storage facilities:**

- a) For commercial uses only, shall not be used for residential purposes.
- b) Approval conditions may be required regarding the location, size, and appropriate setback regulations.
- c) Road standards shall be appropriate for increased frequency and weights associated with the commercial development, and the developer may be required to enter into a servicing agreement to upgrade the road, and/or may be required to enter into a heavy haul agreement.
- d) Site design and adequate buffering or screening may be required to mitigate adverse effects on adjacent land uses (i.e., noise).

## **7.0 RESIDENTIAL DISTRICT (R)**

### **7.1 PERMITTED USES**

#### **7.1.1 Residential:**

- a) Single detached dwelling.
- b) Mobile home on a permanent foundation.

#### **7.1.2 Public Utilities, except solid and liquid waste disposal facilities.**

#### **7.1.3 Uses and buildings accessory to residential principal use on the site:**

- a) Private garages, whether detached or attached to a dwelling unit.
- b) Garden sheds used for the storage of non-industrial yard maintenance equipment.
- c) Greenhouses where accessory to a residential use.
- d) Orchards and vegetable, horticultural or fruit gardens, where accessory to a residence.

#### **7.1.4 Recreational Uses:**

- a) Public sports fields and parks;
- b) Rinks, arenas and community halls, public museums and libraries;

#### **7.1.5 Uses and buildings customarily accessory and subordinate to the principal use on the site.**

### **7.2 DISCRETIONARY USES**

#### **7.2.1 Residential uses:**

- a) Multi-unit Residential

#### **7.2.2 Commercial uses:**

- a) Convenience stores with or without gas bars, all retail stores, commercial retail service, restaurant, and public accommodation establishments; and
- b) Restaurants and other places for the sale and consumption of food and related items.
- c) Campgrounds.
- d) Operations for the production or finishing of materials for use in the production of buildings and structures or furniture.

#### **7.2.3 Recreational uses:**

- a) Golf Courses;
- b) Other public or non-profit recreational facilities.

#### **7.2.4 The following ancillary uses:**

- a) Bed-and-breakfast homes, where ancillary to a residence on the same site; and
- b) Home based businesses, where ancillary to a residence on the same site, including personal care homes.
- c) Dwellings ancillary to an institutional, recreational or commercial use.

#### **7.2.4 Accessory uses and buildings which form part of an approved discretionary use are permitted.**

### **7.3 REGULATIONS**

#### **7.3.1 Subdivision:**

- a) The subdivision of any land within the Residential District is subject to the policies contained in the basic Planning Statement.

#### **7.3.2 Site Area Requirements:**

- a) Residential: Minimum – 557 square metres (6,000 feet<sup>2</sup>)  
Maximum – 9,000 square meters (2 acres)
- b) Institutional and Commercial: Minimum – 1,000 square meters (10,764 ft<sup>2</sup>)  
Maximum – none
- c) There is no minimum site area for public utilities and municipal facilities;

**7.3.3 Site Frontage Requirements:**

- a) Residential: Minimum – 18 meters (60 feet)
- b) Institutional and Commercial: Maximum – 30 meters (100 feet)
- c) There is no site area for public utilities and municipal facilities.

**7.3.4 Yard Requirements:**

a. Principal Buildings:

i. Non-lakefront lots:

1. Minimum site frontage shall be six (6) metres (20 ft.).
2. Minimum side yard requirements shall be 1.5 metres (5 ft.).
3. Minimum rear yard requirement shall be six (6) metres (20 ft.).

ii. Lakefront lots:

1. Minimum site frontage shall be three (6) metres (20 ft.).
2. Minimum side yard requirements shall be 1.5 metres (5 ft.).
3. Minimum rear yard requirement shall be six (6) metres (20 ft.).

b. Accessory Buildings:

i. Non-lakefront lots:

1. Minimum site frontage shall be six (6) metres (20 ft.).
2. Minimum side yard requirements shall be 1.5 metres (5 ft.).
3. Minimum rear yard requirements shall be 1.5 metres (5 ft.).

ii. Lakefront lots:

1. Minimum site frontage shall be 1.5 metres (5 ft.); should any accessory building(s) have one or more vehicle doors that open onto an abutting lane or street, the minimum setback is three (3) metres (10 ft.) from the site line.
2. Minimum side yard requirements shall be 1.5 metres (5 ft.).
3. Minimum rear yard requirements shall be six (6) metres (20 ft.).

c. Decks:

- i. Open decks shall be required to be a minimum of 1.5 metres (5 ft.) from any site line.
- ii. Any covered deck that is attached to the roof of either an accessory or principal building shall be considered a part of said building, and subject to the yard requirements of that structure.
- iii. Gazebos shall be considered an accessory building, and subject to accessory building setback regulations.

- d. The yard requirements shall not apply to any public utility, municipal facility, or public recreational use.

**7.3.5 Floor Area:**

- a) Detached accessory buildings shall have a maximum floor area of 100 m<sup>2</sup> (1,076 ft<sup>2</sup>)

**7.3.6 Outside Storage:**

- a) No outside storage shall be permitted in a yard abutting a road.

- b) Outside storage located in a side or rear yard shall be screened by landscaping or vegetation so as not to be visible from a road.

**7.3.7 Sign Size:**

- a) The maximum facial area of a sign on residential sites is 1.2 square meters (12.9 ft<sup>2</sup>).

**7.3.8 Keeping of Animals:**

- a) Animals shall not be pastured within 15 meters (50 feet) of any dwelling not owned by the operator of the pasture or owner of the animals, and no buildings or structures intended to contain birds or animals shall be located within 30 meters (100 feet) of a property line.
- b) The use of vacant residential sites for pasture of animals is prohibited.

**7.3.9 Parking:**

Off street or off road parking shall be provided for each use according to the following schedule:

Permitted Principal Uses – Two parking spaces per dwelling unit;

Discretionary Uses: One parking space for each 1,000 meters<sup>2</sup> (10,764 ft<sup>2</sup>) of site area.

**7.3.10 Site Coverage Percentages**

- a) Total site coverage: Maximum – 60% of total site area (includes principal and all accessory structures)
- b) Accessory structure site coverage: Maximum – 30% of total site area

**7.3.11 Accessory and Ancillary Buildings and Structures**

- a) Time of Construction: Accessory and ancillary buildings shall not be constructed or placed on any site prior to construction of the principal building, except as follows:
  - i) Where a Development Permit has been issued for a principal building, Council may allow prior development of an accessory or ancillary building.
- b) Approval conditions may be required following the criteria listed within subsection 2.5.5. – *Discretionary Use Evaluation Criteria*.

**7.4 SPECIFIC DEVELOPMENT STANDARDS FOR DISCRETIONARY USE**

**7.4.2 Home Based Businesses:**

- a) Home based businesses shall comply with section 3.11.
- b) No home based business in this district shall include auto body repair or repainting operations.
- c) No heavy construction or industrial equipment or supplies shall be stored on any site for a home based business in this district.
- d) Council may apply special standards in the issuing of a development permit limiting the size of operation, and buildings used for the operation. Non-resident employees are not permitted in this district. Any increase in the operation as applied for or approved shall require a new discretionary approval.
- e) Council may apply special standards in the issuing of a development permit such as screening storage areas or fencing in yards adjacent to residential uses.

**7.4.3 Bed-and-breakfast Homes:**

- a) Bed-and-breakfast homes shall comply with section 3.12.
- b) Council may apply special standards in the issuing of a development permit limiting the number of rooms or buildings that may be permitted in conjunction with the operation.

**7.4.4 Protection of Trees and Vegetation:**

- a) No person shall cut or remove any tree located in this district, with a trunk diameter of more than 100 millimeters measured at a height of 1 meter above grade, without having first obtained a development permit pursuant to section 2.2;

- b) Council may issue a development permit which provides for the cutting or removal of trees where:
- i) The removal is, in their opinion, necessary to provide access to the site, required off-street parking, or access thereto in conjunction with a permitted use on the site;
  - ii) The trees are located within the area of a building for which a development permit has been submitted or is located on the property and is within 2 meters of the proposed building;
  - iii) The trees are located on the property within 2 meters of an existing building;
  - iv) The trees are, in their opinion, dead, dying, severely diseased, or damaged so as to pose a safety hazard, or;
  - v) The trees are too close together to allow proper growth, and the removal is for specific trees identified in the permit comprising less than one third of the trees located on the property and regulated under clause i);
  - vi) The tree removal is part of a fire-safe fuel reduction plan approved by Council.
- c) Clause i) shall not apply to removal of dead trees, to the cutting of severely damaged by weather, to the normal pruning and maintenance of trees, or to the maintenance of public spaces by the municipality;
- d) No person shall clear more than 500 square meters of land of natural bush, shrubs, or small trees, or any parcel of land, except as may be required for the development of streets in an approved subdivision, or except as specifically provided for in an approved development permit. In any development permit, Council may apply special conditions limiting the area of land cleared of natural bush, small trees or shrubs.

## **8.0 COMMERCIAL DISTRICT (C)**

### **8.1 PERMITTED USES**

#### **8.1.1 Commercial Uses:**

- a) Agricultural equipment dealers and service establishments;
- b) Agricultural seed, fuel and chemical supply establishments;
- c) Agricultural service and contracting establishments;
- d) Commercial nurseries and greenhouses, with or without retail sales;
- e) Confectionaries with or without gas bars;
- f) Construction trades without outdoor storage;
- g) Motor vehicle dealers and service establishments;
- h) Marine or recreational vehicle equipment dealers and service establishments;
- i) Motels and hotels;
- j) Personal service shops;
- k) Restaurants, and other places for the sale and consumption of food and related items;
- l) Retail stores; and
- m) Veterinary clinics and hospitals.

#### **8.1.2 Residential**

- a) One dwelling unit for the operator of a commercial use where ancillary to that use and located on the same site.

#### **8.1.3 Public Utilities, except solid and liquid waste disposal facilities.**

#### **8.1.4 Uses and buildings customarily accessory and subordinate to the principal use on the site, not including residences.**

### **8.2 DISCRETIONARY USES**

#### **8.2.1 Commercial Uses:**

- a) Abattoirs, hide defleshing and tanning facilities, and stockyards;
- b) Agricultural implement and prefabricated building component manufacturing;
- c) Agricultural product processing;
- d) Auction marts;
- e) Campgrounds;
- f) Outdoor storage yards for construction materials and extractive industries.
- g) Storage facilities, warehousing, supply and distribution facilities;
- h) Welding, machine shops and metal fabricating;
- i) Salvage yards, auto and machinery wreckers; and
- j) Wood and natural products processing and fabrication.

#### **8.2.2 Recreation Uses:**

- a) Commercial recreation facilities

#### **8.2.3 Solid and liquid waste disposal facilities**

## **8.3 REGULATIONS**

### **8.3.1 Site Area Requirements:**

- a) There is no minimum site area for public utilities and municipal facilities; and
- b) The minimum site area of all other uses shall be 1,000 m<sup>2</sup> (10,764 ft<sup>2</sup>).

### **8.3.2 Site Frontage Requirements:**

- a) There is no minimum site area for public utilities and municipal facilities; and
- b) The minimum site area of all other uses is 30 m (100 ft).

### **8.3.3 Yard Requirements:**

- a) In any yard abutting a municipal road allowance, municipal grid road, main farm access road, or provincial highway, all buildings shall be set back at least 45 m (148 ft) from the centerline of the road or road allowance.
- b) A yard abutting any other road shall be set back a minimum of 7.6 m (25 ft) (including a highway frontage road);
- c) There is no minimum set back requirements for a yard abutting a railway;
- d) Any other yard shall be set back a minimum of 3 m (10 ft); and
- e) The yard requirements shall not apply to any public utility or municipal facility.

### **8.3.4 Floor Area:**

- a) For all uses except public utilities, the maximum floor area shall be 30%.

### **8.3.5 Outside Storage:**

- a) Outside storage is prohibited in a required yard abutting a road, except for the display of vehicles or machinery in operating condition which are for sale, which shall be neatly arranged; and
- b) Outside storage located in a side or rear yard shall be suitably screened to the satisfaction of council.

## **8.4 SPECIFIC DEVELOPMENT STANDARDS FOR DISCRETIONARY USE**

### **8.4.1 Separation Distances:**

- a) All discretionary commercial uses shall be separated from a residence not occupied by the operator of the use, or a hotel, motel or restaurant, by a distance of at least 300 m (985 ft) unless the applicant can establish to the satisfaction of council that the use will not emit noxious odors, dust, smoke, sound or radio interference.

### **8.4.2 Solid and Liquid Waste Disposal Facilities**

- a) Development and maintenance of a solid and liquid waste disposal facility shall be subject to section 3.9.

### **8.4.3 Salvage Yards, Auto and Machinery Wrecking Yards**

- a) No wrecked, partially dismantled or inoperative vehicle or machinery shall be stored or displayed in any required yard abutting a road.
- b) Council may apply special standards as a condition of a discretionary use approval regarding the screening and location of areas for the storage and display of vehicles, machinery and parts thereof, designed to avoid an unsightly premise.

### **8.4.4 Discretionary uses Involving the Housing of Agricultural Animals**

- a) Council is governed by the location criteria contained in the Basic Planning Statement and Zoning Bylaw respecting discretionary approval for an ILO in the issuing of a permit for any use involving the sale, transshipment, housing, or confinement of agricultural animals.
- b) Council may apply special standards in the issuing of a development permit limiting the number of animals that may be harbored on the site at any point in time.



## **9.0 FOREST DISTRICT (F)**

### **9.1 PERMITTED USES**

#### **9.1.1 Natural Resource Harvesting**

- a) Logging, silviculture, timber processing, and related tree harvesting operations;
- b) Wild plant harvesting, or grazing;
- c) Commercial trapping, hunting and fishing;
- d) Mining, gravel extraction, and mineral resource exploration;
- e) Petroleum exploration, extraction, and related transportation and storage facilities.

#### **9.1.2 Recreational**

- a) Sport hunting and angling;
- b) Recreational trails;
- c) Picnic sites, camping, highway rest stops, and natural or historic interpretation sites;
- d) Public parks, and conservation areas or wild life management areas.

**9.1.3** Public utilities and municipal facilities, except solid and liquid waste disposal facilities.

**9.1.4** Accessory uses including uses and buildings accessory to principal uses on the site other than residences.

### **9.2 DISCRETIONARY USES**

The following uses are discretionary in this district.

**9.2.1** Residential – isolated single detached dwellings

**9.2.2** Recreational – outfitters, hunting base camps, and other guided recreational activity camps.

### **9.3 REGULATIONS**

**9.3.1** The requirements and regulations established by Saskatchewan Environment shall apply.

#### **9.3.2 Development Permit**

A development permit is required for the following only:

- i) All uses where it is proposed to subdivide the site and raise a title;
- ii) Any single detached dwelling, residence or other discretionary use;
- iii) A development permit is required for any permanent buildings in this district.

#### **9.3.3 Access**

- a) Council shall not be required to approve any development that requires permanent and legal access to a road, unless that site abuts a provincial highway;
- b) Council may deny any development where in its opinion the site requires the development of legal and physical access. Council may require as a condition of approval, the applicant to enter into an agreement to provide for the development and maintenance of suitable access and may require physical closure of a road when the site is abandoned.

## 10.0 DEFINITIONS

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

**ACCESSORY USE** – a use customarily incidental, subordinate, and exclusively devoted to the principal use or building and is located on the same site as the principal use or building.

**ACT** – *The Planning and Development Act, 1983*, as amended.

**ADMINISTRATOR** – the official administrator for the municipality pursuant to *The Municipalities Act, 2006*.

**ALTERATION** – any structural change or addition made to any building or storage.

**ANIMAL UNIT (A.U.)** – the kind and number of animals calculated in accordance with the following table:

Kind of Animal	Number of 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 - 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	
Bison	1
Elk, reindeer	4
Deer	7

**ANCILLARY USE** – a use that is secondary and subordinate in size, extent and purpose to the principal use on the same site, but is not necessary for the operation of the principal use on that site.

**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, 1983*.

**BED-AND-BREAKFAST HOME** – a dwelling unit, licensed as a tourist home under *The Public Accommodation Regulations*, in which overnight accommodation within the dwelling unit, along with one meal served before noon, is provided to the traveling public for a charge.

**BILLBOARD** – a private free standing sign, including supportive structures, which advertise 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, and which is greater than 2 square meters in facial area.

**BUILDING** – a structure used for the shelter or accommodation of persons, animals or chattels.

**BUILDING, ACCESSORY** – a subordinate detached building appurtenant to main building or main use and located on the same site, the purpose of which is to provide a better and more convenient function of the main building or main use.

**BUILDING PERMIT** – a permit issued under a building bylaw of the municipality authorizing the construction of all or part of any building.

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

**COUNCIL** – the Council of the Rural Municipality of Parkdale No. 498.

- 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.
- DEVELOPMENT PERMIT** – a document authorizing a development issued pursuant to this bylaw.
- DISCRETIONARY USE** – a use or form of development specified in this bylaw, which may be allowed following application to, and approval of the Council; and which complies with the development standards, as required by Council, contained in this bylaw.
- DWELLING, SINGLE DETACHED** – a detached building consisting of one dwelling unit as herein defined as occupied or intended to be occupied as a permanent home or residence, but shall not include a mobile home or trailer coach as herein defined.
- DWELLING UNIT** – one or more habitable rooms constituting a self-contained unit and used or intended to be used together for living and sleeping purposes by one or more persons.
- FARMSTEAD** - a single site which includes a residence of the farm operator and those buildings, or facilities that are related to the farm operation, and may include cropland and pastures.
- FLOOR AREA** - the maximum habitable area contained within the outside walls of a building, excluding in the case of a dwelling, any private garage, porch, veranda, sun lounge, unfinished basement, or attic.
- HAZARD LAND** – land which may be prone to flooding, slumping, subsidence, landslides, erosion, and any other instability, or is located within a flood plain or watercourse.
- HOME BASED BUSINESS** – a secondary occupation carried on by the occupants of a farmstead or residence ancillary to a permitted use.
- HIGHWAY SIGN CORRIDOR** – a strip of land parallel and adjacent to a provincial highway; where private signs may be permitted to advertise goods and services of local area businesses and attractions, as provided by regulations of the Department of Highways entitled *The Erection of Signs Adjacent to Provincial Highway Regulations, 1986*, as may be amended from time to time.
- INTENSIVE AGRICULTURAL OPERATIONS** – a principal use that produces a crop that is grown in buildings or under structures, using hydroponics techniques, or by use of intensive irrigation and fertilizer applications, but not including livestock operations
- INTENSIVE LIVESTOCK OPERATIONS** – the operation or facilities for the permanent or temporary rearing, confinement or feeding of poultry, hogs, sheep, goats, cattle, horses, or domesticated game animals in such numbers that the facility and portion of a site used for the operation:
- a) Will contain 100 or more animal units, and
  - b) Provides less than 370 m<sup>2</sup> (4,000 ft<sup>2</sup>) of space for each animal unit contained therein.
- LAKEFRONT LOT** – shall mean a site which has a rear site line that directly abuts the surveyed bank of a lake or whose rear site line is directly adjoining the bank across an intervening municipal, public or environmental reserve.
- MOBILE HOME** – a trailer coach or modular home:
- a) That is used as a dwelling;
  - b) That has water faucets and shower, or other bathing facilities, that may be connected to a water distribution system; and
  - c) That is equipped with facilities for washing and water closet or other similar facility, which may be connected to a sewage system.
- MODULAR HOME** – a factory built home that is manufactured as a whole or modular unit and is designed to be moved on a removable chassis to be used as one dwelling unit, and is certified by the manufacturer that it complies with the Canadian Standards Association Code CSA-A277 standard.
- MULTI-UNIT RESIDENTIAL** – land and improvements designed and used for or intended to be used for, or in conjunction with, a residential purpose and to accommodate four or more self-contained units within a parcel, or in the case of a condominium, any part of a parcel within the meaning of The Condominium Act, 1993 that is used for a residential purpose.
- MUNICIPALITY** – the Rural Municipality of Parkdale No. 498.
- NON-CONFORMING BUILDING** – a building:
- a) That is lawfully constructed or lawfully under construction, or in respect of which all required permits have been issued, at the date a zoning bylaw or any amendment to this bylaw

affecting the building or land on which the building is situated or will be situated becomes effective; and

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

**NON-CONFORMING USE** – any use of land, building, or structure lawfully existing at the time of the passing of this bylaw, the use of which does not comply with all the regulations of this bylaw governing the zone district in which it is located.

**PASTURE** – a site that is used for the raising and feeding of livestock by grazing.

**PERMANENT FOUNDATION** – any concrete pads, pilings made of any material, pony walls, cribbing, or other support structures made of concrete, wood, steel or other metal, placed on or anchored in the ground where a building will be constructed or installed.”

**PERMITTED USE** – a use or form of development allowed in a zoning district, subject to the regulations contained in this bylaw.

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

**PRINCIPAL USE** – a main activity conducted on a site.

**PRINCIPAL BUILDING** – the main building in which the principal use of the site is conducted.

**PUBLIC ROAD** – a road allowance or a legally surveyed road vested in the name of the Department of Highways.

**PUBLIC UTILITY** – a government or private enterprise, which provides a service to the general public.

**QUARTER SECTION** – a quarter sections as defined by the Township Plan of Survey of record in the Land Titles Office, exclusive of any registered road, road widening, or railway right of way, but including any partial quarter section defined on the Township Plan of Survey.

**REAL PROPERTY SURVEYOR'S REPORT** – means the plan and report prepared in respect of the survey performed for the purpose of certifying the location of all visible permanent and accessory structures relative to the boundaries of the parcel of land, and shall be completed by a Saskatchewan Land Surveyor.

**REEVE** – the Reeve of the Rural Municipality of Parkdale No. 498.

**RESIDENCE** – a single-detached dwelling on a site which is not used as a farmstead.

**RESIDENTIAL STORAGE FACILITY** – means a storage facility used for residential storage purposes only, where no business, occupation or service is conducted, and in which no space is rented for commercial vehicles to a non-resident of the premises.

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

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

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

**SITE** – any area of land with fixed boundaries and which has been registered in the Land Titles Office by Certificate of Title, and for which all portions of the land are consolidated under a single title.

**SITE COVERAGE** – the percentage of area of the site covered by all buildings and structures above ground level.

**SITE LINE, FRONT OR 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 frontage for a site that abuts a body of water shall mean the boundary separating the site from the street.

**SITE LINE, REAR** – the boundary at the rear of the site and opposite the front site line.

**SITE LINE, SIDE** – a site boundary other than a front or rear site line.

**STORAGE FACILITY** - means a storage facility used for commercial storage purposes, where business, occupation or service is conducted, and where space is rented for commercial storage to a non-resident of the premises.

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

**STRUCTURE** – anything that is built, constructed, or erected, located in, on, or over the ground, or attached to something located in or over the ground.

**SUBDIVISION** – a division of land, and includes a division of a quarter section into legal subdivisions as described in the regulations made pursuant to *The Land Surveys Title Act, 2000*.

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

**USE** – the purpose or activity for which a piece of land or its buildings is designed, arranged or intended, 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 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 sties is located, and the provision of electricity, potable water and toilet facilities to any of the persons, families, groups occupying any of such sites.

**WASTE DISPOSAL FACILITY, LIQUID** – a facility to accommodate any waste which contains animal, mineral or vegetable matter in solution or suspension, but does not include septic system for 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.

**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 that 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 that 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.