

RURAL MUNICIPALITY OF DUNDURN No. 314

ZONING BYLAW

Prepared for:

THE RURAL MUNICIPALITY OF DUNDURN No. 314

Prepared by:

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LANDSCAPE ARCHITECTURE AND COMMUNITY PLANNING
SASKATOON, SK

APRIL 2024



THE RURAL MUNICIPALITY OF DUNDURN NO. 314

ZONING BYLAW

BYLAW 06/2024

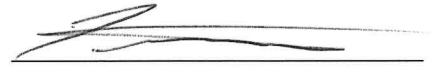
A Bylaw of the Rural Municipality of Dundurn No. 314 to adopt a Zoning Bylaw.

The Council of the Rural Municipality of Dundurn No. 314, in the Province of Saskatchewan, in open meeting assembled enacts as follows:

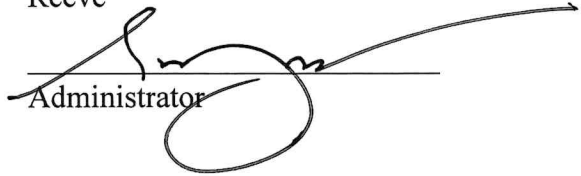
1. Pursuant to Section 34(1) of The Planning and Development Act, 2017 the Council of the Rural Municipality of Dundurn No. 314 hereby adopts the Rural Municipality of Dundurn No. 314 Zoning Bylaw, identified as Schedule "A" to this Bylaw.
2. The Reeve and Rural Administrator are hereby authorized to sign and seal Schedule "A" which is attached to and forms part of this Bylaw.
3. Bylaw No 09/2017 and all amendments to is hereby repealed.
3. This Bylaw shall come into force on the date of final approval by the Minister of Government Relations.

Read a first time this 16th day of April, 2024
Read a second time this 4th day of Sept., 2024
Read a third time this 4th day of Sept., 2024





Reeve



Administrator


Approved by:

Minister of Government Relations

THE RURAL MUNICIPALITY OF DUNDURN NO. 314

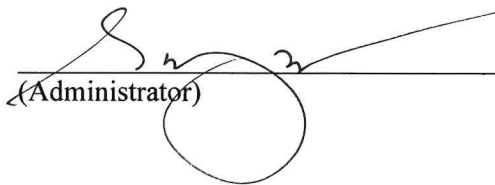
ZONING BYLAW

Being Schedule "A" to Bylaw No. 6-2024
of the Rural Municipality of Dundurn No. 314



(Reeve)






(Administrator)

Pursuant to section 37(1)(d) and 76 of *The Planning and Development Act, 2007*, the RM Dundurn No. 314 Bylaw No. 06-2024 is conditionally APPROVED subject to Council preparing and adopting amendments to include:

Stronger flood policies that directly section 6.7 of The Statements of Provincial Interest Regulations.

Standards regulating development in proximity to railways as required by subsection 49(j.1) of the PDA.

Within six months of the date of this decision.



Executive Director, for and on behalf of the
Minister of Government Relations

MAR 24 2025

Date: _____

Table of Contents

1	1 INTRODUCTION	1
1.1	Title	1
1.2	Scope	1
1.3	Purpose	1
1.4	Severability	1
2	INTERPRETATION	3
3	ADMINISTRATION	25
3.1	Development Officer	25
3.2	Application for Development Permit	25
3.3	Developments Not Requiring A Development Permit	25
3.4	Other Permit Requirements	26
3.5	Application Requirements	26
3.6	Development Permit Application Process	30
3.7	Discretionary Use Applications	31
3.8	Validity of a Development Permit	40
3.9	Amending the Zoning Bylaw	40
3.10	Development Appeals Board	40
3.11	Minor Variances	41
3.12	Fees	41
3.13	Zoning by Agreement	42
3.14	Temporary Development permits	43
3.15	Offences and Penalties	43
4	GENERAL REGULATIONS	45
4.1	Frontage on the Road	45
4.2	Development on Hazard Lands	45
4.3	Building to be Moved	46
4.4	Waste Disposal	46
4.5	Water	46
4.6	Storage of Chemicals, Fertilizers and Combustible Materials	46
4.7	One Principal Building Permitted on a Site	46
4.8	Non-Conforming Buildings, Sites and Uses	47
4.9	Mobile Home Dwellings	47
4.10	Public Works, Pipelines and Municipal Facilities	47
4.11	Vehicle Storage	47
4.12	Fences	47
4.13	Shipping Containers	48
4.14	Setback from Centre Line of Roads	49
4.15	Landscaping	50
4.16	Outside Storage and Waste Material Storage	51
4.17	Permitted Yard Encroachments	52
4.18	Prohibited Uses in All Districts	53
4.19	Building Lines	53
4.20	Bare Land Condominiums	53
4.21	Signs and Billboards	53
4.22	Temporary Uses	54

4.23	Visibility Clearance at Intersections.....	54
4.24	Membrane Covered Structures.....	55
5	SPECIAL STANDARDS AND REGULATIONS.....	55
5.1	Accessory Uses, Buildings and Structures.....	55
5.2	Campgrounds and Tourist Camps.....	59
5.3	Mobile Home Courts.....	60
5.4	Public Works in the Form of Solid and Liquid Waste Management or Disposal Facilities.....	60
5.5	Bed and Breakfast Homes and Vacation Farms.....	61
5.6	Custodial Care Facilities and Residential Care Facilities.....	61
5.7	Service Stations.....	62
5.8	Gas Bars.....	62
5.9	Above Ground Fuel Storage Tanks.....	62
5.10	Home-based Businesses and Farm-based Businesses.....	63
5.11	Outfitter Base Camps and Tourism Base Camps.....	64
5.12	Bulk Petroleum Tanks.....	64
5.13	Kennels (Boarding and Breeding).....	64
5.14	Auction Markets.....	64
5.15	Truck Stops.....	64
5.16	Solar Collectors.....	65
5.17	Wind Energy Facilities (one turbine).....	65
5.18	Wind Farms (two or more turbines).....	66
5.19	Dwelling Groups.....	67
5.20	Abattoirs, Meat Processing and Kill Facilities.....	67
5.21	Transloading Facilities.....	67
5.22	Oil and Gas Exploration and Development.....	68
5.23	Junk and Salvage Yards and Auto Wreckers.....	69
5.24	Crematoriums.....	69
5.25	Storage Garages.....	69
5.26	Communal Farm Settlements.....	69
5.27	Cannabis Production Facilities.....	70
5.28	Cannabis Retail Stores.....	70
5.29	Solar Farms.....	70
5.30	Swimming Pools.....	70
5.31	Water Dugouts.....	71
5.32	Recreational Vehicles.....	71
5.33	Docks.....	71
5.34	Recreational Vehicle (RV) Parks.....	71
6	ZONING DISTRICTS.....	74
6.1	Classification of Zoning Districts.....	74
6.2	Zoning District Maps.....	74
6.3	Boundaries.....	74
6.4	Regulations.....	75
6.5	Properties with More than One Zoning District.....	75
6.6	Transitional Zoning Provisions.....	75
7	DISTRICT SCHEDULES.....	76
7.1	A – Agriculture District.....	76
7.2	RR1 – Low Density Country Residential District.....	82

7.3	LD1 – Lakeshore Development District	86
7.4	RC – Resort Commercial District	90
7.5	C1 – Commercial and Light Industrial District.....	94
7.6	C2 – Commercial Recreation District	98
7.7	M1 – Industrial District.....	102
7.8	PR – Parks and Recreation District	106
7.9	IR – Institutional Recreation District	108
8	REQUIRED SEPARATION DISTANCES BETWEEN USES.....	110
9	MAPS	112

1 1 INTRODUCTION

1.1 TITLE

This Bylaw shall be known as the "Zoning Bylaw of the Rural Municipality of Dundurn No. 314".

1.2 SCOPE

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

1.3 PURPOSE

This is a Bylaw to control the use and development of the land in the municipality and assist in implementing the Official Community Plan for the Rural Municipality of Dundurn No. 314.

1.4 SEVERABILITY

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

2 INTERPRETATION

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

Accessory Building or Use: a building or use which:

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

Accessory Recreation Residence: a residence located within an accessory building, intended to allow for temporary accommodation which may include sleeping and / or sanitary facilities.

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

Agricultural Product Processing Plant: a facility meant for the transforming, packaging, sorting, or grading livestock or livestock projects, agricultural commodities, or plants to plant products into good that are used for intermediate or final consumption including goods for nonfood use.

Agricultural Service and Contracting Establishments: premises used for the supply of goods, materials or services that support agricultural uses including, but not limited to, the sale and storage of seeds, feed, fertilizer and chemical products and the rental, sale, repair or service of agricultural equipment or implements an any combination of the foregoing.

Agricultural Support Services: includes,

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

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

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

Amusement Park: a development including go-cart, paint ball and miniature golfing facilities, concessions and arcades, swimming pools, water slides, batting cages and other similar uses.

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

Animal, Exotic: any animal that is not domesticated in Saskatchewan and is wild by nature.

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

Kind of Animal	Number Equaling One Animal Unit
(1) <u>Poultry</u>	
(a) hens, cockerels, capons	100
(b) chicks, broiler chicks	200
(c) turkeys, geese, ducks	50
(d) exotic birds	25
(2) <u>Hogs</u>	
(a) boars or sows	3
(b) gilts	4
(c) feeder pigs	6
(d) weanling pigs	20
(3) <u>Sheep</u>	
(a) rams or ewes	7
(b) lambs	14
(4) <u>Goats, Etc.</u>	
(a) all (including llamas, alpacas, etc.)	7
(5) <u>Cattle</u>	
(a) cows or bulls	1
(b) feeder cattle	1.5
(c) replacement heifers	2
(d) calves	4
(6) <u>Horses</u>	
(a) colts or ponies	2
(b) other than colts or ponies	1
(7) <u>Bison</u>	
(a) Cows and Bulls	1
(b) Calves	4
(8) <u>Fallow Deer</u>	
(a) Fallow Deer	8
(b) Fallow Deer Fawns	32
(9) <u>Domestic Indigenous</u>	
(a) Elk	5
(b) Elk calves	20
(c) White-tailed Deer	8
(d) White-tailed Deer Fawns	32
(e) Mule Deer	8
(f) Mule Deer Fawns	32

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

Asphalt Plant: Stationary or mobile production unit that facilitates the combination of hot oil and aggregate mixture to create a final product classified as asphalt. Includes facilities for the administration or management of the business, the stockpiling, of bulk materials used in the production process or of finished products manufactured on the premises and the storage and maintenance of required equipment.

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

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

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

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

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

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

Bin Yard, Commercial Related: a bin yard that supports an agricultural related commercial or industrial use (see Use, Agricultural Related Commercial or Industrial).

Bin Yard, Farm Related: a bin yard that supports a farm operation (see Farm Operation).

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

Building Bylaw: any bylaw of the Rural Municipality of Dundurn No. 314 regulating the erection, alteration, repair, occupancy or maintenance of buildings or structures.

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

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

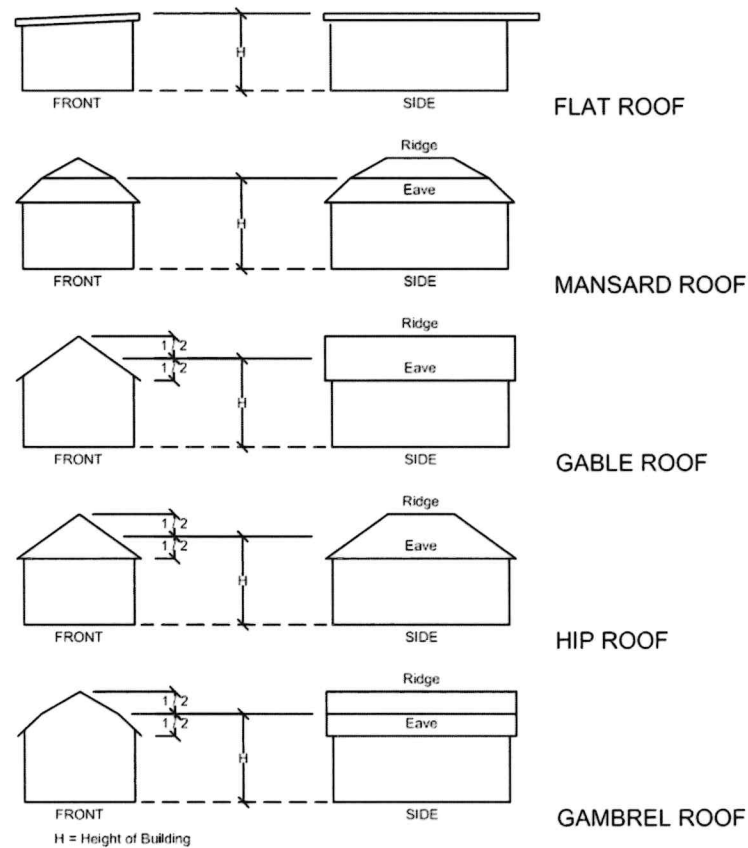


Figure 2-1: Interpretation of Building Height Measurement

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

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

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

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

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

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

Cannabis Production Facility: a facility, approved under federal and provincial regulations, that is used

in whole or in part for the planting, cultivation, testing, harvesting, processing and distribution of the cannabis plant and any of its derivatives.

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

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

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

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

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

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

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

Convenience Store: 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 Dundurn No. 314.

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

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

Custodial Care Facility: either:

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

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

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

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

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 or intensity of use of any building or land.

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

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

Dock: a structure used for the purpose of mooring boat(s) and for providing pedestrian access to and from the moored boat(s) and can consist of a single dock, wharf or pier, including walkway and access ramp.

Dugout: an excavation that holds water for agricultural use.

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

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

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

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

Dwelling, Manufactured Mobile Home: a mobile home that conforms to Canadian Standards Association, Construction Standard No. Z240 MH. Mobile homes are designed to provide permanent living accommodation within **manufactured home courts** or on other permitted sites. Mobile homes are built to be a transportable, single- or multiple-section, one-storey dwelling ready for occupancy on completion of set-up in accordance with the manufacturer's instructions.

Dwelling, Manufactured Park Model: a recreational vehicle that conforms to Canadian Standards Association, Construction Standard No. Z241. Park model trailers are designed to be relocated from time to time and provide seasonal living accommodations within long term campgrounds and other permitted sites.

Dwelling, Manufactured Recreation Vehicle: a recreational vehicle that conforms to Canadian Standards Association, Construction Standard No. Z240 RV. Recreational vehicles are designed to provide temporary living accommodation for campers or travelers; built as part of, or to be towed by, a motor vehicle; and includes truck campers, motor homes, tent trailers, fifth wheels, travel trailers and park model trailers.

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

- (a) forages and sod crops;
- (b) grains and feed crops;
- (c) dairy and dairy products;
- (d) poultry and poultry products;
- (e) livestock, including breeding and grazing;
- (f) fruits;
- (g) fish;

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

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

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

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

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

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

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

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

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

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

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

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

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

Green House: means a building or structure having a roof and/or walls constructed with transparent or

translucent materials and used for the growing of flowers, plants, shrubs, trees, and similar vegetation which are not necessarily transplanted outdoors on the same lot containing such greenhouse, but may be sold directly from such lot at wholesale or retail. For greater clarity, the retail sale of flowers, plants, shrubs, trees, and similar vegetation independent of their cultivation is not considered a greenhouse.

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

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

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

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

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

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

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

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

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

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

and portion of a site used for the operation:

- (a) will contain 100 or more animal units; and,
- (b) provides less than 314 m² of space for each animal unit contained therein, for 6 months or more of a calendar year.

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

Marina: a building, structure or place, containing docking facilities and located on a waterway, where boats and boat accessories are stored, serviced, repaired, rented, or kept for sale and where facilities for the sale of marine fuels and lubricants may be provided.

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

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

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

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

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

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

Motel: an establishment consisting of a group of attached or detached living or sleeping accommodations each with a bathroom, located on a lot or site and designed for use by the public, and may include a restaurant or licensed dining room.

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

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

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

Municipality: The Rural Municipality of Dundurn No. 314.

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

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

Non-Conforming Use: a lawful specific use:

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

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

Official Community Plan (OCP): the Official Community Plan Bylaw, as most recently amended, for the Rural Municipality of Dundurn No. 314.

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

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

- (a) hunting, taking or catching wildlife;
- (b) angling, taking or catching fish; and/or,

- (c) ecotourism, including the viewing and photographing of natural areas, flora and fauna.

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

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

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

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

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

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

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

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

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

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

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

Public Work: means:

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

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

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

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

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

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

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

Reeve: the Reeve of the Rural Municipality of Dundurn No. 314.

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

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

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

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

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

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

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

Rural Municipal Administrator: the Rural Municipal Administrator(s) for the Rural Municipality of Dundurn No. 314.

Safe Building Elevation (S.B.E.): the level defined by The Ministry of Municipal Affairs at time of subdivision and by municipal bylaw to which flood-proofing must be undertaken for developments in the

flood hazard area. The S.B.E. is calculated as the E.P.W.L. plus a freeboard value. The freeboard allows for uncertainties in the calculations, and for other possible hazards such as ice shove, ice jams, and erosion. The Saskatchewan Watershed Authority usually recommends a freeboard of 0.5 m for most situations. For dykes used as flood-proofing, a freeboard of 0.6 m is usually recommended. In areas with high uncertainty in the hydrology or hydraulic response of the lake or river, a freeboard of up to 1.0 m may be recommended.

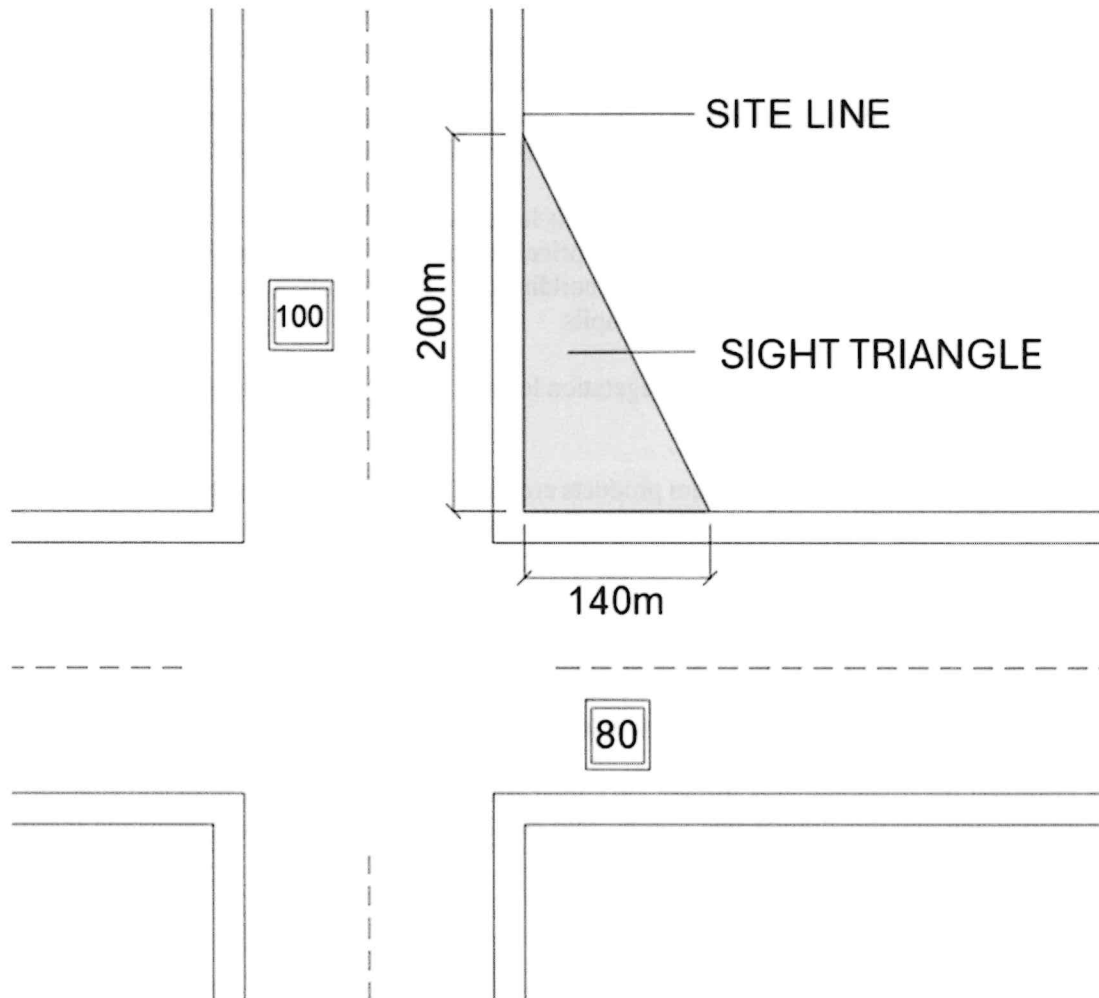
School: a body of pupils that is organized as a unit for educational purposes, that comprises one or more instructional groups or classes, together with the principal and teaching staff and other employees assigned to such body of pupils, and includes the land, buildings or other premises and permanent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

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

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

Shipping Container: shall mean an enclosed metal structure that is portable in nature, does not meet the definition of an accessory building and is designed to facilitate the transportation of goods by several different means of transportation of goods by several different means of transportation, and shall include intermodal shipping containers, transport truck trailers, and straight truck boxes.

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



DESIGN SPEED (KM/H)	STOPPING SIGHT DISTANCE (S.S.D.)
≤ 60	7.5 m
61 ≤ 90	140 m
> 90	200 m

Figure 2-2: Sight Triangle

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 advertise a use or building; or,
- (c) is visible from outside the building

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

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

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

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

Site Frontage:

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

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

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

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

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.

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



Figure 2-3: Illustration of Site Definition

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

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

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

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

Structure: 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 as described in the regulations pursuant to *The Land Surveys Act, 2000*.

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

Swimming Pools, Private: shall mean an artificially created basin, lined with concrete, fiberglass, vinyl or similar material, intended to contain water for the use of persons for swimming, diving, wading or other similar activity, which is at least 600 millimeters in depth and over 2.4m in diameter or 4.65m² of surface area, and includes inground pools, and above ground pools.

Telecommunications Facility: includes,

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

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

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

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

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

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

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

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

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

Trapping: the taking of fur animals by a trapper licensed under the *Wildlife Act, 1998* and associated

regulations, by means of traps, where the trapper has several traps operating at one time and checks them in a planned and regular manner, and may include temporary accessory buildings secondary and accessory to the use.

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

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

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

Use, Agricultural Related Commercial or Industrial: a service to the agricultural community such as grain and seed cleaning and drying, fertilizer distribution, implement and machinery assemblage, sale and service, veterinary clinics, hatcheries, apiaries, bulk fuel sales, stock yards, feed mills, oil seed processing plants, and other similar uses.

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

Use, General Industrial: any of the following activities:

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

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

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

Use, Petroleum Related Commercial: a service to the petroleum and natural gas extraction industry such as drilling and oil well servicing operations, hauling services and storage facilities and other similar uses.

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

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

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

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

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

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

Wholesale Establishment: 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.

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

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

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

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

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

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 this Bylaw and within which, unless specifically permitted, no building or structure, or part of a building or structure shall be erected.

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.

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

3 ADMINISTRATION

3.1 DEVELOPMENT OFFICER

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

3.2 APPLICATION FOR DEVELOPMENT PERMIT

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

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

3.2.3 Intensive livestock and poultry operations with 100 or more animal units shall be considered intensive livestock operations under this bylaw and will also require a development permit.

3.3 DEVELOPMENTS NOT REQUIRING A DEVELOPMENT PERMIT

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

3.3.2 Developments which do not require a development permit include:

(1) Farm Operations

Any buildings, conditions or activities which occur on a farm in connection with the commercial production of farm products, including agroforestry, but not including intensive livestock operations or intensive agricultural operations. Accessory farm buildings and structures, buildings intended for human habitation, or buildings meant to support a farm-based business where accessory to permitted farm operations **shall** require a permit.

(2) Small Accessory Buildings

Single storey accessory buildings with a building floor area less than 9.3 m² (100 ft²)

(3) Public Works

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

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

(4) Municipal Facilities

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

- (5) Maintenance
Maintenance and repairs that do not include any structural alterations.
- (6) Fences
Subject to provisions of Section 4.12 of this bylaw.
- (7) Temporary Confinement of Livestock
The temporary confinement of livestock during the winter months as part of a permitted farm operation.
- (8) Signs
Subject to the provisions of Section 4.21 of this bylaw.

3.4 OTHER PERMIT REQUIREMENTS

- 3.4.1 A building permit shall not be issued unless a Development Permit, where required, has been issued.
- 3.4.2 Nothing in this Bylaw shall exempt any person from complying with the requirements of a building bylaw or any other bylaw in force within the municipality, or from obtaining permission required by this or any other law or bylaw in the municipality, the province or the federal government.
- 3.4.3 Where the provisions in this Bylaw conflict with those of any other municipal, provincial or federal requirement, the higher and/or more stringent standards shall prevail.

3.5 APPLICATION REQUIREMENTS

- 3.5.1 Applications for a development permit and applications for a discretionary use, with the exception of applications for a home-based business, **shall** be accompanied by the following:
 - (1) The names, addresses and telephone numbers of the applicant, property owner and person or consultant who prepared the plans being submitted, including a local contact person.
 - (2) The proposed use of the site or building to be constructed, or the proposed use of the existing building floor area to be altered or occupied, including the area of the proposed building or renovations.
 - (3) The complete legal description of the subject property.
 - (4) A copy of a site plan, drawn to scale with appropriate dimensions, showing the following information:
 - (a) north arrow, roads adjacent to the site, all property boundaries, identified frontage of site, site area, site elevations, and the location of any existing buildings, structures, utility poles and wires, underground utilities, easements, building encroachments, and type and location of existing trees;
 - (b) the location and size of proposed buildings or structures, including all front, side and rear yard setback dimensions where relevant;
 - (c) the location and size of all entrances and exits to the site; and,

- (d) the method and location of on-site sewage disposal facilities and, where proposed, manure storage facilities, including a valid sewage disposal permit issued by Public Health.

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

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

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

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

- (2) Intensive Livestock Operation (ILO)

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

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

water quality and quantity purposes after the ILO has begun operation, and for reporting on same to Council; and,

(3) Intensive Agricultural Operation

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

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

(4) Industrial Use

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

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

(5) Hazardous Industrial Use

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

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

(6) Solid or Liquid Waste Management or Disposal Facility

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

- (a) of distances to the nearest land uses, development types and municipal limits, whether within the municipality or within an adjacent municipalities, listed in "Table 8-1 - Required Separation Distances Between Uses" and measured as specified in the notes to that table (refer to Section 3.3.2.2 of the Official Community Plan).

(7) New Communal Water or Sewer System:

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

(8) Dwelling in a Country Residential Zoning District

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

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

(9) Wind Energy Facility

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

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

of the development area;

- (ii) a decommissioning plan addressing the manner of physical removal of the facility, removal of any hazardous materials and site restoration to a natural condition, should the use of the facility be discontinued.

(10) Gravel Operations

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

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

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

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

3.6 DEVELOPMENT PERMIT APPLICATION PROCESS

- 3.6.1 The Development Officer shall review all applications for completeness and shall inform an applicant whose application is not complete of the information or documentation required to complete the application, and that the application will not be considered until it is complete and all applicable fees have been paid.

3.6.2 The Development Officer may submit any application to Council for a decision on the interpretation of the bylaw, or on special conditions provided in the bylaw, and shall inform the applicant of this action. Council or the Development Officer may require the applicant to provide such further information as may be required to make a decision.

3.6.3 Upon completion of the review of a complete application for development, the Development Officer shall issue a development permit for a development that complies in all respects with the requirements of this Zoning Bylaw, the Official Community Plan and *The Act*.

3.6.4 Where an application is made for a development permit with respect to a development for a discretionary use which has been approved by Council, the Development Officer shall issue a development permit subject to any specified development standards prescribed by Council pursuant to Section 56(3) of *The Act*.

3.6.5 Every decision of the Development Officer with respect to an application for a development permit shall be in writing and a copy of the decision shall be sent to the applicant.

~~3.6.6 The Development Officer may revoke a development permit where:~~

~~(1) the development permit has been issued in error; and/or,~~

~~(2) an approved development is not being developed or operated in accordance with the provisions of this Zoning Bylaw, or in accordance with the standards and conditions specified in the development permit.~~

3.6.7 The Development Officer shall give the reasons for denying ~~or revoking~~ a development permit.

~~3.6.8 Development permits shall be valid for a period of 24 months.~~

3.7 DISCRETIONARY USE APPLICATIONS

3.7.1 Discretionary Use Application Process

(1) The following procedures shall apply to discretionary use applications:

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

- will be considered by Council and will give notice by ordinary mail to assessed owners of property within 805 metres (0.5 miles) of the boundary of the applicant's land;
- (f) In addition to the requirements set out in (e) above, the Development Officer shall advertise the proposed discretionary use by mailing a copy of a notice of the application to the assessed owner of each property within 805 metres (0.5 miles) of the proposed discretionary use for the following:
 - (i) any new intensive livestock operation or expansion or alteration to an intensive livestock operation;
 - (ii) kennels;
 - (iii) wind energy facilities;
 - (iv) commercial use in/or adjacent to a residential district.
 - (g) Council shall consider the application together with the report of the Development Officer, and any written or verbal submissions received by Council;
 - (h) Council may reject the application or approve the application with or without conditions, including a condition limiting the length of time that the use may be conducted on site; and,
 - (i) The Development Officer shall notify the applicant of Council's decision by ordinary mail and/or e-mail addressed to the applicant at the address shown on the application form.
 - (j) Where an application for discretionary use is approved by resolution of Council, the Development Officer shall issue a development permit subject to any specified development standards prescribed by Council pursuant to Section 3.7.4 below.
 - (k) The Development Officers shall maintain a registry of the location and all the relevant details respecting the granting of the discretionary use approval.
- (2) Discretionary uses, discretionary forms of development, and associated accessory uses are subject to the development standards and applicable provisions of the zoning districts in which they are located. In approving any discretionary use to minimize land use conflict, Council may prescribe specific development standards related to:
- (a) site drainage of storm water;
 - (b) the location of buildings with respect to buildings on adjacent properties;
 - (c) access to, number and location of parking and loading facilities including adequate access and circulation for pedestrian and vehicle traffic;
 - (d) appropriate space for vehicle line ups for drive through commercial facilities in order to reduce disruption of traffic flows on adjacent roadways;

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

3.7.2 General Discretionary Use Evaluation Criteria

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

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

of persons residing or working in the vicinity or injurious to property, improvements or potential development in the vicinity.

3.7.3 Terms and Conditions for Discretionary Use Approvals

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

adherence to the above or any other requirements that Council may specify.

3.7.4 Use Specific Discretionary Use Evaluation Criteria

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

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

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

through the provision of buffer areas, separation distances and screening.

- (6) Auto body shops, construction trades and yards, transportation and trucking, freight handling facilities including railway, taxidermy and accessory tanning of hides, warehouses, manufacturing and processing, welding and machine shops, metal fabricators and storage yards:
 - (a) The location of the use will only be favourably considered where it can be demonstrated that the use and intensity is appropriate to the site and that it will have a minimal impact on the surrounding adjacent areas. Consideration may be given but is not limited to the following effects:
 - (i) municipal servicing capacity;
 - (ii) anticipated levels of noise, odour, smoke, fumes, dust, lighting, glare, vibration or other emissions emanating from the operation;
 - (iii) anticipated increased levels or types of vehicle traffic, unsafe conditions or situations for vehicles, cyclists or pedestrians; and / or
 - (iv) utilization of hazardous substances.
 - (b) All materials and goods used in conjunction with construction trades and manufacturing shall be stored within an enclosed building, or within an area hidden from view by screening;
 - (c) Warehouses and freight handling facilities shall be accessible from a major road network to avoid heavy traffic volumes on access roads. Consideration shall be given to the location of entry and exit points to the site and their interrelation with existing intersections or land constraints; and,
 - (d) No outside storage is permitted for a wholesale establishment.
 - (e) All manufacturing and assembly operations in conjunction with a light manufacturing plant shall be conducted within an enclosed building.
- (7) Asphalt and cement plants, gravel yards and coal yards:
 - (a) The location of the use will only be favourably considered where it can be demonstrated that the use and intensity is appropriate to the site and that it will have a minimal impact on the surrounding adjacent areas. Consideration may be given but is not limited to the following effects:
 - (i) municipal servicing capacity;
 - (ii) anticipated levels of noise, odour, smoke, fumes, dust, lighting, glare, vibration or other emissions emanating from the operation;
 - (iii) anticipated increased levels or types of vehicle traffic, unsafe conditions or situations for vehicles, cyclists or pedestrians; and / or

- (iv) utilization of hazardous substances.
- (8) Indoor/outdoor storage rental facilities, and recycling and collection depots:
- (a) The use shall be located, where practical, in a non-highly visible area, and screened to avoid any adverse visual impact. Landscaping and screening acceptable to Council shall be provided in all yards facing a public roadway or properties in residential use.
- (9) Campgrounds:
- (a) Wherever possible and appropriate, any existing trees and mature landscaping shall be retained;
 - (b) Solid waste storage facilities (including adequate spaces for both recycling and general waste bins) shall be provided on-site, appropriately located, and screened or landscaped to avoid any adverse visual impact from the road and within the development.
 - (c) There shall be adequate maneuvering space on-site; and,
 - (d) The prevention of on-street congestion caused by the ingress and egress of vehicles shall be considered.
- (10) Golf courses:
- (a) Consideration will be given to the compatibility of the golf course with adjacent land uses;
 - (b) Insofar as possible, proposed golf courses shall respond to the natural topography and drainways of the site, and employ minimal clearing of native vegetation;
 - (c) Buffers shall be provided to protect existing, adjacent neighbourhoods by mitigating the adverse impacts of sound, visibility and traffic;
 - (d) Council will consider the following as an asset in the development of a golf course:
 - (i) maximum use of existing landforms and native grasses and vegetation;
 - (ii) an alternative water source to potable water; and,
 - (iii) water conserving irrigation systems.
- (11) Intensive agricultural uses (excluding livestock) agricultural product processing, agricultural service and contracting establishments and agricultural equipment, fuel and chemical supply establishments:
- (a) The location of these agricultural uses will only be favourably considered where it can be demonstrated that the use and intensity is appropriate to the site and that it

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

- (i) municipal servicing capacity;
- (ii) anticipated levels of noise, odour, smoke, fumes, dust, lighting, glare, vibration or other emissions emanating from the operation;
- (iii) anticipated increased levels or types of vehicular traffic, unsafe conditions or situations for vehicles, cyclists or pedestrians; and/or,
- (iv) utilization of hazardous substances.

(12) Truck Stops:

- (a) An application for a truck stop shall provide documentation, to Council's satisfaction, as follows:
 - (i) The submission of an engineering report confirming an adequate potable water supply and sewage disposal system.
 - (ii) The submission of a traffic impact assessment, prepared by a professional engineer and satisfactory to the Ministry of Highways and Infrastructure, detailing level of service impacts and necessary infrastructure improvements.

(13) Hotels and motels:

- (a) The prevention of on-street congestion caused by the ingress and egress of vehicles shall be considered.
- (b) The site should be accessible from a major road network to avoid heavy traffic volumes on residential access roads.
- (c) Consideration should be given to the location of entry and exit points of the site and their relationship with existing intersections and adjacent residential units.

(14) Accessory dwelling units (business dwelling units):

- (a) Dwelling units shall be attached to the commercial or industrial establishment and shall have a main entrance separate from that of the principal establishment. An emergency exit must be provided in addition to the main entrance; and,
- (b) The minimum floor area of each dwelling unit shall be 28 square metres.
- (d) Vehicle car parking and access areas should not form a dominant element in the streetscape.

(15) Cannabis Production Facilities:

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

(16) Cannabis Retail Stores:

- (a) The location of cannabis retail stores will only favourably be considered where it can be demonstrated that the use and intensity is appropriate to the site and that it will have a minimal impact on the surrounding, adjacent areas, particularly residential areas.

3.8 VALIDITY OF A DEVELOPMENT PERMIT

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

3.9 AMENDING THE ZONING BYLAW

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

3.10 DEVELOPMENT APPEALS BOARD

- 3.10.1 Council shall appoint a Development Appeals Board in accordance with Sections 49(j) and 213 to 227 of *The Act*.
- 3.10.2 A person who wishes to appeal to the Development Appeals Board shall, within 30 days of the date of issuance of or refusal to issue a development permit, file a written notice of intention to appeal, and the appeal fee, with the secretary of the Development Appeals Board.

3.10.3 A person whose application for a discretionary use or development has been approved with prescribed development standards may appeal any development standards considered excessive, to the Development Appeals Board.

3.10.4 An appellant shall make the appeal within 30 days of the date of the issuance of, or refusal to issue, a development permit.

3.10.5 Nothing in this section authorizes a person to appeal a decision of the council:

- (1) refusing to rezone land; or,
- (2) rejecting an application for approval of a discretionary use.

3.10.6 In making an appeal to the Development Appeals Board, and hearing such appeal, the provisions of *The Act* shall apply.

3.11 MINOR VARIANCES

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

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

3.12 FEES


3.12.1 Amendment of the Zoning Bylaw

In addition to an application fee as per section 3.12.3, where a person requests Council to amend the Zoning Bylaw, that person shall pay to the municipality a fee equal to the costs associated with the public advertisement of the proposed amendment and the costs associated with providing direct written notice to owners of land that is the subject of the proposed amendment.

3.12.2 Application fees

- (1) An applicant for a development permit shall pay an application fee in accordance with the following:
 - (a) Permitted use: \$100.00
 - (b) Discretionary use: \$200.00
 - (c) Development Appeal Fee: up to \$300.00 as specified by the Development Appeals Board

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

~~(2) Detailed review costs:~~ 

- ~~(a) General: Where a development or subdivision proposal involves a detailed RM review, a plan or Zoning Bylaw Amendment, a development agreement, a servicing agreement, detailed development conditions, liability insurance, performance bonds, caveats, or RM legal and professional planning advice, Council may require the applicant pay the full cost of the additional application review and administration costs, as Council may determine by resolution.~~
- ~~(b) Items: Such costs may include Council meetings, RM legal and professional planning costs, municipal administration fees and RM site inspection fees, as determined by Council.~~
- ~~(c) Documentation: Such costs may be addressed and clarified in the RM Council specified documents, including development and servicing agreements.~~

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

- (a) Text amendments: \$400
- (b) Map amendments (see table below):
 Class 1 Districts: A, IR, PR
 Class 2 Districts: RR1, LD1
 Class 3 Districts: C1, C2, RC, M1, LC, RC

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

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

3.13 ZONING BY AGREEMENT

3.13.1 A zoning designation which is subject to an agreement entered into pursuant to the provisions of Section 69 of *The Act* and Section 6.1.4 of the Official Community Plan, shall be indicated on the Zoning District Map by the addition of the bylaw number authorizing the agreement after the zoning district designation.

3.14 TEMPORARY DEVELOPMENT PERMITS

- (1) The Development Officer may issue temporary development permits, with specified conditions for a specified period of time, to accommodate developments incidental to approved construction, temporary accommodation, or temporary asphalt plants.
- (2) Every temporary development or use shall be approved for a specified period, but in no case shall it exceed twelve (12) months.
- (3) Where a development permit for a temporary use is granted for less than twelve months, the permit may be renewed at council's discretion for another period of not more than twelve months.
- (4) Upon expiration of the period for which the temporary use was approved, the use shall be discontinued and all temporary structures removed.
- (5) A temporary use may be approved for development in any zone, unless specified elsewhere in this bylaw.
- (6) Council may, at its discretion, revoke a temporary development permit should the use violate any of the permit conditions, conflict with adjacent land uses or cause a nuisance. Permanent structures shall not be permitted in association with a temporary development permit.
- (7) Temporary uses include, but are not limited to the following.
 - (a) Temporary asphalt and asphalt mixing plants: Where such development complies with the Ministry of Environment's environmental guideline for Saskatchewan Asphalt plants.
 - (b) Small temporary, seasonally, or periodically used commercial topsoil stripping operations, including accessory equipment.
 - (c) Temporary accommodations: licensed contractors or developers may be authorized to erect a temporary accommodation, on or off site (e.g. campers, travel trailers, construction bunk house), excluding a mobile home

3.15 OFFENCES AND PENALTIES

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

4 GENERAL REGULATIONS

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

4.1 FRONTAGE ON THE ROAD

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

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

4.2 DEVELOPMENT ON HAZARD LANDS

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

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

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

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

4.2.3 Actions identified in an assessment prepared pursuant to Section 4.2.2 which prevent, change, mitigate or remedy hazards in lands deemed hazardous may be incorporated as conditions to issuance of any development permit that may be issued. Council may refuse a permit for any development for which, in Council’s opinion, the proposed actions are inadequate to address the adverse effects or will result in excessive municipal costs.

4.3 BUILDING TO BE MOVED

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

4.4 WASTE DISPOSAL

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

4.5 WATER

- 4.5.1 No development or use of land shall be permitted where the proposal will adversely affect domestic and municipal water supplies, or where a suitable, potable water supply cannot be furnished to the requirements of the Regional Health Authority and/or the Saskatchewan Water Security Agency.
- 4.5.2 Holding tanks and wells are not permitted for domestic use in the areas of the RM which can be serviceable from existing municipal water lines.

4.6 STORAGE OF CHEMICALS, FERTILIZERS AND COMBUSTIBLE MATERIALS

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

4.7 ONE PRINCIPAL BUILDING PERMITTED ON A SITE

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

- (1) public works;
- (2) institutional uses;
- (3) agricultural uses;
- (4) shopping centres;
- (5) indoor/outdoor storage facilities;
- (6) mobile homes in mobile home courts;
- (7) recreation facilities;
- (8) schools;
- (9) hospitals;
- (10) municipal facilities;
- (11) communal farm settlements; and,
- (12) ancillary uses.

4.8 NON-CONFORMING BUILDINGS, SITES AND USES

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

4.9 MOBILE HOME DWELLINGS

- 4.9.1 Wherever a single detached dwelling is allowed in the A-Agriculture District, it may be in the form of a mobile home dwelling, manufactured not more than 10 years from the current date, and meets CSA Z240(MH) certification, or a replacement thereof, and shall be attached to a permanent foundation, or securely anchored to the ground and skirted, prior to occupancy.

4.10 PUBLIC WORKS, PIPELINES AND MUNICIPAL FACILITIES

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

4.11 VEHICLE STORAGE

- 4.11.1 Notwithstanding anything contained in this Bylaw, no person shall use any site within the **RR1** or **LD1** zoning districts, for the parking or storage outside of an enclosed building, of more than:
 - (1) four (4) unlicensed vehicles within the **RR1** zoning district
 - (2) One (1) unlicensed vehicle within the **LD1** zoning district
- 4.11.2 Sections 4.11.1 shall not apply to permitted machinery or automotive salvage yards, auction markets or agricultural implement, recreational vehicle, automobile, marine and mobile home sales and service establishments.
- 4.11.3 Council may require that such vehicles be screened from roadways or neighbouring properties by landscape features or fences or a combination thereof.

4.12 FENCES

- 4.12.1 A principal building or use must be established on a site prior to the erection of a fence or a wall on the site.

- 4.12.2 A fence may be erected to safeguard public safety on a site during the period of construction of the principal building or use or due to the presence of a natural hazard on the site.
- 4.12.3 In any **RR1, LD1, RC or C2** district, no wall, fence or similar structure shall be erected in a front yard or on a site line adjacent to a front yard to a height of more than 1.0 metres above grade level.
- 4.12.4 In any **RR1, LD1, RC or C2** district, no wall, fence, screen or similar structure, excepting permitted accessory buildings or uses, shall be erected in a required side or rear yard, or on a site line adjacent to a required side or rear yard, to a height of more than 2.0 metres above grade level, except for lakefront sites, where the maximum height shall be 1.0 metres in or adjacent to any required rear yard except as required by section 5.30.
- 4.12.5 In the case of a corner site in any district, no hedge planting, tree, wall, fence, or similar structure, not being a building, shall be erected, placed, planted, or maintained within the Sight Triangle, as described in Figure 2-2 and Section 4.23 of this Bylaw, to a height greater than 1.0 metre.
- 4.12.6 No height limitations shall apply to the following:
- (a) Temporary construction fences;
 - (b) Fences associated with essential public services and utilities, public parks, playgrounds or public buildings.
 - (c) Notwithstanding the regulations set out above, all fences are subject to federal and provincial safety regulations.

4.13 SHIPPING CONTAINERS

- 4.13.1 Shipping containers shall be permitted in all districts as an accessory building, but are limited to two (2) per site in the **RR1, LD1** Districts as per the table below;

Size of Site	Maximum Cumulative Container Size
Under 2 acres	170 sq feet
2 acres – 5 acres	330 sq feet
Over 5 acres	660 sq feet

- 4.13.2 Shipping container, permitted under subsection (1), shall only be used for shipping or storage purposes accessory to the principal use of the site and shall comply with the site requirements for accessory buildings for the applicable zoning district.
- 4.13.3 Shipping containers, permitted under subsection (1), shall:
- (1) meet the requirements of *The National Building Code of Canada* as applicable.
 - (2) Meet the setback requirements of accessory buildings within each Zoning District except as otherwise stated.

- (3) Not be modified to have any windows, plumbing, electrical or mechanical improvements or modifications.
- (4) Not be stacked more than two containers high.
- (5) Not be used for:
 - (a) human habitation
 - (b) the storage of dangerous goods
 - (c) the purpose of advertising
- (6) Be screened from public view with a fence, covered in siding or painted to match the principal residence

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

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

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

- (1) be located so as not to create a safety hazard; and

4.14 SETBACK FROM CENTRE LINE OF ROADS

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

4.14.2 Notwithstanding section 4.14.1, in any A – Agricultural District, wire agricultural fencing may be placed up to 0.3 metres away from any site line abutting a municipal road allowance, grid road, main farm access road or provincial highway.

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

with signage.

- 4.14.4 Excluding buildings, where a person wishes to plant or place an object as listed in Section 4.14.1, that does not meet the requirements, an application to Council is required, and Council may through a resolution, reduce the setback requirement providing the proposal does not create a traffic safety hazard in the sight triangle, as herein defined.

4.15 LANDSCAPING

4.15.1 Landscaping compliant with the rest Section 4.15 may be provided in the following areas:

- (1) The first three (3) metres of the minimum required front yard measured from the front property line.
- (2) In the case of a corner site, the side yard abutting the flanking street to a minimum perpendicular width of three (3) metres.
- (3) In the case where a site abuts a residential district, the side or rear yard abutting the residential district to a minimum perpendicular width of three (3) metres.
- (4) One and half (1.5) metres from any yard measured from the property line, except where larger setbacks are required within this bylaw.

4.15.2 General Landscaping Regulations:

- (1) Where this Bylaw specifies that landscaping is required, it shall be developed and maintained in accordance with the following standards and policies:
 - (a) Plant material shall be species capable of healthy growth in the region and shall conform to the current Canadian Standards for Nursery Stock of the Canadian Nursery Landscape Association;
 - (b) Areas designated for planting shall be provided with adequate means of irrigation commensurate with landscaping requirements;
 - (c) Landscaping required to be provided within front or side yards shall not be used for any purpose except for signs or structures otherwise permitted, or driveways leading to a parking or loading facility;
 - (d) Required landscaping shall be completed in accordance with the approved landscape plan by the end of the construction season in which occupancy, partial occupancy, or use of the building or site has taken place. When occupancy, partial occupancy, or use of the building or site has taken place after the end of the construction season, all required and approved landscaping shall be completed by June 1st of the following year. For the purposes of this section, 'construction season' means May 1st through October 31st of the same calendar year; and,
 - (e) Required and approved landscaping shall be suitably maintained in a neat and tidy condition at all times, and plant material installed or retained shall be maintained in healthy, vigorous condition at all times.

4.15.3 The Development Officer may not approve an application for a development permit in the event that:

- (1) Any required landscape plans have not been submitted; or,
- (2) Any required landscape plans do not, in the opinion of the Development Officer, provide an adequate or suitable degree of landscaping necessary to enhance the visual amenity of the site or provide a visual screen where required by this Bylaw.

4.15.4 Landscaping shall be a condition of the issuance of a development permit when the existing use of a building or structure is significantly enlarged, undergoes a significant capacity increase, or is changed to a new use.

4.15.5 Any landscaping, including planting thereon, which is required to be provided by this Bylaw shall be maintained in a healthy growing condition or shall otherwise be replaced.

4.15.6 Any land for landscaped open space shall be included in any calculation of site area, setbacks, density or yard requirements as required by this Bylaw.

4.15.7 Requirements for Landscape Plans:

- (1) When landscaping is required under this Bylaw, landscaping plans shall be attached to a development permit application and shall form part of that application. The landscape plans shall be prepared in accordance with Section 4.15.7 (2).
- (2) Landscape Plan Submission Requirements:
 - (a) Two copies of every landscape plan must be submitted to the satisfaction of the Development Officer, showing, to scale, all physical features, including existing and proposed grades, the size and type of existing vegetation to be removed and retained, the size, type and location plant material to be provided, the location of hard landscaping such as fences, retaining walls, walkways and curbs, and the details of the proposed irrigation system, including the location of any outside hose bibs.
 - (b) A declaration, signed by the property owner and applicant, shall be affixed to required landscape plans, specifically acknowledging that the landscaping specified on the plans is a condition of the issuance of a development permit for the property and that such development will be complete by the date set out in the development permit.

4.16 OUTSIDE STORAGE AND WASTE MATERIAL STORAGE

4.16.1 Where permitted in association with any approved industrial or commercial land use, all outside storage, including storage of garbage or waste materials, is subject to the following requirements:

- (1) No outside storage shall be located in the front yard, except for the neatly arranged display of items for sale.
- (2) Outside storage in a side or rear yard shall be screened from adjacent sites by a fence at least 1.9 metres in height, or a combination of fence and soft landscaping screening a

minimum of 1.9 metres in height.

- (3) Unless otherwise directed by this Bylaw, garbage and waste material shall be stored in weatherproof and animal-proof containers and shall be visually screened from all adjacent sites and public thoroughfares.

4.17 PERMITTED YARD ENCROACHMENTS

4.17.1 The following are not considered encroachments and shall be considered part of the principal or accessory building and all applicable regulations will apply to it as it would be to the principal or accessory building:

- (1) any deck or floor area attached to a principal or accessory building that has a permanent roof structure and/or solid glass, or screen walls;
- (2) any private garage attached to a principal building; and
- (3) balconies.

4.17.2 The following yard encroachments shall be permitted in any required yard:

- (1) steps 1.6 metres or less above grade level, as measured at the highest point of the steps, that are necessary for access to a permitted building or for access to a site from a street or lane;
- (2) window sills, eaves, gutters, belt courses, pilasters or other similar vertical columns, cornices, bay windows, chimneys and similar non-structural alterations may project a distance of 0.6 metres from the building into any required yard, but not closer than 0.5 metres to a site line;
- (3) raised patios, decks and sidewalks not more than 0.6 metres above grade level, as measured at the outside edge of the patio, deck or sidewalk.
- (4) trees, shrubs, walkways, trellises or flag poles, so long as these fixtures do not extend into or over public land; and,
- (5) lighting fixtures and lamp posts.
- (6) In rear yards:
 - (a) raised patios and decks measuring more than 0.6 metres in height above grade, and canopies having a projection of not more than 3.0 metres into the required rear yard, provided they are located at least 3.0 metres from the rear site line.
- (7) In side yards:
 - (a) raised patios and decks measuring more than 0.6 metres in height above grade, and canopies provided they do not project into more than 25% of the required side yard.

4.18 PROHIBITED USES IN ALL DISTRICTS

- 4.18.1 The breeding of rats and other rodents and crickets and other insects is prohibited in all zoning districts in the municipality.
- 4.18.2 The keeping of wild boars is prohibited in all zoning districts in the municipality.

4.19 BUILDING LINES

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

4.20 BARE LAND CONDOMINIUMS

- 4.20.1 Regulations and development standards for buildings, uses and sites in all zoning districts shall also apply to uses and bare land units that are part of a bare land condominium plan.

4.21 SIGNS AND BILLBOARDS

4.21.1 Signs Located in Highway Sign Corridor

- (1) Signs located in a highway sign corridor shall be regulated by the requirements of "*The Erection of Signs Adjacent to Provincial Highway Regulations, 1986*".

4.21.2 Signs in Residential Districts

- (1) Signs and billboards will be prohibited in any residential district in the municipality except for signs advertising the principal use of a premises or the principal products offered for sale on a premises. Permitted signs shall be subject to the following requirements:
- (a) No more than two (2) signs shall be permitted on the premises.
 - (b) No sign shall be in excess of 0.37 m² in sign face area, but the two permitted signs may be combined and the total sign face area shall not exceed 0.74 m². Each sign may be double faced.
 - (c) No sign shall be illuminated unless the source of light is steady and suitably shielded.
 - (d) The maximum height of any sign shall be 3.5 metres.

4.21.3 Signs in Non-Residential Districts

- (1) Signs and billboards that are not located in a highway sign corridor or a residential district, and that advertise an agricultural use, commercial use, industrial use, farm or home based businesses, institutional use, the principal use of the premises or the principal products offered for sale on a premises located within the municipality, are subject to the following requirements:
- (a) No more than two (2) signs shall be permitted on the premises.

- (b) No sign shall have a facial area in excess of 3.3 m² in area, but the two permitted signs may be combined and the total facial area shall not exceed 6.6 m². Each sign may be double faced.
- (c) No sign shall be illuminated unless the source of light is steady and suitably shielded.
- (d) the maximum height of any sign shall be 6.0 metres.

4.21.4 Signs on Municipal Property

- (1) No signs shall be allowed on municipal reserves, buffer strips, walkways, or land owned by the municipality unless they conform to the provisions of this Bylaw and unless permission is received in writing from Council.
- (2) No sign shall have a facial area of more than 0.4 m².
- (3) The maximum height of any sign shall be 3.5 metres.

4.22 TEMPORARY USES

- 4.22.1 Temporary uses will be permitted where appropriate in individual zoning districts at the discretion of Council.
- 4.22.2 All temporary uses must be located on an existing site; no subdivision will be permitted for temporary uses.
- 4.22.3 Any buildings placed on sites where a temporary use is permitted must be removed on or before the expiry period allowed for the use, unless the construction of a permanent building is specifically permitted by Council.
- 4.22.4 The site must be restored to the same condition as it was prior to the beginning of the temporary use once the temporary use has ceased.
- 4.22.5 Council may require a performance bond from the applicant to ensure acceptable remediation of the site.

4.23 VISIBILITY CLEARANCE AT INTERSECTIONS

- 4.23.1 In any district, nothing shall be built, erected, placed, planted, parked or allowed to grow so as to obscure vision at a height of one (1) metre or greater above the elevation of the centre of the abutting street or lane within the triangular area labelled as "Sight Triangle", with distances measured accordingly, in Figure 2-2 in Section 2 of this Bylaw.
- 4.23.2 Within the sight triangle, as herein defined, the following uses are permitted:

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

4.24 MEMBRANE COVERED STRUCTURES

- 4.24.1 Membrane covered structures shall be permitted as an accessory use in all districts.
- 4.24.2 Development applications for membrane covered structures must include a drawing stamped by a Professional Engineer to ensure the structure will meet the requirements of the National Building Code and shall be installed securely anchored to the ground, when applicable.
- 4.24.3 In any Zoning District, a membrane covered structure may obtain approval as a temporary use, for a period not to exceed seven (7) days in a calendar year.

5 SPECIAL STANDARDS AND REGULATIONS

5.1 ACCESSORY USES, BUILDINGS AND STRUCTURES

5.1.1 Accessory uses and buildings shall be subordinate to, and located on the same site at the principal building or use, and used in conjunction with that principal use.

5.1.2 Time of Construction:

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

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

5.1.3 Height of Accessory Buildings:

- (a) Lakeshore Development Districts:
 - (i) Detached accessory buildings in any LD1 District are not to exceed the height of the principal dwelling, and in no case shall an accessory building exceed a height of 10 metres.
- (b) Low Density Country Residential Districts:
 - (i) Detached accessory buildings in any RR1 District, are not to exceed the height of the principal dwelling, and in no case shall an accessory building exceed a height of 10 metres.

- (ii) Notwithstanding Section 5.1.3 (b)(i), Council may, at its discretion, permit the development of an accessory building that exceeds the height of principle building or 10 metres where it can be demonstrated that it will have minimal impact on the surrounding, adjacent areas, particularly along the residential zone interface.
- (c) Agricultural, Commercial and Industrial Districts:
 - (i) Detached accessory buildings in any agriculture district, commercial district or industrial district: No height restrictions.

5.1.4 Area of Accessory Buildings:

- (a) LD1 – Lakeshore Development Districts:
 - (i) Maximum - 232 square metres.
- (b) RR1 – Low Density Country Residential Districts
 - (i) Maximum – shall not exceed maximum site coverage.
 - (ii) Notwithstanding Section 5.1.4(b)(i), the Development Officer or CAO or representative may, at its discretion, permit the development of an accessory building that exceeds the maximum site area where it can be demonstrated that it will have minimal impact on the surrounding, adjacent areas, particularly along the residential zone interface.
- (c) A – Agricultural, RC – Resort Commercial, C1 - Commercial and Light Industrial, C2 – Commercial Recreation, M1 – Industrial, PR – Parks and Recreation and IR – Institutional Recreation Districts:
 - (i) Maximum - no area restrictions.
- (d) Where this bylaw specifies the maximum building floor area for accessory buildings, that area shall mean the combined building floor area of all accessory buildings on site.
- (e) The floor area of all principal and accessory buildings on a site shall not exceed the maximum site coverage, where required.

5.1.5 Location of Accessory Buildings:

- (a) LD1 – Lakeshore Development Districts:

For the purposes of this section, *lakefront residential site* shall include any residential site that abuts the bank of the lake, or abuts public, municipal or environmental reserve land that abuts the bank of the lake. Detached accessory buildings in lakeshore residential districts are subject to the following regulations:

- (i) *Front Yard*

- a. *Front Yard*: minimum – same as principal use, shipping containers prohibited except as per Section 4.13.4
- (ii) *Rear Yard*
 - a. lakefront residential: minimum - 4.5 metres
 - b. all other residential sites: 1.5 metres
- (iii) *Side Yard*: minimum 1.5 metres
- (b) RR1 – Low Density Country Residential

Detached accessory buildings in all country residential districts are subject to the following regulations:

 - (i) *Front Yard*: minimum – same as principal use, shipping containers prohibited except as per Section 4.13.4
 - (ii) *Rear Yard*: minimum – 3 metres
 - (iii) *Side Yard*: minimum – 3 metres
- (c) Detached accessory buildings in any agricultural, commercial, industrial or parks and recreational district are subject to the following regulations, with the exception of bin pads and grain storage systems in the A- Agriculture which shall be set back 10 metres from adjacent sites:
 - (i) *Front Yard*: minimum - same as principal use
 - (ii) *Rear Yard*: minimum – 6.0 metres
 - (iii) *Side Yard*: minimum – 3.0 metres

5.1.6 Accessory dwelling units shall only be permitted to accommodate:

- (a) a farm dwelling as a residence for an operator, or for employees and/or partners engaged in farm operation, intensive livestock operation, or intensive agricultural operation, subject to Section 3.5.2.2 of the Official Community Plan.
- (b) a business dwelling as a residence for an operator, manager, an employee and/or partner engaged in a commercial or industrial operation in a commercial or industrial zoning district, subject to the following provisions:
 - (i) the dwelling unit must be physically attached to the primary building where commercial or industrial operations are underway;
 - (ii) the business dwelling shall have a main entrance separate from that of the commercial or industrial establishment;

- (iii) an emergency exit must be provided in addition to the main entrance; and
 - (iv) the minimum floor area of each dwelling unit shall be 28 square metres.
- (c) a garden suite, subject to the following provisions:
- (i) Garden suites shall be constructed at grade and without a basement.
 - (ii) Mobile homes, subject to all wheels and axles being removed, may be used as garden suites in the A - Agriculture District; they shall not be used as garden suites in any other zoning district.
 - (iii) Services:
 - a. *Water and Sewer:*
A garden suite shall be connected to an approved water and sewer system .
 - b. *Other Services:*
All other services (cable, electrical, natural gas, telephone) may have separate connections or connect to those services of the principal residential building.
 - (iv) A minimum of one offsite parking stall shall be provided for a garden suite.
 - (v) Council may approve a garden suite as a discretionary use for a temporary period of up to 24 months on the same site with a principal residential use for which a development permit has been issued in the following zoning districts:
 - a. A - Agriculture District
 - b. RR1 – Low Density Country Residential
 - c. LD1 – Lakeshore Development

A new approval will be required for the continuation of use for additional 24 month periods, and requires that the garden suite continues to adhere to the other requirements of Sections 5.1.6.
 - (vi) A garden suite shall not be issued a permit on a site that has a rental suite. Refer to Section 5.1.7.
 - (vii) Evidence shall be provided by the applicant to the Municipality that the occupant(s) of the garden suite require care and support provided by the residents of the principal dwelling unit, or are required to provide care and support to residents of the principal residential dwelling unit.
- (d) Communal dwelling(s) as residences for colonies, engaged in a farm operation, intensive livestock operation, or intensive agricultural operation, subject to Section 3.5.2.2 of the Official Community Plan
- (i) All dwelling(s) must be located on a site conforming to all requirements

of the Zoning Bylaw.

- (ii) Utilities, including sewage disposal systems, must meet provincial standards.

5.1.7 Rental Suites:

- (1) A Rental Suite may be permitted as a discretionary use to any Single Detached Dwelling in any zoning district, subject to approval of a Building Inspector hired or contracted by the Rural Municipality. Rental Suites are subject to the following requirements:
 - (a) Cooking facilities, food preparation, sleeping and sanitary facilities within the structure and which are physically separate from those of the principal dwelling.
 - (b) The suite also has an entrance separate from the entrance to the principal dwelling, either from a common indoor landing or directly from the side or rear of the structure.
 - (c) The suite may not be established on a site where a Garden Suite or Business Dwelling is located.

5.2 CAMPGROUNDS AND TOURIST CAMPS

- (1) The applicant for a development permit for a campground or tourist camp shall provide the Development Officer with a plan of the site, identifying any buildings, uses of land and the location of all roadways and recreation vehicle or tent campsites sites with dimensions. The addition or rearrangement of sites, the construction or moving of buildings, the material change in use of portions of land, or the filling or clearing of land shall require a development permit, and the applicant shall submit for approval an amended plan incorporating the proposed development.
- (2) A campground or tourist camp shall have, within its boundaries, a buffer area abutting the boundary of not less than 4.5 metres in width, which shall contain no buildings.
- (3) A site for each recreation vehicle and campsite permitted in the campground or tourist camp shall be designated and clearly marked on the ground.
- (4) Each site shall have a minimum area of 150 square metres.
- (5) No portion of any campsite shall be located within an internal roadway or required buffer area.
- (6) Each site shall have direct and convenient access to a developed internal roadway, which shall not be located in any required buffer area.
- (7) Each recreation vehicle shall be located at least 4.5 metres from any other recreation vehicle and each site shall have dimensions, location and orientation sufficient to allow for such location of recreation vehicles.
- (8) The space provided for roadways within a campground or tourist camp shall be at least 7.5 metres in width. No portion of any site, other use or structure shall be located in any

roadway.

- (9) A campground or tourist camp may include, as an ancillary use, a laundromat or a confectionary designed to meet the needs of occupants of the sites and a one unit dwelling for the accommodation of the operator.
- (10) No recreation vehicle shall be stored on any campsite when the campground is not open.
- (11) *The Public Health Act and The Public Accommodation Regulations*, and regulations passed thereunder, shall be complied with in respect of all operations and development of campgrounds.

5.3 MOBILE HOME COURTS

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

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

DISPOSAL FACILITIES

- (1) Development and maintenance of a public work in the form of a solid or liquid waste disposal facility will be subject to the following special standards:
 - (a) A buffer strip containing trees, shrubs or a berm shall be located surrounding a lagoon or sanitary landfill disposal area.
 - (b) Any solid or liquid waste disposal facility shall be fenced.
 - (c) Adequate precautions shall be taken to prevent pollution of ground water by disposal operations.
 - (d) Solid waste disposal facilities shall be located in proximity to a provincial highway and adjacent to an all-weather road.
 - (e) The development of any new disposal sites shall take into consideration direction of prevailing winds.
 - (f) Further regulation of solid waste disposal sites may be achieved by adoption and administration of a Waste Management Bylaw.

5.5 BED AND BREAKFAST HOMES AND VACATION FARMS

- (1) Bed and breakfast homes and vacation farms shall be subject to the following requirements:
 - (a) Vacation farms shall be ancillary to an agricultural operation and may include bed and breakfast, cabins and overnight camping areas.
 - (b) Bed and breakfast operations shall be located in, and ancillary to, a single detached dwelling used as the operator's principal residence developed as a farm operation site or country residence
 - (c) Only one sign, not exceeding 1.5 square metres in sign face area, advertising the vacation farm or bed and breakfast home, and located on-site, is permitted.
 - (d) Vacation farms and bed and breakfast homes shall be licensed pursuant to *The Public Health Act and The Public Accommodation Regulations*, where tourist accommodations require health approval.
 - (e) Council may specify a maximum number of bedrooms, cabins or camping sites, or combination thereof, as a special standard in the issuing of a discretionary approval for a bed and breakfast home or vacation farm application.

5.6 CUSTODIAL CARE FACILITIES AND RESIDENTIAL CARE FACILITIES

- (1) Custodial care facilities and residential care facilities may be approved as an accessory use or as a principal use.
- (2) In any residential district, no exterior alterations shall be undertaken to a dwelling or former dwelling which would be inconsistent with the residential character of the building or

property.

- (3) Required parking spaces shall not be located in a required front yard.
- (4) No building or structure used for the purpose of a custodial care facility or a residential care facility shall be used for the purpose of keeping boarders or lodgers.
- (5) In addition to the development standards of the zoning district, custodial care facilities and residential care facilities that are listed as discretionary uses shall be reviewed and approved in accordance with Section 3.7.

5.7 SERVICE STATIONS

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

5.8 GAS BARS

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

5.9 ABOVE GROUND FUEL STORAGE TANKS

- (1) Above-ground fuel storage tanks which meet the standards of the National Fire Code may be permitted in association with service stations, gas bars and other permitted industrial or commercial uses where the dispensing of fuel to vehicles is a standard aspect of the use.
- (2) The total storage capacity for above-ground fuel storage tanks on any single service station or gas bar shall not exceed the regulations and requirements set out by the National Fire Code.
- (3) Above-ground fuel storage tanks shall be:

- (a) located at least 3 metres from any property line or building; however, for uses other than gas bars and service stations, the 3 metre separation distance may be reduced to 1 metre for tanks with a capacity of 5,000 litres or less.
- (4) Notwithstanding subsection (2) above, above ground fuel storage tanks associated with a gas bar or service station shall be:
 - (a) located at least 6 metres from any property line or building.
 - (b) at least 15 metres from the boundary of any site within a Residential district.
- (5) The dispensing equipment associated with above-ground fuel storage tanks shall be located at least 3 metres from any property line, at least 7.5 metres from any open flame or other ignition source, and at least 4.5 metres from any door or window.
- (6) Notwithstanding (4) above, above ground fuel storage tanks associated with a gas bar or service station shall be located at least 6 metres from any property line, at least 7.5 metres from any open flame or other ignition source, and at least 4.5 metres from any door or window.
- (7) Above-ground fuel storage tanks shall be protected from vehicles with suitable posts, guardrails or other similar means.

5.10 HOME-BASED BUSINESSES AND FARM-BASED BUSINESSES

- (1) Home-based businesses and farm-based businesses shall be subject to the following development standards:
 - (a) The use is clearly ancillary to the use of a farm as an agricultural operation or the dwelling unit as a private residence.
 - (b) The operator of the business is a resident of the dwelling unit and, in the case of a farm-based business only, up to five (5) non-resident employees may be employed at the site. In the case of any other approved home-based business, up to two non-resident employees may be employed at the site. Any employee shall be directly under the hire and management of the operator of the business. Where the business is a building or service contractor, additional employees may be involved only at the client building site.
 - (c) No variation in the residential or residential farm character and appearance of the dwelling, ancillary residential building, or land shall be permitted.
 - (d) The permitted use shall be valid only during the period of time the property is occupied as a residence of the applicant for such permitted use.
 - (e) All permits issued for home-based businesses shall be subject to the condition that the permit may be revoked at any time if, in the opinion of Council, the conditions under which the permit was originally issued are no longer met.

5.11 OUTFITTER BASE CAMPS AND TOURISM BASE CAMPS

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

5.12 BULK PETROLEUM TANKS

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

5.13 KENNELS (BOARDING AND BREEDING)

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

5.14 AUCTION MARKETS

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

5.15 TRUCK STOPS

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

5.16 SOLAR COLLECTORS

The installation and operation of solar energy systems, and their supporting structures, shall be permitted in all zoning districts subject to the following:

- (1) In all districts except **AG – Agricultural District** and **M1 – Industrial District**, Solar energy systems shall not be located in any required front or side yard. In the case of a corner site, solar energy systems shall not be placed in any portion of the rear yard which is within 3.0 metres of the side property line adjacent to a flanking street.
 - (a) All freestanding solar structures shall be placed a minimum of 1.2 times the total height of the structure away from any site line, and in no case shall the total height of the system exceed the height of the principal building.
 - (b) In any district, if attached to a building, the solar energy system shall not exceed the maximum permitted height of the building the system is attached to.
 - (c) A development permit is required for:
 - (i) Any free-standing solar energy system.
 - (ii) Any Solar energy system being attached to an existing roof and wall structure.

5.17 WIND ENERGY FACILITIES (ONE TURBINE)

- (1) Wind energy facilities shall be accommodated as a discretionary use in each zoning district in this Bylaw, either as an accessory use to an established principal use on a site or as the principal use of a site. The following standards apply to wind energy facilities:
 - (a) Wind turbines are limited to a maximum height of 50 metres.
 - (b) Wind turbines are limited to a maximum name plate capacity of 100kW.
 - (c) The setback of a wind turbine to any public road right of way and railway right of way that existed on the day the proponent submitted an application to the Municipality to construct, install or expand the wind energy facility, shall be greater than or equal to the height of the wind turbine,
 - (d) The setback of a wind turbine to any property boundary of a Non-Participating Noise Receptor that existed on the day the proponent submitted an application to the Municipality to construct, install or expand the wind energy facility, shall be greater than or equal to the height of the wind turbine.
 - (e) Council may consider approving a lesser separation where the applicant establishes that the development will minimize the potential for conflict with adjoining uses in accordance with the following provisions:
 - (i) A copy of an agreement between the applicant and the owner(s) of the other affected development, agreeing to such lesser separation must be

submitted to Council who may use this information in its consideration to reduce the required separation distances. Such agreements between an applicant and an owner (owners) of another development (other developments) must contain the provision that the parties to the agreement will register an interest to the titles of the affected land. Where such agreements are made, Council shall be a party to the agreement and may use Section 235 of *the Act* to register an interest to the title(s) of the affected lands.

- (2) Council will evaluate Discretionary Use applications for single wind turbines with the following criteria. Wind turbines shall be located in a manner in which they are separated from the nearest non-participating noise receptor in the following way:
- (a) Wind turbines with a rotor diameter between 0.1 m and 5.0 m: 100 metre separation distance;
 - (b) Wind turbines with a rotor diameter between 5.01 and 12.5 m: 250 metre separation distance; and
 - (c) Wind turbines with a rotor diameter greater than 12.5 m: 350 metre separation distance.

5.18 WIND FARMS (TWO OR MORE TURBINES)

- (1) Wind Farms shall be accommodated as a discretionary use in the A - Agriculture District, either as an accessory use to an established principle use on a site or as the principle use of a site. The following standards apply to Wind Farms:
- (a) Wind turbines are limited to a maximum height of 50 metres.
 - (b) Wind turbines are limited to a maximum name plate capacity of 100kW.
 - (c) The setback of a wind turbine to any public road right of way and railway right of way that existed on the day the proponent submitted an application to the Municipality to construct, install or expand the wind energy facility, shall be greater than or equal to the height of the wind turbine,
 - (d) The setback of a wind turbine to any property boundary of a Non-Participating Noise Receptor that existed on the day the proponent submitted an application to the Municipality to construct, install or expand the wind energy facility, shall be greater than or equal to the height of the wind turbine.
 - (e) Council may consider approving a lesser separation where the applicant establishes that the development will minimize the potential for conflict with adjoining uses in accordance with the following provisions:
 - (i) A copy of an agreement between the applicant and the owner(s) of the other affected development, agreeing to such lesser separation must be submitted to Council who may use this information in its consideration to reduce the required separation distances. Such agreements between an

applicant and an owner (owners) of another development (other developments) must contain the provision that the parties to the agreement will register an interest to the titles of the affected land. Where such agreements are made, Council shall be a party to the agreement and may use Section 235 of *the Act* to register an interest to the title(s) of the affected lands.

- (2) Council will evaluate Discretionary Use applications for Wind Farms with the following criteria:
 - (a) In addition to the criteria outlined in Section 5.17 (2), Wind Farms shall be separated from the nearest non-participating noise receptor by a distance of 550 metres.

5.19 DWELLING GROUPS

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

5.20 ABATTOIRS, MEAT PROCESSING AND KILL FACILITIES

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

5.21 TRANSLOADING FACILITIES

Transloading facilities shall be subject to the following requirements:

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

or similar conditions.

- (5) Transloading facilities shall be developed and shall operate in compliance with all relevant federal and provincial requirements.

5.22 OIL AND GAS EXPLORATION AND DEVELOPMENT

- (1) Exploration and development of oil and gas shall be subject to all federal and provincial requirements, and such activity must comply with the objectives and policies outlined in the RM of Dundurn's Official Community Plan.
- (2) Oil and gas exploration, extraction and development within the RM shall occur in accordance with *The Oil and Gas Conservation Regulations, 2012*.
- (3) Multiple parcel country residential subdivisions, single parcel country residences and residential sites located in proximity to oil wells may be subject to separation requirements from an oil well, as per *The Subdivision Regulations*.
- (4) Multiple parcel country residential developments, single parcel country residences and residential sites located in proximity to sour gas wells with H₂S concentrations over 100 ppm may be subject to separation requirements based on guidelines as recommended by the Ministry of Government Relations.
- (5) In addition to any other information required by Council, the applicant shall submit, as part of their development permit application, information regarding any hazardous material to be kept or stored on site, an emergency management plan, a screening and landscape plan, site grading and drainage plans, and information regarding proposed truck routes and road maintenance measures. The applicant may be required to enter into a road maintenance agreement.
- (6) Council may require the applicant to suitably screen and landscape the facility from neighbouring properties to the satisfaction of Council.
- (7) Council may require the applicant to undertake specific safeguards to address safety issues related to material kept on the site and nuisance issues related to dust, noise, odour, smoke, or similar conditions.
- (8) The Municipality may apply special standards as outlined in *The Municipalities Act, 2005*, to protect the municipal interest when transportation, utility and pipeline facilities cross municipal roads, or when seismic activity is proposed on roads or road allowances.
- (9) Upon approval by the Municipality, the owner of a pipeline shall provide the Municipality at least 48 hours notice of the owner's intention to commence work. Written request must be made to the Rural Municipality before construction begins and the owner shall obtain the required Municipal standards for construction approaches and for pipelines (flowlines) crossing road allowances.
- (10) Council may require that oil and gas well sites be fenced with a gate.

5.23 JUNK AND SALVAGE YARDS AND AUTO WRECKERS

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

5.24 CREMATORIUMS

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

5.25 STORAGE GARAGES

- (1) Storage garages shall not exceed a building floor area of 70 m².
- (2) All storage garages shall be located at least 3.0 metres from any other storage garage or any principal building on the same site.
- (3) A minimum side yard of 1.5 metres shall be required and shall be measured from the closest main wall of the storage garage closest to the side site line.
- (4) A minimum front yard of 6.0 metres shall be required and shall be measured from the closest main wall of the storage garage closest to the front site line.
- (5) A site area of the least 360 m² shall be provided for each storage garage.
- (6) Council may apply special development standards regarding yard requirements to reduce conflict with neighbouring uses, including neighbouring storage garages on the same site.

5.26 COMMUNAL FARM SETTLEMENTS

- (1) Council may consider discretionary use applications for communal farm settlements including the multiple uses outlined in the definition for Communal Farm Settlements as one single discretionary use application. Buildings and uses must comply with the setbacks contained within this bylaw and the RM's Building Bylaw. Development permits and building permits will be required for each use and building.
- (2) Communal farm settlements may include more than one dwelling on a single site and these dwellings may be in the form of single detached dwellings and communal dwellings. Council may specify the maximum number of dwelling units permitted for a Communal Farm Settlement.
- (3) An expansion to a communal farm settlement shall require discretionary use approval.
- (4) There shall be a water supply adequate for the proposed communal farm settlement and the development shall not contaminate any water source.

- (5) Provision of potable water and treatment and disposal of wastewater is subject to provincial regulations and approval.
- (6) Road access to the communal farm settlement shall be to the satisfaction of Council. If off-site road upgrades or new road construction is required, Council may require the applicant to pay for the road upgrades or new construction pursuant to Section 16 of *The Municipalities Act*.
- (7) Council may require the applicant to demonstrate that traffic generated by the communal farm settlement can be handled safely and appropriately by the municipalities road network. This can be determined by the applicant retaining a professional engineer to undertake a Traffic Impact Assessment (TIA).

5.27 CANNABIS PRODUCTION FACILITIES

- (1) No outside storage is permitted.

5.28 CANNABIS RETAIL STORES

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

5.29 SOLAR FARMS

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

5.30 SWIMMING POOLS

- (1) Private swimming pools, both above ground and in-ground, both open and covered, shall be permitted in any zone where residential uses are permitted, subject to the following conditions:
 - (a) Private swimming pools shall be completely surrounded by a fence or wall that is built to a minimum of 1.5 metres in height located not less than 1.2 metres from the pool and be equipped with self-closing and self-latching devices that are lockable or be fitted with a safety cover which meets or exceeds the ASTM F1346-91 (2010) Performance Standard.
 - (b) Private swimming pools shall be constructed a minimum of 1.5 metres from any site line plus additional horizontal distance equal to the height of the top edge of the pool above finished grade at the site line(s). For the purpose of the foregoing, the distance to the site line shall be measured from the nearest inside edge of the pool.
 - (c) Private swimming pools shall not be located in any required front yard.

- (d) Covered pools shall conform with the accessory building requirements relevant to the zoning district in which they are located.
- (e) Private swimming pools are exempt from requiring a development permit but shall meet all requirements of the National Building Code and shall conform to the above regulations.

5.31 WATER DUGOUTS

- (1) Where a water dugout is located in an agricultural district, the dugout shall be located:
 - (a) 45 metres from the centerline of any municipal roadway.
 - (b) 7.5 metres from any site line.

5.32 RECREATIONAL VEHICLES

- (1) Where a recreational vehicle is permitted on a site, it shall be subject to the following regulations prior to occupancy:
 - (a) The unit shall be attached to an approved septic system prior to occupancy.
 - (b) The unit shall not be modified or made permanent through the removal of axels and/or wheels or placed on a permanent foundation.
 - (c) One parking spaces shall be provided on site, in addition to the parking space for the recreational vehicle.
 - (d) The unit shall not be located in the required front yard within any district.
 - (e) When located in the required side yard, the unit shall be screened, to a height of 2 metres, from adjacent neighbouring property.

5.33 DOCKS

- (1) Council may authorize the temporary placement of a dock attached to any dedicated environmental, public or municipal reserve pursuant to Section 194 of the Act.

5.34 RECREATIONAL VEHICLE (RV) PARKS

- (1) Upon application for a development permit for a new RV Park or expansion to an existing RV Park, the developer shall provide the Municipality with a plan, drawn to scale, of the RV Park, including location and dimensions of all sites, roadways, street names and site numbers clearly indicated.

- (2) Any proposal to increase the intensity or expand an existing RV Park requires a new development permit under this Bylaw.
- (3) All RV Parks shall have a minimum of two access points to a developed public roadway.
- (4) An RV Park Shall have, within its boundaries, a buffer area abutting the boundary which shall:
 - (a) have a minimum depth of not less than 4.5 m (14.8 ft); and
 - (b) not contain any internal roads, except those which connect a public roadway the private internal roadways.
- (5) Private internal roadways shall be a minimum of 7.5 m (could be reduced if required) in width and shall be kept clear of any buildings or structures.
- (6) Each RV Site shall be designated and clearly marked on the ground and have direct and convenient access to a developed internal roadway.
- (7) No portion of any RV Site shall be located on an internal roadway or within the required buffer area described in Section 4.36.4 above.
- (8) Minimum RV Site Size: 149 m² (1,600 ft²)
- (9) Siting of Recreational Vehicles and Park Model Trailers:
 - (a) Recreational Vehicles and Park Model Trailers shall be sited at least 4.5 metres from another Recreational Vehicle and Park Model Trailer.
 - (b) Recreational Vehicles and Park Model Trailers shall be sited at least 3 metres from an internal roadway.
- (10) Maximum RV Site Coverage:
 - (a) 50% for first 232 m² (2,500 ft²) of RV Site area and 40% for the area of an RV Site in excess of 232 m² (2,500 ft²)
- (11) Sunrooms:
 - (a) The area of a sunroom shall not exceed the area of the Recreational Vehicle or Park Model Trailer on a site.
 - (b) Sunrooms are included in site coverage calculations.
- (12) Accessory Buildings:
 - (a) Maximum Size: Accessory Buildings shall not exceed 9.29 m² (100 ft²) in area.
 - (b) Maximum Number:
 - (i) for RV Sites less than or equal to 232 m² (2,500 ft²) in area: one

- (ii) for RV Sites greater than 232 m² (2,500 ft²) in area: two (2)
 - (c) Accessory Buildings are included in site coverage calculations.
 - (d) Maximum Height: Accessory Buildings shall not have walls exceeding 2.44 m (8 ft) in height and shall not have a roof peak exceeding 3.66 m (12 ft) from grade level.
- (13) Decks:
 - (a) Minimum distance from an RV Site boundary: 1.5 m (**required setback for the RC zoning district**)
 - (b) Decks are included in site coverage calculations.
- (14) Off Street Parking:
 - (a) Each RV Site shall have a minimum of two off-street parking spots that are at least 2.4 m (7.9 ft) wide and 8.5 m (28 ft) long.
- (15) All RV Parks may include as an ancillary use, a laundromat or convenience store designed to meet the needs of occupants of the camp sites and a single one-unit dwelling for accommodation of the campground operator.
- (16) The Public Health Act, and Regulations passed thereunder, shall apply to RV Parks.
- (17) Each site within the RV park shall be serviced with power, and water and sewer facilities shall be available for the RV park with a capacity that will service the sites.

6 ZONING DISTRICTS

6.1 CLASSIFICATION OF ZONING DISTRICTS

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

Districts	Symbols
Agriculture	A
Low Density Country Residential	RR1
Lakeshore Development	LD1
Resort Commercial	RC
Commercial and Light Industrial	C1
Commercial Recreational	C2
Industrial	M1
Parks and Recreation	PR
Institutional Recreation	IR

6.2 ZONING DISTRICT MAPS

- 6.2.1 The map, bearing the statement “This is the Zoning District Map which accompanies Bylaw Number 6-2024 adopted by the Rural Municipality of Dundurn No. 314” and signed by the Reeve and Rural Municipal Administrator under the seal of the Rural Municipality shall be known as the “**Zoning District Map**” and such map is hereby declared to be an integral part of this Bylaw.

6.3 BOUNDARIES

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

6.4 REGULATIONS

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

6.5 PROPERTIES WITH MORE THAN ONE ZONING DISTRICT

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

6.6 TRANSITIONAL ZONING PROVISIONS

6.6.1 Existing Buildings

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

7 DISTRICT SCHEDULES

7.1 A – AGRICULTURE DISTRICT

7.1.1 Intent

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

7.1.2 Permitted and Discretionary Uses and Development Standards

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

7.1.3 Accessory Buildings

- (1) Accessory buildings and uses shall be permitted subject to Section 5.1.

7.1.4 Regulations

- (1) *Site Requirements*

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

7.1.5 Standards for Discretionary Uses

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

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

7.1.6 Outside Storage

Outside storage, including garbage storage, is subject to Section 4.16 of this Bylaw.

7.1.7 Temporary Accommodation

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

**TABLE 7-1:
A - AGRICULTURE DISTRICT DEVELOPMENT STANDARDS**

Use	Development Standards							
	Permitted or Discretionary	Subject to Sections	Minimum Site Area (ha)	Maximum Site Area (ha)	Minimum Site Width (m)	Minimum Front Yard (m)	Minimum Side Yard (m)	Minimum Rear Yard (m)
Agricultural Uses								
(1) Farm operations	P	--	64 ⁽¹⁾	--	30	7.5 ⁽¹⁰⁾	3	7.5
(2) Intensive agricultural operations subject to Section 3.5.2.4 in the Official Community Plan	D	3.5.2(3)	2.0	--	30	7.5 ⁽¹⁰⁾	3	7.5
(3) Intensive livestock operations subject to Section 3.5.2.4 in the Official Community Plan	D	3.5.2(2)	2.0	--	30	7.5 ⁽¹⁰⁾	3	7.5
Resource Based Uses								
(1) Mineral exploration and extraction, excluding gravel pits	P	--	--	--	--	7.5 ⁽¹⁰⁾	3	7.5
(2) Petroleum exploration, extraction and related facilities, including oil & gas wells	P	5.22	--	--	--	7.5 ⁽¹⁰⁾	3	7.5
(3) Petroleum related commercial uses	D	--	--	--	--	7.5 ⁽¹⁰⁾	3	7.5
(4) Solar farms	D	5.29	2.0	--	30	7.5 ⁽¹⁰⁾	3	7.5
(5) Transloading facilities for oil and gas resources, other natural resources, and agricultural products	P	5.21	--	--	--	7.5 ⁽¹⁰⁾	3	7.5
Residential Uses								
(1) Dwelling units as an accessory use, except the first farm dwelling ^{(8)/(9)}	D	3.7.4(14) 5.1	(2)	--	30	7.5 ⁽¹⁰⁾	3	7.5
(2) Farm Dwellings subject to 3.5.2.2 in the Official Community Plan	P	5.1	(2)	--	30	7.5 ⁽¹⁰⁾	3	7.5
(3) Single detached dwellings (as a principal use) subject to Section 3.6.2.3 in the Official Community Plan	D	--	2.0 ⁽⁴⁾	10.0 ⁽⁴⁾	30	7.5 ⁽¹⁰⁾	3	7.5
Commercial Uses								
(1) Agriculture Services and Contracting Establishments	D	--	2.0	--	30	7.5 ⁽¹⁰⁾	3	7.5
(2) Agriculture support services	P	3.7.4(11)	2.0	--	30	7.5 ⁽¹⁰⁾	3	7.5
(3) Bed and breakfast homes	D	5.5	2.0 ^{(4)/(5)}	10.0 ^{(4)/(6)}	30	7.5 ⁽¹⁰⁾	3	7.5
(4) Campgrounds	D	3.5.2(1) 3.7.4(9)	2.0	(4)	30	7.5 ⁽¹⁰⁾	3	7.5

(5)	Crematoriums	D	5.24	2.0	--	30	7.5 ⁽¹⁰⁾	3	7.5	
(6)	Custodial care facilities	D	5.6	2.0 ⁽⁴⁾⁽⁵⁾	10.0 ⁽⁴⁾⁽⁶⁾	30	7.5 ⁽¹⁰⁾	3	7.5	
(7)	Drive-in theatres	D	--	2.0	--	30	7.5 ⁽¹⁰⁾	3	7.5	
(8)	Golf courses	D	3.7.4(10)	2.0	--	--	7.5 ⁽¹⁰⁾	3	7.5	
(9)	Grain elevators	D	--	2.0	--	30	7.5 ⁽¹⁰⁾	3	7.5	
(10)	Gravel pits and gravel crushing operations subject to Table 8-1	D	3.5.2(10) 3.7.4(3)	--	--	--	--	--	7.5	
(11)	Home-based businesses and farm-based businesses	D	5.10	2.0 ⁽⁴⁾⁽⁵⁾	10.0 ⁽⁴⁾⁽⁶⁾	30	7.5 ⁽¹⁰⁾	3	7.5	
(12)	Kennels	D	5.13	2.0	--	30	7.5 ⁽¹⁰⁾	3	7.5	
(13)	Machine shops and metal fabricators	D	3.7.4(6)	2.0	--	30	7.5 ⁽¹⁰⁾	3	7.5	
(14)	Meat processing and kill facilities	D	5.20	2.0	--	30	7.5 ⁽¹⁰⁾	3	7.5	
(15)	Outfitter base camps	D	3.5.2(1) 5.11	2.0	--	30	7.5 ⁽¹⁰⁾	3	7.5	
(16)	Residential care facilities	D	5.6	2.0 ⁽⁵⁾	10.0 ⁽⁴⁾⁽⁶⁾	30	7.5 ⁽¹⁰⁾	3	7.5	
(17)	Tourism base camps	D	3.5.2(1) 5.11	2.0	--	30	7.5 ⁽¹⁰⁾	3	7.5	
(18)	Tourist camps	D	3.5.2(1) 5.2	2.0	--	30	7.5 ⁽¹⁰⁾	3	7.5	
(19)	Vacation farms	D	5.5	2.0 ⁽⁵⁾	10.0 ⁽⁴⁾⁽⁶⁾	30	7.5 ⁽¹⁰⁾	3	7.5	
(20)	Veterinary clinics and hospital, including large animal boarding	D	--	2.0	--	30	7.5 ⁽¹⁰⁾	3	7.5	
Municipal, Recreational, Institutional and Other Uses										
(1)	Airports and airstrips	D	--	(7)	--	--	7.5 ⁽¹⁰⁾	3	7.5	
(2)	Cemeteries	D	--	--	--	--	--	--	7.5	
(3)	Church residences and residential religious institutions	D	--	2.0	--	30	7.5 ⁽¹⁰⁾	3	7.5	
(4)	Community halls	P	--	2.0	--	30	7.5 ⁽¹⁰⁾	3	7.5	
(5)	Detention centres and correctional institutions	D	--	2.0	--	30	7.5 ⁽¹⁰⁾	3	7.5	
(6)	Historical and archeological sites	P	--	--	--	--	--	--	7.5	
(7)	Indoor/outdoor storage facilities	D	5.25	0.5 ⁽⁴⁾⁽⁵⁾	10.0 ⁽⁴⁾⁽⁶⁾	30	7.5 ⁽¹⁰⁾	3	7.5	
(8)	Institutional camps	D	3.5.2(1)	2.0	--	30	7.5 ⁽¹⁰⁾	3	7.5	
(9)	Municipal facilities	P	4.10	--	--	--	--	--	7.5	
(10)	Parks and playgrounds	P	--	--	--	--	--	--	7.5	
(11)	Places of worship	D	3.7.4(2)	2.0	--	30	7.5 ⁽¹⁰⁾	3	7.5	
(12)	Public works, excluding solid and liquid waste disposal sites	P	-4.10	--	--	--	--	--	--	
(13)	Radar stations	D	--	2.0	--	--	7.5 ⁽¹⁰⁾	3	7.5	
(14)	Recreation facilities	D	3.7.4(2)	2.0	--	30	7.5 ⁽¹⁰⁾	3	7.5	
(15)	Schools and educational facilities	D	3.7.4(2)	2.0	--	30	7.5 ⁽¹⁰⁾	3	7.5	

(16)	Solid and liquid waste disposal facilities, sewage lagoons, pesticide container collection sites, including soil farms for the rehabilitation of contaminated soils, and associated facilities subject to Sections 3.3.2.2 of the Official Community Plan	D	3.5.2(6) 5.4	2.0	--	30	7.5 ⁽¹⁰⁾	3	7.5
(17)	Telecommunications facilities	P	--	--	--	--	--	--	--
(18)	Wildlife and ecological conservation areas	P		--	--	--	7.5 ⁽¹⁰⁾	3	7.5
(19)	Wind energy facilities, including wind farms	D	3.5.2(9) 5.17 5.18	Development Standards as laid out in Section 5.17 & 5.18					

Use Designations:

(P) - Permitted Use

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

(D) - Discretionary Use

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

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

- (1) or a lesser amount as identified in Section 3.5.2.2(b) of the Official Community Plan
- (2) the same as farm operations
- (3) where rear yard abuts a railway or a railway reserve no rear yard is required
- (4) or a greater or lesser site size as identified in Section 3.6.2.3 (d) of the Official Community Plan
- (5) unless developed ancillary to a farm operation, in which case 64 hectares, and subject to ⁽¹⁾ above
- (6) no maximum shall apply if developed ancillary to a Farm Operation
- (7) Private facilities: 1.01 hectares; Publicly-owned facilities: no minimum
- (8) accessory dwelling units includes: farm dwellings, business dwellings, garden suites, and communal dwellings
- (9) accessory dwelling units attached to a principal use, such as business dwellings, shall meet the development standards of the principal use to which they are attached
- (10) subject to section 4.14

7.2 RR1 – LOW DENSITY COUNTRY RESIDENTIAL DISTRICT

7.2.1 Intent

The objective of the **RR1** - Low Density Country Residential District is to provide for low density, multiple lot country residential development and other compatible development in specific areas with standards for such development which does not directly support agriculture.

7.2.2 Permitted and Discretionary Uses and Development Standards

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

7.2.3 Accessory Buildings

- (1) Accessory buildings and uses, except dwelling units, shall be permitted and are subject to Section 5.1.

7.2.4 Building Height Requirements

Maximum building height requirements are shown in Table 7-2.

7.2.5 Regulations

- (1) *Site Requirements*

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

- (2) *Keeping of Animals*

- (a) Large animals, which include only horses, cattle, sheep, goats, llamas and alpacas will be permitted in numbers not exceeding 2 animal units, on a site of at least 2 ha*. Large animals will be permitted, in numbers not exceeding 4 animal units, on a site of at least 4 ha. 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. *A land owner may make application to Council to allow for an additional animal unit, Council shall review site criteria (location, proximity to adjacent neighbors, and fencing prior to the approval or denial of an additional animal unit.
- (b) Animals shall not be pastured within 15 metres of any dwelling not owned by the operator of the pasture or owner of the animals, and no buildings or structures intended to contain animals shall be located within 30 metres of a property line.
- (c) The use of vacant residential sites for pasture of animals is prohibited.
- (d) Fowl, which include only hens, chickens, turkeys, geese and ducks will be permitted in numbers not exceeding ten, on a site of at least 2 ha. Fowl will be permitted, in numbers not exceeding 20 on a site of at least 4 ha.

7.2.6 Standards for Discretionary Uses

Council will consider discretionary use applications in the **RR1** - Low Density Country Residential District with regard to Section 3.7.2 Discretionary use Evaluation Criteria and Section 3.7.3 Terms and Conditions for Discretionary Use Approvals as well as additional development standards noted as follows.

(1) *Home-based Businesses*

- (a) Home-based business are subject to Section 5.10 of this Bylaw.
- (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.

7.2.7 Outside Storage

Outside storage, including garbage storage, is subject to Section 4.16 of this Bylaw.

7.2.8 Temporary Accommodation

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

**Table 7-2
RR1 - LOW DENSITY COUNTRY RESIDENTIAL DISTRICT DEVELOPMENT STANDARDS**

Uses	Development Standards									
	Permitted or Discretionary	Subject to Sections	Minimum Site Area (ha)	Maximum Site Area (ha)	Minimum Site Width (m)	Minimum Front Yard (m)	Minimum Side Yard (m) ⁽¹⁾	Minimum Rear Yard (m) ⁽¹⁾	Maximum Building height (m)	Maximum Site Coverage (%)
Residential Uses										
(1) Single detached dwellings	P	--	0.4	4.0	30	7.5 ⁽¹⁾	3	3	15	50
Commercial Uses										
(1) Bed and breakfast homes	D	5.5	0.4	4.0	30	7.5 ⁽¹⁾	3	3	10	50
(2) Daycare centres	D	--	0.4	4.0	30	7.5 ⁽¹⁾	3	3	10	50
(3) Home-based businesses	D	5.10	0.4	4.0	30	7.5 ⁽¹⁾	3	3	10	50
(4) Residential care facilities	D	5.6	0.4	4.0	30	7.5 ⁽¹⁾	3	3	10	50
Municipal, Recreational, Institutional and Other Uses										
(1) Community halls	P	--	0.4	--	30	7.5 ⁽¹⁾	3	3	--	--
(2) Historical and archaeological sites	P	--	--	--	--	--	3	--	--	--
(3) Libraries	P	--	0.4	--	30	7.5 ⁽¹⁾	3	3	--	--
(4) Municipal facilities	P	4.10	--	--	--	--	--	--	--	--
(5) Parks and playgrounds	P	--	--	--	--	--	--	--	--	--
(6) Places of worship	P	3.7.4(2)	0.4	--	30	7.5 ⁽¹⁾	3	3	--	--
(7) Public museums	D	--	0.4	--	30	7.5 ⁽¹⁾	3	3	--	--
(8) Public works, excluding solid and liquid waste disposal sites	P	-4.10	--	--	--	--	--	--	--	--
(9) Recreation facilities	D	3.7.4(2)	0.4	--	30	7.5 ⁽¹⁾	3	3	--	--
(10) Schools and educational facilities	D	3.7.4(2)	0.4	--	30	7.5 ⁽¹⁾	3	3	--	--
(11) Wildlife and ecological conservation areas	P	--	--	--	--	--	--	--	--	--
(12) Wind energy facilities (one turbine)	D	5.17	--	--	--	--	3	--	--	--
Development Standards as laid out in Section 5.17										

Use Designations:

(P) - Permitted Use

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

(D) - Discretionary Use

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

Special limitation and standards regarding Table 7-2 and the RR1 - Low Density Country Residential District:

- (1) Subject to section 4.14

7.3 LD1 – LAKESHORE DEVELOPMENT DISTRICT

7.3.1 Intent

The objective of the **LD1** – Lakeshore Development District is to provide for multiple-lot lakeshore residential development and other compatible development in specific lakeshore areas with standards for such development.

7.3.2 Permitted and Discretionary Uses and Development Standards

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

7.3.3 Accessory Buildings

- (1) Accessory buildings and uses, except dwelling units, shall be permitted and are subject to Section 5.1.

7.3.4 Building Height Requirements

Maximum building height requirements are shown in Table 7-3.

7.3.5 Regulations

- (1) *Site Requirements*

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

- (2) *Protection of Trees*

The removal of trees with 90 m of a shoreline shall not be permitted except for the purpose of the construction of access ways, pathways, trails or buildings and the clearing of dead or diseased trees or wildlife enhancement projects. Within 90 metres of a shoreline, access way shall not be cleared greater than 6 metres in width. For building construction with 90 m of the shoreline, removal of trees further than 2 metres from the building shall be permitted.

7.3.6 Standards for Discretionary Uses

Council will consider discretionary use applications in the **LD1** – Lakeshore Residential District with regard to Section 3.7.2 Discretionary use Evaluation Criteria and Section 3.7.3 Terms and Conditions for Discretionary Use Approvals as well as additional development standards noted as follows.

- (1) *Home-based Businesses*

- (a) Home-based businesses are subject to Section 5.10 of this Bylaw.

- (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.

7.3.7 Outside Storage

Outside storage, including garbage storage, is subject to Section 4.16 of this Bylaw.

7.3.8 Temporary Accommodation

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

**Table 7-3
LD1- LAKESHORE DEVELOPMENT DISTRICT DEVELOPMENT STANDARDS**

Use	Development Standards										
	Permitted or Discretionary	Subject to Sections	Minimum Site Area (ha)	Maximum Site Area (ha)	Minimum Site Width (m)	Minimum Front Yard (m) ⁽¹⁾	Minimum Side Yard (m) ⁽¹⁾	Minimum Rear Yard (m) ⁽¹⁾	Maximum Site Coverage (%)	Minimum Bldg Floor Area (m ²)	Maximum Bldg Height (m)
Residential Uses											
(1) Dwelling groups	D	5.19	0.2	0.81	18	6 ⁽¹⁾	1.8	6	40	90	10
(2) Multiple unit dwelling	D	--	0.2	0.81	18	6 ⁽¹⁾	1.8	6	40	90	10
(3) Single detached dwellings	P	--	0.2	0.81	18	6 ⁽¹⁾	1.8	6	40	90	10
(4) Two-unit dwelling	D	--	0.2	0.81	18	6 ⁽¹⁾	1.8	6	40	90	10
Commercial Uses											
(5) Convenience stores	D	--	0.2	0.81	30	6 ⁽¹⁾	1.8	6	--	90	10
(6) Daycare centres	D	--	0.2	0.81	30	6 ⁽¹⁾	1.8	6	--	90	10
(7) Event Centres	D	--	--	--	--	--	--	--	--	--	--
(8) Home-based businesses	D	5.10	0.2	0.81	18	6 ⁽¹⁾	1.8	6	40	90	10
(9) Tourist camps	D	--	0.2	0.81	30	6 ⁽¹⁾	1.8	6	--	90	10
(10) Restaurants	D	--	--	--	--	--	--	--	--	--	--
(11) Bed and breakfast homes	D	5.5	--	0.81	18	6 ⁽¹⁾	1.8	6	40	90	10
Municipal, Recreational, Institutional and Other Uses											
(1) Community halls	P	--	0.2	0.81	--	6 ⁽¹⁾	1.8	6	--	--	--
(2) Golf courses	D	3.7.4(10)	--	--	--	--	--	--	--	--	--
(3) Historical and archaeological sites	P	--	--	--	--	--	--	6	--	--	--
(4) Libraries	P	--	0.2	0.81	30	6 ⁽¹⁾	1.8	6	--	--	--
(5) Marinas	D	--	--	--	--	--	--	--	--	--	--
(6) Municipal facilities	P	--	--	--	--	--	--	--	--	--	--
(7) Parks and playgrounds	P	--	--	--	--	--	--	--	--	--	--
(8) Places of worship	P	--	0.2	0.81	30	6 ⁽¹⁾	1.8	6	--	--	--
(9) Public museums	D	--	0.2	0.81	30	6 ⁽¹⁾	1.8	6	--	--	--

(10)	Public works, excluding solid and liquid waste disposal sites	P	--	--	--	--	--	--	--	6	--	--	--
(11)	Recreation facilities	D	3.7.4(2)	0.2	0.81	30	6 ⁽¹⁾	1.8	--	6	--	--	--
(12)	Wildlife and ecological conservation areas	P	--	--	--	--	--	--	--	6	--	--	--

Use Designations:

(P) - Permitted Use

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

(D) - Discretionary Use

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

Special limitation and standards regarding Table 7-3 and the LD1 – Lakeshore Development District:

(1) A yard abutting any road other than a municipal road allowance, municipal grid road, main farm access, or provincial highway shall be set back 7.6 m

7.4 RC – RESORT COMMERCIAL DISTRICT

7.4.1 Intent

The objective of the **RC** – Resort Commercial district is to provide for resort commercial development and other compatible uses.

7.4.2 Permitted and Discretionary Uses and Development Standards

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

7.4.3 Accessory Buildings

- (1) Accessory buildings and uses, except dwelling units, shall be permitted and are subject to Section 5.1.

7.4.4 Building Height Requirements

Maximum building height requirements are shown in Table 7-4.

7.4.5 Regulations

- (1) *Site Requirements*

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

- (2) *Protection of Trees*

The removal of trees with 90 m of a shoreline shall not be permitted except for the purpose of the construction of access ways, pathways, trails or buildings and the clearing of dead or diseased trees or wildlife enhancement projects. Within 90 metres of a shoreline, access way shall not be cleared greater than 6 metres in width. For building construction with 90 m of the shoreline, removal of trees further than 2 metres from the building shall be permitted.

7.4.6 Standards for Discretionary Uses

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

- (1) *Home-based Businesses*

- (a) Home-based businesses are subject to Section 5.10 of this Bylaw.

- (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.

7.4.7 Outside Storage

Outside storage, including garbage storage, is subject to Section 4.16 of this Bylaw.

RC – RESORT COMMERCIAL DISTRICT DEVELOPMENT STANDARDS										
Use	Development Standards									
	Permitted or Discretionary	Subject to Sections	Minimum Site Area (ha)	Minimum Site Width (m)	Minimum Front Yard (m) ⁽¹⁾	Minimum Side Yard (m) ⁽¹⁾	Minimum Rear Yard (m) ⁽¹⁾	Maximum Site Coverage (%)	Minimum Bldg Floor Area (m ²)	Maximum Bldg Height (m)
Commercial Uses										
(1) Art galleries	D	--	0.1	15	6	1.5	6	50	50	10
(2) Studios and related facilities	D	--	0.1	15	6	1.5	6	50	50	10
(3) Convenience stores	D	--	0.1	15	6	1.5	6	50	50	10
(4) Golf Courses	D	3.7.4(10)	0.1	15	6	1.5	6	50	50	10
(5) Restaurants	D	--	0.1	15	6	1.5	6	50	50	10
(6) Campgrounds	D	3.7.4(9) 5.2	0.1	15	6	1.5	6	50	50	10
(7) Recreational vehicle parks	D	5.5	0.1	15	6	1.5	6	50	50	10
(8) Commercial service centers	D	--	0.1	15	6	1.5	6	50	50	10
(9) Gas bars	D	5.8	0.1	15	6	1.5	6	50	50	10
(10) Greenhouses and garden centres	D	--	0.1	15	6	1.5	6	50	50	10
(11) Taverns	D	--	0.1	15	6	1.5	6	50	50	10
(12) Tourist camps	D	5.2	0.1	15	6	1.5	6	50	50	10
(13) Hotels	D	3.7.4(13)	0.1	15	6	1.5	6	50	50	10
(14) Motels	D	3.7.4(13)	0.1	15	6	1.5	6	50	50	10
(15) Farmer's markets	D	--	0.1	15	6	1.5	6	50	50	10
(16) Butcher shops with retail sale	D	--	0.1	15	6	1.5	6	50	50	10
(17) Distilleries, wineries, and breweries	D	--	0.1	15	6	1.5	6	50	50	10
(18) Dairy processing with retail sales	D	--	0.1	15	6	1.5	6	50	50	10
Municipal, Recreational, Institutional and Other Uses										

(1)	Community halls	P	3.7.4(2)	0.1	--	6	1.8	6	--	--	--
(2)	Historical and archaeological sites	P	--	--	--	--	--	--	--	--	--
(3)	Libraries	P	3.7.4(2)	0.2	30	6	1.8	6	--	--	--
(4)	Marinas	D	--	--	--	--	--	--	--	--	--
(5)	Municipal facilities	P	--	--	--	--	--	--	--	--	--
(6)	Parks and playgrounds	P	--	--	--	--	--	--	--	--	--
(7)	Places of worship	P	3.7.4(2)	0.2	30	6	1.8	6	--	--	--
(8)	Public museums	P	--	0.2	30	6	1.8	6	--	--	--
(9)	Public works, excluding solid and liquid waste disposal sites	P	4.10	--	--	--	--	6	--	--	--
(10)	Recreation facilities	D	3.7.4(2)	0.2	30	6	1.8	6	--	--	--
(11)	Wildlife and ecological conservation areas	P	--	--	--	--	--	6	--	--	--

Use Designations:

(P) - Permitted Use

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

(D) - Discretionary Use

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

Special limitation and standards regarding Table 7-4 and the RC – Resort Commercial District:

(1) A yard abutting any road other than a municipal road allowance, municipal grid road, main farm access, or provincial highway shall be set back 7.6 m

7.5 C1 – COMMERCIAL AND LIGHT INDUSTRIAL DISTRICT

7.5.1 Intent

The objective of the C1 – Commercial and Light Industrial District is to provide for general commercial/light industrial and other compatible development in specific areas, with standards for such development.

7.5.2 Permitted and Discretionary Uses and Development Standards

The permitted and discretionary uses and applicable development standards are laid out in Table 7-5.

7.5.3 Accessory Buildings

- (1) Accessory buildings and uses, except dwelling units, shall be permitted and are subject to Section 5.1.

7.5.4 Building Height Requirements

Maximum building height requirements are shown in Table 7-5.

7.5.5 Regulations

- (1) *Site Requirements*

The minimum and maximum site size and yard requirements are shown in Table 7-5.

7.5.6 Standards for Discretionary Uses

Council will consider discretionary use applications in the C1 - Commercial and Light Industrial District with regard to Section 3.7.2 Discretionary use Evaluation Criteria and Section 3.7.3 Terms and Conditions for Discretionary Use Approvals as well as additional development standards noted as follows.

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

7.5.7 Landscaping

Landscaping is subject to Section 4.15 of this Bylaw.

7.5.8 Outside Storage

Outside storage, including garbage storage, is subject to Section 4.16 of this Bylaw.

**Table 7-5
C1 - COMMERCIAL AND LIGHT INDUSTRIAL DISTRICT DEVELOPMENT STANDARDS**

Use	Permitted or Discretionary	Subject to Sections	Minimum Site Area (m ²)	Minimum Site Width (m)	Minimum Front Yard (m)	Minimum Side Yard (m)	Minimum Rear Yard (m)	Maximum Building Height (m)	Maximum Site Coverage (%)
Residential Uses									
(1) Business dwellings	D	3.7.4(14) 4.9.1			same as principal use				
Commercial Uses									
(1) Agricultural implement, recreational vehicle, automobile, marine and mobile home sales and service establishments	P	3.7.4(6)	4,000	30	7.6 ⁽¹⁾	3	3	10	75
(2) Agriculturally related commercial uses	P	3.7.4(11)	4,000	30	7.6 ⁽¹⁾	3	3	10	75
(3) Agricultural service and contracting establishments	P	3.7.4(11)	4,000	30	7.6 ⁽¹⁾	3	3	10	75
(4) Auction marts, excluding livestock auctions	P	5.14	4,000	30	7.6 ⁽¹⁾	3	3	10	75
(5) Autobody and paint shops	D	3.7.4(6)	4,000	30	7.6 ⁽¹⁾	3	3	10	75
(6) Automotive sales and repair	P	3.7.4(6)	4,000	30	7.6 ⁽¹⁾	3	3	10	75
(7) Bakeries	P	--	4,000	30	7.6 ⁽¹⁾	3	3	10	75
(8) Bus terminals	D	3.7.4(1)	4,000	30	7.6 ⁽¹⁾	3	3	10	75
(9) Campgrounds and RV Parks	D	3.5.2(1) 3.7.4(9) 5.2	4,000	30	7.6 ⁽¹⁾	3	3	10	75
(10) Cannabis production facilities	D	3.7.4(15) 5.27	4,000	30	7.6 ⁽¹⁾	3	3	10	75
(11) Cannabis retail stores	D	3.7.4(16) 5.28	4,000	30	7.6 ⁽¹⁾	3	3	10	75
(12) Car and truck washes	P	3.7.4(1)	4,000	30	7.6 ⁽¹⁾	3	3	10	75
(13) Commercial recreational uses	D	3.7.4(2)	4,000	30	7.6 ⁽¹⁾	3	3	10	75
(14) Commercial service establishments	P	--	4,000	30	7.6 ⁽¹⁾	3	3	10	75
(15) Convenience stores, with or without gas bars	P	5.8 5.9	4,000	30	7.6 ⁽¹⁾	3	3	10	75
(16) Daycare centres	P	3.7.4(2)	4,000	30	7.6 ⁽¹⁾	3	3	10	75
(17) Drive-in theatres	P	--	4,000	30	7.6 ⁽¹⁾	3	3	10	75
(18) Gas bars	P	5.8 5.9	4,000	30	7.6 ⁽¹⁾	3	3	10	75

(19)	Hotels	D	3.7.4(13)	4,000	30	7.6 ⁽¹⁾	3	3	10	75
(20)	Landscaping establishments	P	4.14, 4.16	4,000	30	7.6 ⁽¹⁾	3	3	10	75
(21)	Lumber yards, home improvement centres and building supply establishments	P	3.7.4(6)	4,000	30	7.6 ⁽¹⁾	3	3	10	75
(22)	Medical and dental offices	P	--	4,000	30	7.6 ⁽¹⁾	3	3	10	75
(23)	Motels	D	3.7.4(13)	4,000	30	7.6 ⁽¹⁾	3	3	10	75
(24)	Nurseries, greenhouses and garden centres	P	4.14, 4.16	4,000	30	7.6 ⁽¹⁾	3	3	10	75
(25)	Offices and office buildings	P	--	4,000	30	7.6 ⁽¹⁾	3	3	10	75
(26)	Parking lots	D	--	4,000	30	7.6 ⁽¹⁾	3	3	10	75
(27)	Personal service establishments	P	--	4,000	30	7.6 ⁽¹⁾	3	3	10	75
(28)	Prefabricated building component manufacturing and assembly	D	3.7.4(6)	4,000	30	7.6 ⁽¹⁾	3	3	10	75
(29)	Recycling and collection depots	D	3.7.4(8)	4,000	30	7.6 ⁽¹⁾	3	3	10	75
(30)	Repair shops and repair services	D	3.7.4(6)	4,000	30	7.6 ⁽¹⁾	3	3	10	75
(31)	Residential Care Facility	D	5.6	4,000	30	7.6 ⁽¹⁾	3	3	10	75
(32)	Restaurants	P	--	4,000	30	7.6 ⁽¹⁾	3	3	10	75
(33)	Retail food outlets	P	--	4,000	30	7.6 ⁽¹⁾	3	3	10	75
(34)	Retail stores, but not including auction markets	P	--	4,000	30	7.6 ⁽¹⁾	3	3	10	75
(35)	Service stations	P	5.7 5.9	4,000	30	7.6 ⁽¹⁾	3	3	10	75
(36)	Taxidermy and accessory tanning of hides	D	3.7.4(6)	4,000	30	7.6 ⁽¹⁾	3	3	10	75
(37)	Tourist camps	D	3.5.2(1) 5.2	4,000	30	7.6 ⁽¹⁾	3	3	10	75
(38)	Training centres	P	--	4,000	30	7.6 ⁽¹⁾	3	3	10	75
(39)	Veterinary clinics and animal hospitals	D	--	4,000	30	7.6 ⁽¹⁾	3	3	10	75
(40)	Distilleries, wineries, and breweries	D	--	4,000	30	7.6 ⁽¹⁾	3	3	10	75
Industrial Uses										
(1)	Agricultural equipment, fuel, and chemical supply establishments, but excluding bulk fuel sales and storage	D	3.7.4(11)	4,000	30	7.6 ⁽¹⁾	3	3	10	75
(2)	Asphalt and cement plants, gravel yards, and coal yards	D	3.7.4(7)	4,000	30	7.6 ⁽¹⁾	3	3	10	75
(3)	Bulk fuel sales and storage	D	5.9 5.12	4,000	30	7.6 ⁽¹⁾	3	3	10	75
(4)	Construction trades and yards	D	3.7.4(6)	4,000	30	7.6 ⁽¹⁾	3	3	10	75
(5)	General Industrial Uses (see Use, General Industrial in Section 2)	D		4,000	30	7.6 ⁽¹⁾	3	3	10	75
(6)	Indoor and outdoor storage rental facilities	D	3.7.4(8)	4,000	30	7.6 ⁽¹⁾	3	3	10	75
(7)	Industrial service operations	D		4,000	30	7.6 ⁽¹⁾	3	3	10	75
(8)	Light manufacturing or processing facilities	D	3.7.4(6)	4,000	30	7.6 ⁽¹⁾	3	3	10	75
(9)	Transportation, trucking and freight handling establishments	D	3.7.4(6)	4,000	30	7.6 ⁽¹⁾	3	3	10	75
(10)	Truck stops	D	3.7.4(12) 5.15	4,000	30	7.6 ⁽¹⁾	3	3	10	75

(11)	Warehouse, supply depot and storage establishments	D	3.7.4(6)	4,000	30	7.6 ⁽¹⁾	3	3	10	75
(12)	Welding and machine shops	D	3.7.4(6)	4,000	30	7.6 ⁽¹⁾	3	3	10	75
Municipal, Recreational, Institutional and Other Uses										
(1)	Ambulance stations	D	3.7.4(5)	4,000	--	7.6 ⁽¹⁾	3	3	10	--
(2)	Community halls	P	3.7.4(2)	4,000	--	7.6 ⁽¹⁾	3	3	10	--
(3)	Historical and archaeological sites	P	--	--	--	--	--	--	--	--
(4)	Municipal facilities	P	3.7.4(2)	--	--	--	--	--	--	--
(5)	Parks and playgrounds	P	3.7.4(2)	--	--	--	--	--	--	--
(6)	Places of worship	P	3.7.4(2)	4,000	--	7.6 ⁽¹⁾	3	3	10	--
(7)	Public works, excluding solid and liquid waste disposal sites	P	4.10	--	--	--	--	--	--	--
(8)	Recreation facilities	P	3.7.4(2)	4,000	--	7.6 ⁽¹⁾	3	3	10	--
(9)	Wind energy facilities (one turbine)	D	5.17							
As laid out in Section 5.17										

Use Designations:

(P) - Permitted Use

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

(D) - Discretionary Use

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

Special limitation and standards regarding Table 7-5 and the C1 – Commercial and Light Industrial District:

- (1) Subject to section 4.14

7.6 C2 – COMMERCIAL RECREATION DISTRICT

7.6.1 Intent

The objective of the C2 – Commercial Recreation District is to provide for limited highway commercial and other compatible development on sites that front on to major highways or in specific lakeshore areas, with standards for such development that will ensure compatibility with the long-term development of such areas and that considers the visual aesthetic of the development.

7.6.2 Permitted and Discretionary Uses and Development Standards

The permitted and discretionary uses and applicable development standards are laid out in Table 7-6.

7.6.3 Accessory Buildings

- (1) Accessory buildings and uses, except dwelling units, shall be permitted and are subject to Section 5.1.

7.6.4 Building Height Requirements

Maximum building height requirements are shown in Table 7-6.

7.6.5 Regulations

(1) *Site Requirements*

The minimum and maximum site size and yard requirements are shown in Table 7-6.

(2) *Protection of Trees*

The removal of trees with 90 m of a shoreline shall not be permitted except for the purpose of the construction of access ways, pathways, trails or buildings and the clearing of dead or diseased trees or wildlife enhancement projects. Within 90 metres of a shoreline, access way shall not be cleared greater than 6 metres in width. For building construction with 90 m of the shoreline, removal of trees further than 2 metres from the building shall be permitted.

7.6.6 Standards for Discretionary Uses

Council will consider discretionary use applications in the C2 – Commercial Recreation District with regard to Section 3.7.2 Discretionary use Evaluation Criteria and Section 3.7.3 Terms and Conditions for Discretionary Use Approvals as well as additional development standards noted as follows.

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

3.5.2(4) of this bylaw.

7.6.7 Landscaping

Landscaping is subject to Section 4.15 of this Bylaw.

7.6.8 Outside Storage

Outside storage, including garbage storage, is subject to Section 4.16 of this Bylaw.

(6)	Municipal facilities	P	3.7.4(2)	--	--	--	--	--	--	--	--	--	
(7)	Parks and playgrounds	P	--	--	--	--	--	--	--	--	--	--	
(8)	Places of worship	P	3.7.4(2)	1,100	30	7.5	1.8	6	10				
(9)	Public works, excluding solid and liquid waste disposal sites	P	4.10	--	--	--	--	--	--	--	--	--	
(10)	Wind energy facilities (one turbine)	D	5.17	As laid out in Section 5.17									--

Use Designations:

(P) - Permitted Use

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

(D) - Discretionary Use

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

Special limitation and standards regarding Table 7-6 and the C2 – Restricted Commercial District:

- (1) 10% of the depth of the site

7.7 M1 – INDUSTRIAL DISTRICT

7.7.1 Intent

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

7.7.2 Permitted and Discretionary Uses and Development Standards

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

7.7.3 Accessory Buildings

- (1) Accessory buildings and uses, except dwelling units, shall be permitted and are subject to Section 5.1.

7.7.4 Building Height Requirements

Maximum building height requirements are shown in Table 7-7.

7.7.5 Regulations

- (1) *Site Requirements*

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

7.7.6 Standards for Discretionary Uses

Council will consider discretionary use applications in the **M1** - Industrial District with regard to Section 3.7.2 Discretionary use Evaluation Criteria and Section 3.7.3 Terms and Conditions for Discretionary Use Approvals as well as additional development standards noted as follows.

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

7.7.7 Landscaping

Landscaping is subject to Section 4.15 of this Bylaw.

7.7.8 Outside Storage

Outside storage, including garbage storage, is subject to Section 4.16 of this Bylaw.

**Table 7-7
M1 - INDUSTRIAL DISTRICT DEVELOPMENT STANDARDS**

Use	Development Standards								
	Permitted or Discretionary	Subject to Sections	Minimum Site Area (m ²)	Minimum Site Width (m)	Minimum Front Yard (m)	Minimum Side Yard (m)	Minimum Rear Yard (m)	Maximum Building Height (m)	Maximum Site Coverage (%)
Residential Uses									
(1) Business dwellings	D	3.7.4(14) 4.9.1	4,000	30	7.6 ⁽¹⁾	3	6	15	50
Commercial and Industrial Uses									
(1) Abattoirs and meat packing plants	D	5.20	4,000	30	7.6 ⁽¹⁾	3	6	15	50
(2) Agricultural equipment, fuel, and chemical supply establishments, excluding bulk fuel sales and storage	P	3.7.4(11)	4,000	30	7.6 ⁽¹⁾	3	6	15	50
(3) Agricultural implement, recreational vehicle, automobile, marine and mobile home sales and service establishments	P	--	4,000	30	7.6 ⁽¹⁾	3	6	15	50
(4) Agricultural product processing	D	3.7.4(11)	4,000	30	7.6 ⁽¹⁾	3	6	15	50
(5) Agriculturally related commercial	P	3.7.4(11)	4,000	30	7.6 ⁽¹⁾	3	6	15	50
(6) Agricultural service and contracting establishments	D	3.7.4(11)	4,000	30	7.6 ⁽¹⁾	3	6	15	50
(7) Auto body and paint shops	P	3.7.4(6)	4,000	30	7.6 ⁽¹⁾	3	6	15	50
(8) Asphalt and cements plants, gravel yards, and coal yards	P	3.7.4(7)	4,000	30	7.6 ⁽¹⁾	3	6	15	50
(9) Auction marts, excluding livestock auction facilities	P	5.14	4,000	30	7.6 ⁽¹⁾	3	6	15	50
(10) Auto-wrecking, junk and salvage yards	D	5.23	4,000	30	7.6 ⁽¹⁾	3	6	15	50
(11) Bulk fuel sales and storage	D	5.9 5.12	4,000	30	7.6 ⁽¹⁾	3	6	15	50
(12) Car and truck washes	P	3.7.4(1)	4,000	30	7.6 ⁽¹⁾	3	6	15	50
(13) Cannabis production facilities	D	3.7.4(15)	4,000		7.6 ⁽¹⁾	3		15	50
(14) Construction yards	P	3.7.4(6)	4,000	30	7.6 ⁽¹⁾	3	6	15	50
(15) Convenience stores	P	--	4,000	30	7.6 ⁽¹⁾	3	6	15	50
(16) Gas bars	P	5.8 5.9	4,000	30	7.6 ⁽¹⁾	3	6	15	50
(17) General industrial uses	P	--	4,000	30	7.6 ⁽¹⁾	3	6	15	50
(18) Grain Elevators	P	--	4,000	30	7.6 ⁽¹⁾	3	6	15	50

(2)	Municipal facilities	P	--	--	--	--	--	--	--	--	--	--
(3)	Parks	P	--	--	--	--	--	--	--	--	--	--
(4)	Public works, excluding solid and liquid waste disposal sites	P	--	--	--	--	--	--	--	--	--	--
(5)	Wind energy facilities (one turbine)	D	5.17									
As laid out in Section 5.17												

Use Designations:

(P) - Permitted Use

A use of land or buildings or form of development that is prescribed as a use in the zoning district that is allowed on a site, subject to the regulations contained in this Bylaw.

(D) - Discretionary Use

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

Special limitation and standards regarding Table 7-7 and the M1 - Industrial District:

7.8 PR – PARKS AND RECREATION DISTRICT

7.8.1 Purpose

The purpose of the **PR** – Parks and Recreation district is to provide for parks, open space, and recreational development and compatible uses in specific areas, with standards for such development.

7.8.2 Permitted and Discretionary Uses

Uses are listed and designated in Table 7-8.

7.8.3 Accessory Uses

- (1) Accessory buildings and uses shall be permitted subject to Section 5.1.

7.8.4 Standards and Regulations

- (1) Site and building requirements are shown in Table 7-8.

7.8.5 Standards for Discretionary Uses

Council will consider discretionary use applications in the **PR** district with respect to Section 3.7.2 Discretionary Use - General Evaluation Criteria and to Section 3.7.4 Discretionary Use - Specific Evaluation Criteria and to additional evaluation criteria and development standards that follows in this section.

- (1) Discretionary uses in the **PR** district will only be permitted where Council is assured that such development will be compatible with the future use of the area, as indicated in the Official Community Plan Bylaw.

7.8.6 Exceptions to Development Standards

- (1) Sites that lawfully existed prior to the passing of this bylaw that do not meet the minimum site width requirements outlined in Table 7-8, shall be deemed to be compliant with the minimum site width requirements in this bylaw.

7.8.7 Outside Storage

Outside storage, including garbage storage, is subject to Section 4.16 of this Bylaw.

Table 7-8: PR – Parks and Recreation District Development Standards

<u>Principal Use</u>	Designation	Subject to Sections	Development Standards						
			Minimum Site Area (ha)	Minimum Site Width (m)	Minimum Front (m)	Minimum Side Yard (m)	Minimum Rear Yard (m)	Minimum Bldg Floor Area (m ²)	Maximum Site Coverage (%)
Community Service, Municipal, Recreational, Institutional and Other Uses									
(1) Nature interpretation trails and associated facilities	P	--	--	--	--	--	--	--	--
(2) Marinas	D	--	--	--	--	--	--	--	--
(3) Public recreation facilities	D	3.7.4(2)	--	--	--	--	--	--	--
(4) Sports fields, parks, beaches, and playgrounds	P	--	--	--	--	--	--	--	--
(5) Walking, hiking, and/or ski trails and associated facilities	P	--	--	--	--	--	--	--	--
(6) Community halls	P	3.7.4(2)	--	--	--	--	--	--	--
(7) Municipal facilities	P	3.7.4(2)	--	--	--	--	--	--	--
(8) Public works, excluding solid and liquid waste disposal sites	P	4.10	--	--	--	--	--	--	--
(9) Golf courses	D	3.7.4(10)	--	--	--	--	--	--	--
(10) Tourist camps	D	3.5.2(1) 5.2	--	--	--	--	--	--	--

Use Designations:

(P) - Permitted Use

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

(D) - Discretionary Use

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

Special limitations and standards regarding Table 7-8 and the PR district:

7.9 IR – INSTITUTIONAL RECREATION DISTRICT

7.9.1 Purpose

The purpose of the **IR** – Institutional Recreation district is to provide for the establishment and operation of institutional camps with a reservoir orientation.

7.9.2 Permitted and Discretionary Uses

Uses are listed and designated in Table 7-9.

7.9.3 Accessory Uses

(1) Accessory buildings and uses shall be permitted subject to Section 5.1.

7.9.4 Standards and Regulations

(1) Site and building requirements are shown in Table 7-9.

7.9.5 Standards for Discretionary Uses

Council will consider discretionary use applications in the **IR** district with respect to Section 3.7.2 Discretionary Use - General Evaluation Criteria and to Section 3.7.4 Discretionary Use - Specific Evaluation Criteria and to additional evaluation criteria and development standards that follows in this section.

(1) Discretionary uses in the **IR** district will only be permitted where Council is assured that such development will be compatible with the future use of the area, as indicated in the Official Community Plan Bylaw.

7.9.6 Exceptions to Development Standards

(1) Sites that lawfully existed prior to the passing of this bylaw that do not meet the minimum site width requirements outlined in Table 7-9, shall be deemed to be compliant with the minimum site width requirements in this bylaw.

7.9.7 Outside Storage

Outside storage, including garbage storage, is subject to Section 4.16 of this Bylaw.

Table 7-9: IR – INSTITUTIONAL RECREATION DISTRICT DEVELOPMENT STANDARDS

<u>Principal Use</u>	<u>Designation</u>	<u>Subject to Sections</u>	<u>Development Standards</u>						
			<u>Minimum Site Area (ha)</u>	<u>Minimum Site Width (m)</u>	<u>Minimum Front (m)</u>	<u>Minimum Side Yard (m)</u>	<u>Minimum Rear Yard (m)</u>	<u>Minimum Bldg Floor Area (m²)</u>	<u>Maximum Site Coverage (%)</u>
<u>Community Service, Municipal, Recreational, Institutional and Other Uses</u>									
(1) Meeting and assembly halls	P	3.7.4(2)	--	--	--	--	--	--	--
(2) Institutional Camp	D	3.5.2(1), 5.2	--	--	--	--	--	--	--
(3) Educational facilities	P	3.7.4(2)	--	--	--	--	--	--	--
(4) Nature interpretation trails and associated facilities	P	--	--	--	--	--	--	--	--
(5) Places of worship	P	3.7.4(2)	--	--	--	--	--	--	--
(6) Public works, excluding solid and liquid waste disposal sites	P	4.10	--	--	--	--	--	--	--
(7) Recreation facilities	P	3.7.4(2)	--	--	--	--	--	--	--
(8) Sports fields, parks, and playgrounds	P	--	--	--	--	--	--	--	--
(9) Walking, hiking, and/or ski trails and associated facilities	P	--	--	--	--	--	--	--	--
(10) Dormitories	D	3.7.14	--	--	--	--	--	--	--
(11) Cabins and lodges	D	3.7.14	--	--	--	--	--	--	--
(12) Municipal facilities	P	--	--	--	--	--	--	--	--
(13) Food services	D	--	--	--	--	--	--	--	--

Use Designations:

(P) - Permitted Use

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

(D) - Discretionary Use

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

Special limitations and standards regarding Table 7-9 and the IR district:

8 REQUIRED SEPARATION DISTANCES BETWEEN USES

Table 8-1: Separation Distances Between Uses (in metres)		Municipal Wells & Blackstrap Reservoir and South Saskatchewan River	Residential *					Recreational Development (campground , ski hill, festival site, etc) ⁽⁴⁾	Intensive Agriculture ⁽⁶⁾
			Single Parcel CR ⁽¹⁾	Urban Municipality 100-500 Population ⁽²⁾⁽⁵⁾	Urban Municipality 501 and greater Population ⁽²⁾⁽⁵⁾	Multi-Parcel Residential, or organized Hamlet	Tourist Accommodation ⁽³⁾		
Urban Municipality		--	--			N/A	--	--	--
Intensive Livestock Operation ⁽⁷⁾	300 – 499 A.U.	1,600	300	1200	1600	800	300	300	--
	500 - 1999 A.U.	1,600	600	1600	2400	1,200	600	800	--
	2,000 - 5000 A.U.	1,600	800	2400	3200	1,600	800	1,200	--
	>5000 A.U.	1600	1000	2400	3200	2000	1000	1,600	
Airport / Airstrip ⁽⁸⁾		--	--			800	--	--	--
Gravel Pit		--	200			305	200	--	--
Waste Mgmt. ⁽⁹⁾	Solid	1,600	457			457	457	457	457
	Liquid	1,600	457			457	457	457	457
Anhydrous ⁽¹⁰⁾	Non-refrigerated	--	305			305	305	305	--
	Refrigerated	--	600			600	600	600	--
Hazardous Industrial ⁽¹¹⁾		1,600	1,000			2,400	1,000	1,000	--
Industrial ⁽¹²⁾		--	800			800	800	800	--

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

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

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

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

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

- (i) the land being separated is located in another Municipality;
- (ii) the Council of the other affected Municipality is consulted prior to approval of the proposed development; and
- (iii) third party ground water monitoring, annual inspections, appropriate fencing, screening, landscaping, berming, building and site orientation, road upgrading or any other reasonable measure to mitigate potential land use conflicts or environmental degradation.

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

**** Applications for facilities with liquid manure shall have an additional **400 metre** setback from all residential uses, Municipal Wells, Blackstrap Reservoir and South Saskatchewan River

9 MAPS

1. The first map shows the distribution of the population in the year 1950. The population was concentrated in the eastern part of the country, particularly in the coastal areas. This was due to the fact that the eastern part of the country had a more developed economy and a higher level of infrastructure.

2. The second map shows the distribution of the population in the year 1960. The population had begun to spread outwards from the eastern coast, but it was still heavily concentrated in the eastern part of the country.

3. The third map shows the distribution of the population in the year 1970. The population had spread outwards significantly, and there was a noticeable increase in the number of people living in the western part of the country.












4. The fourth map shows the distribution of the population in the year 1980. The population had spread outwards even further, and there was a noticeable increase in the number of people living in the northern part of the country.

5. The fifth map shows the distribution of the population in the year 1990. The population had spread outwards even further, and there was a noticeable increase in the number of people living in the southern part of the country.

RM of DUNDURN
SASKATCHEWAN

ZONING DISTRICT MAP

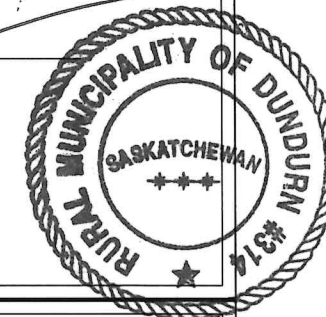
ZONING DISTRICTS

-  PARKS & RECREATIONAL DISTRICT
-  LOW DENSITY COUNTRY RESIDENTIAL
-  COMMERCIAL RECREATIONAL DISTRICT
-  INSTITUTIONAL RECREATION DISTRICT
-  LAKESHORE DEVELOPMENT
-  INDUSTRIAL
-  AGRICULTURAL DISTRICT
-  COMMERCIAL & LIGHT INDUSTRIAL DISTRICT
-  DUNDURN MILITARY CAMP
-  PARKS
-  RESERVOIR DEVELOPMENT AREA

This is the Zoning District Map which accompanies Bylaw Number 6-2024 adopted by the RM of Dundurn.

Reeve

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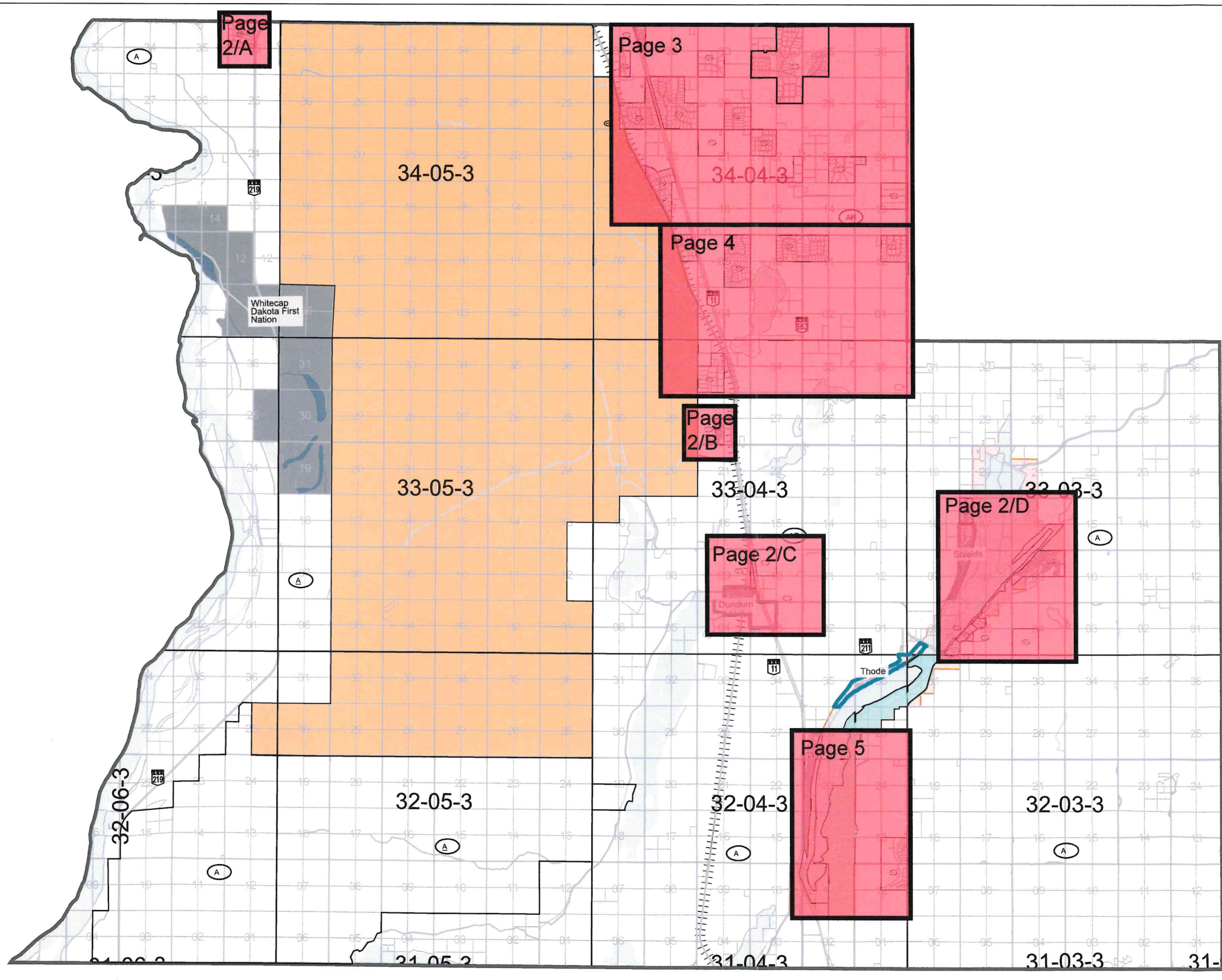
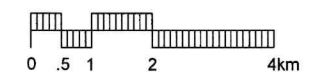
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PAGE 1 OF 5





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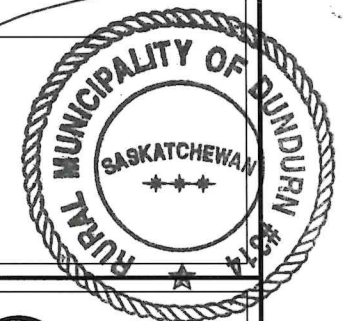
ZONING DISTRICTS

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-  INSTITUTIONAL RECREATION DISTRICT
-  LAKESHORE DEVELOPMENT
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-  DUNDURN MILITARY CAMP
-  PARKS
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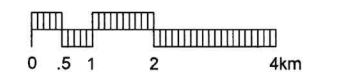
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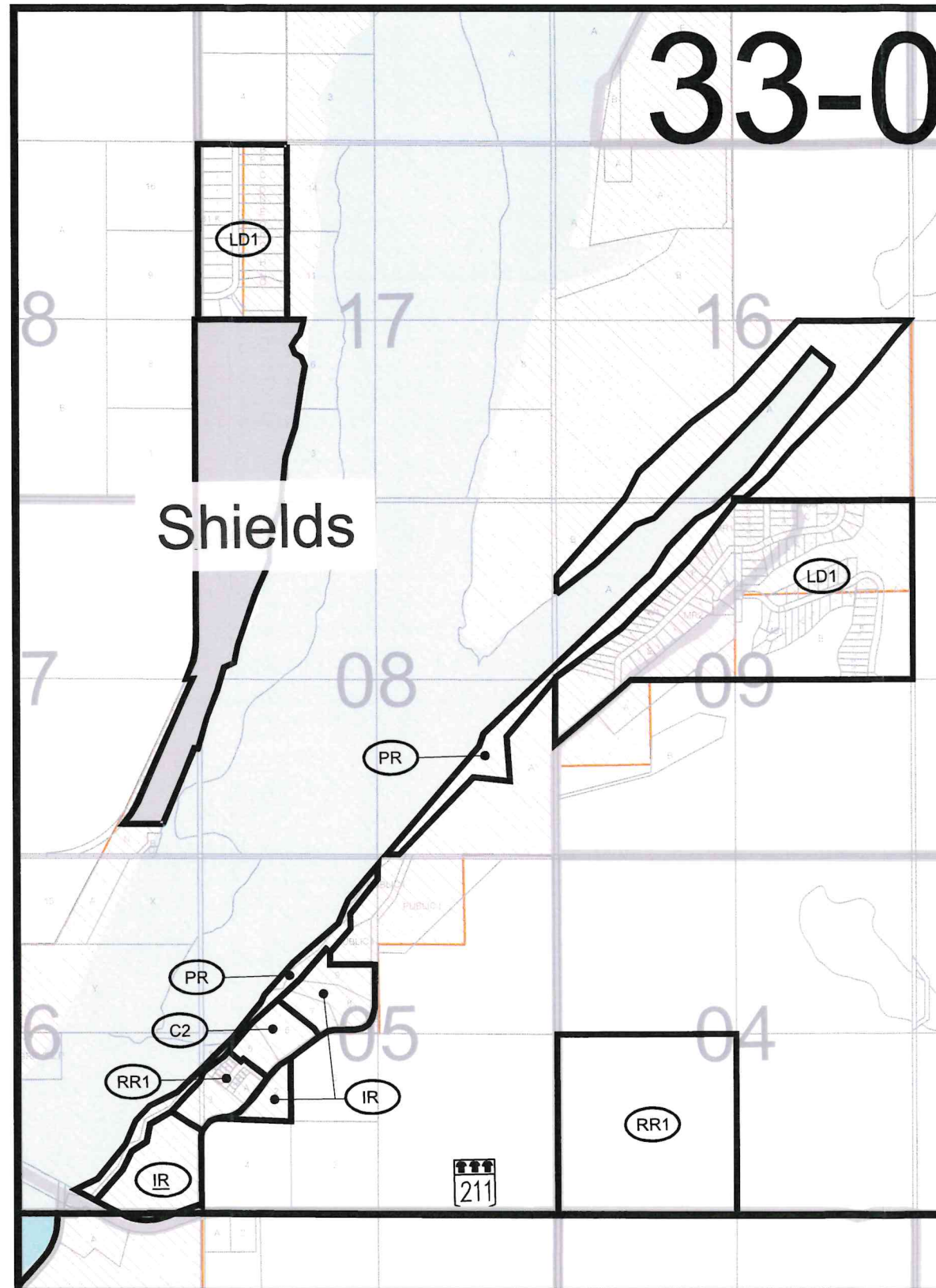
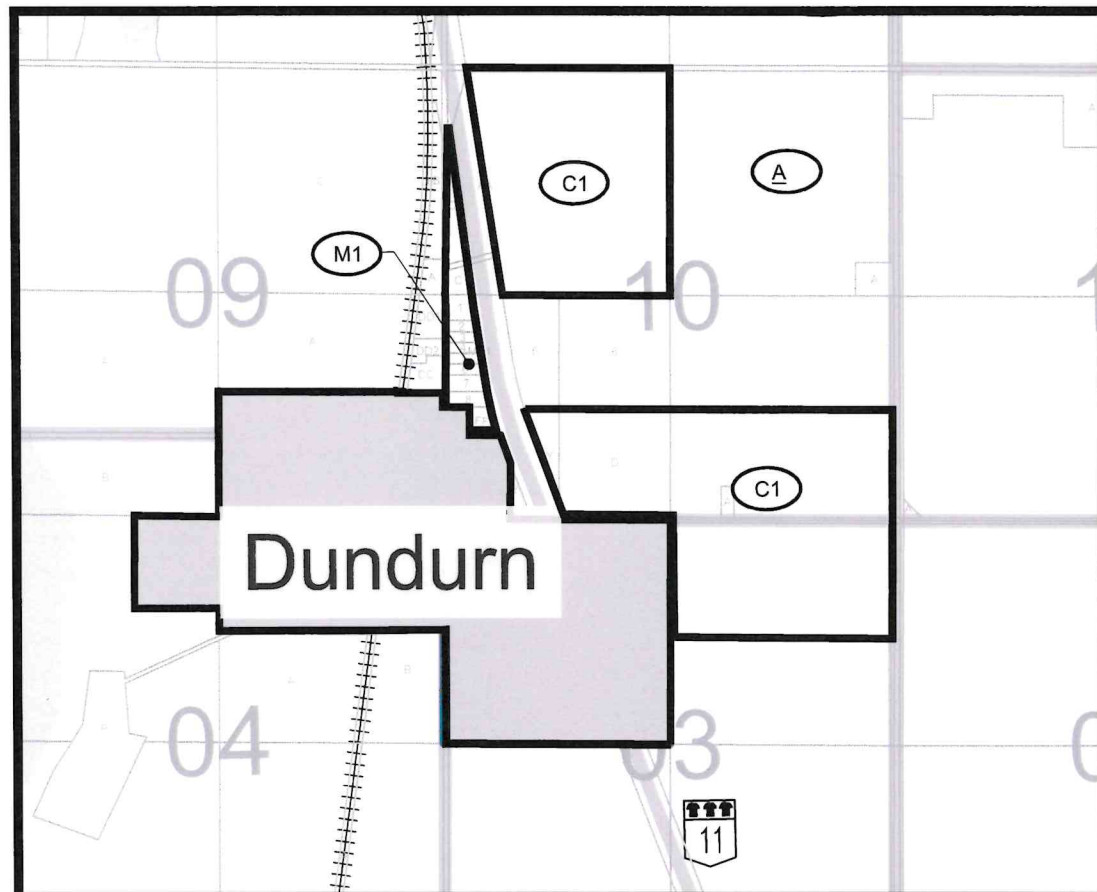
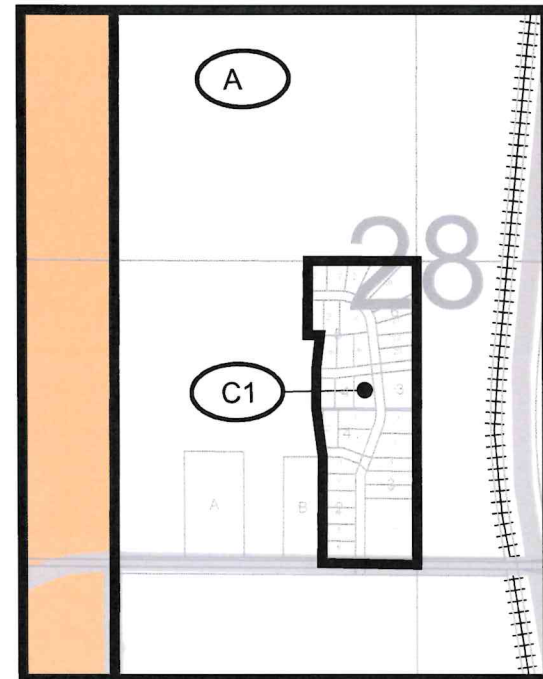
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33-0

Shields

Dundurn



A

B

C

D

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SASKATCHEWAN

ZONING DISTRICT MAP

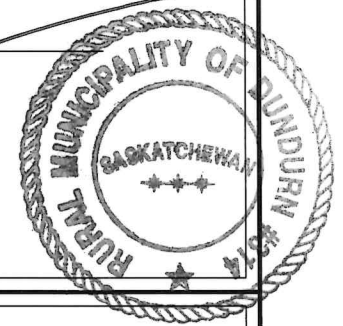
ZONING DISTRICTS

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-  LOW DENSITY COUNTRY RESIDENTIAL
-  COMMERCIAL RECREATIONAL DISTRICT
-  INSTITUTIONAL RECREATION DISTRICT
-  LAKESHORE DEVELOPMENT
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-  AGRICULTURAL DISTRICT
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-  DUNDURN MILITARY CAMP
-  PARKS

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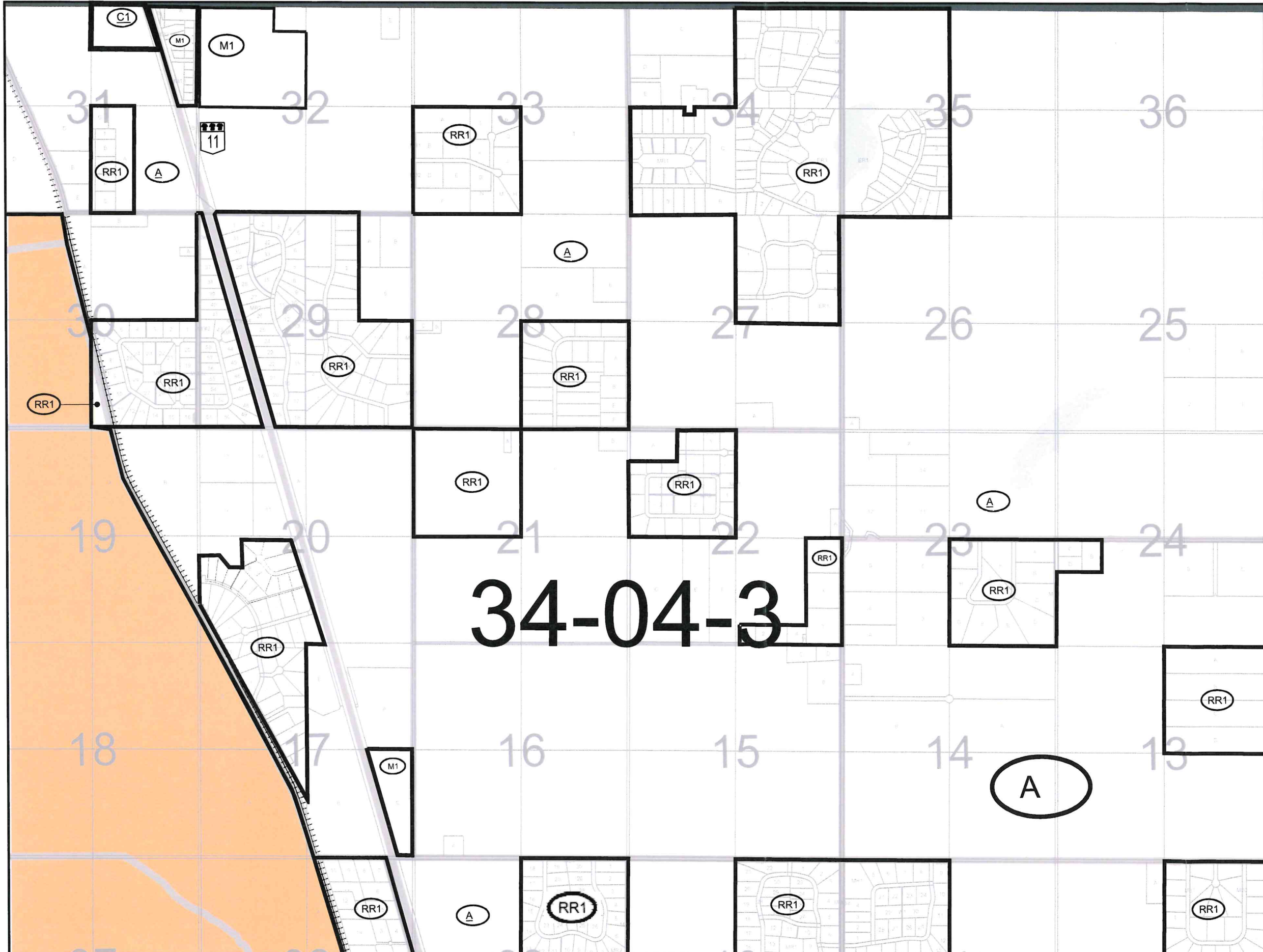
PAGE 3 OF 5

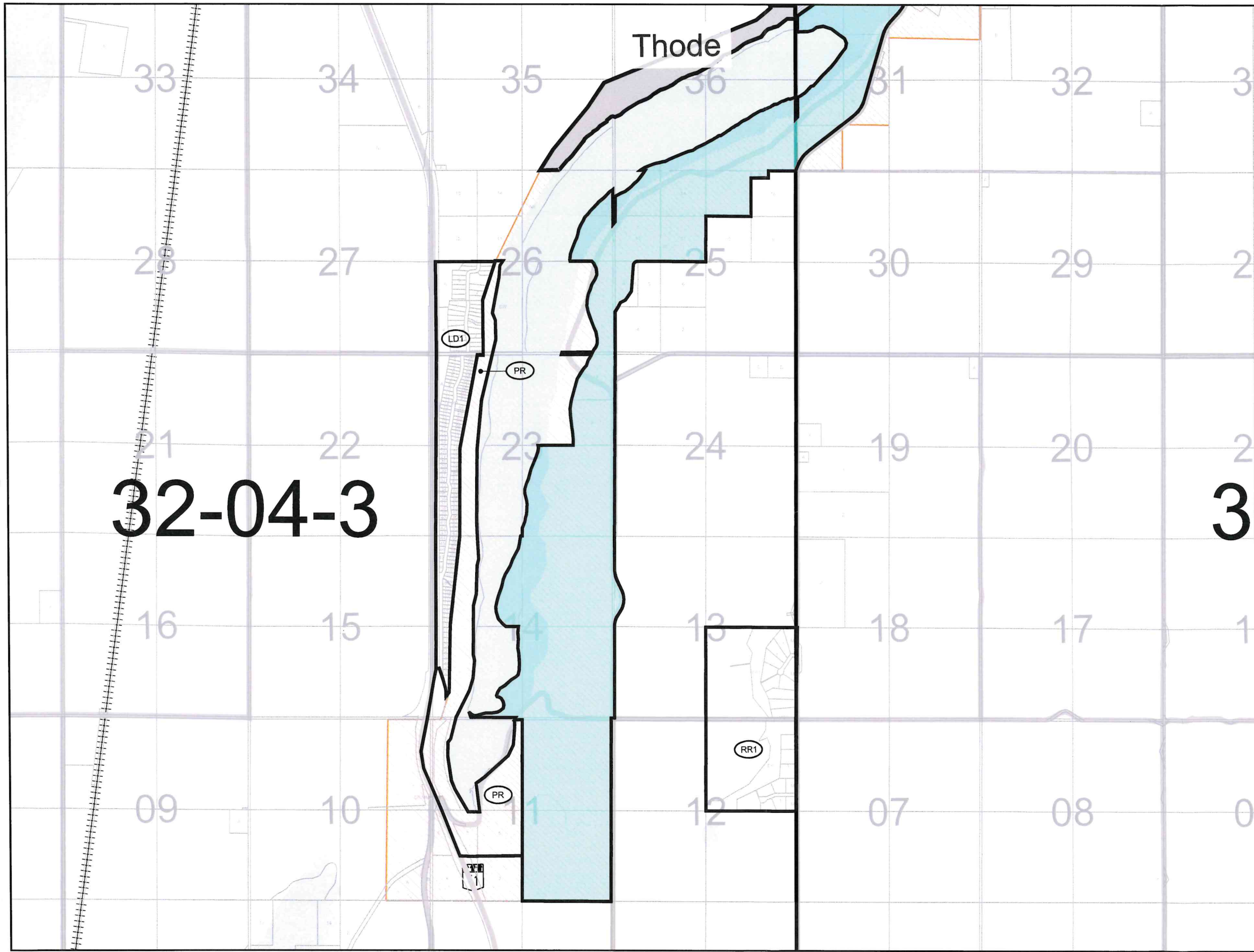


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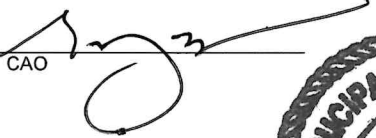
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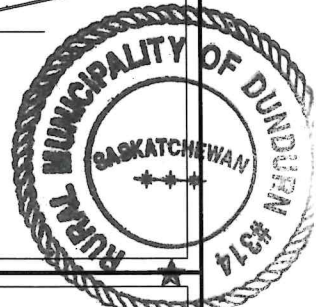
RM of DUNDURN
SASKATCHEWAN

ZONING DISTRICT MAP

- ZONING DISTRICTS**
-  PARKS & RECREATIONAL DISTRICT
 -  LOW DENSITY COUNTRY RESIDENTIAL
 -  COMMERCIAL RECREATIONAL DISTRICT
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PAGE 5 OF 5

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