# 2017

# Rural Municipality of Dundurn No. 314 Zoning Bylaw



# Rural Municipality Of Dundurn No. 314

Bylaw No. 09/2017

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:

- Pursuant to Section 34(1) of The Planning and Development Act, 2007 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 Bylaw No. 3-98 and all amendments to is hereby repealed.
- 4. This Bylaw shall come into force on the date of final approval by the Minister of Government Relations.

Read a First time this 6 day of Jone, 2017
Read a Second time this $\frac{14}{100}$ day of $\frac{100}{100}$ , 2017
Read a Third time this 4 day of Nov, 2017
REEVE RURAL MUN
ADMINISTRATOR SEAL
ADMINISTRATOR SELECTION OF THE PROPERTY OF THE
Approved by:
all size

Pursuant to subsection 47(1) of *The Planning and Development Act, 2007*, (PDA) Bylaw 09-2017 is hereby APPROVED subject to council effecting amendments to revise the 4.18 Table 1 ILO separation distances to more closely align with the provincial interest to promote agriculture and agribusiness. These amendments are to be completed within 90 days of this approval.

Assistant Deputy Minister of Municipal Relations

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Date: grely 24/2018

# Schedule A

Rural Municipality of Dundurn No. 314

Zoning Bylaw

09-2017

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# 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, accompanying Official Community Plan (OCP) and *The Planning and Development Act, 2007 (the Act)*. The words "shall" or "will" identify a mandatory action or decision, as the case may be. The words "should" or "may" identify a voluntary action or decision, as the case may be.

# 1.3 Severability

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

# 2 Definitions

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 Use: A use customarily incidental, subordinate, and exclusively devoted to the

principal use or building and is located on the same site with such principal use

or building.

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

Agricultural Tourism Use: A tourism oriented commercial land use related to the retail sale of products or

the provision of entertainment associated with an agricultural operation or a rural environment and without limiting the generality of the above includes historical farms, farm zoos, gift shops, restaurants, art galleries, agricultural

oriented activities and cultural entertainment facilities.

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

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

table:

Kind of Animal	Number of Animals (= 1 Animal Unit)			
Poultry				
Hens, cockerels, capons 100				
Chicks, broiler chickens	200			
Turkeys, geese, ducks	50			
Exotic birds	25			
Но	gs			
Boars and sows	3			
Gilts	4			
Feeder pigs	6			
Weanling pigs	20			
She	eep			
Rams or ewes 7				
Lambs	14			
Goats	s, etc.			
All (including llamas, alpacas	7			
etc.)				
Cat	tle			
Cows and bulls	1			
Feeder cattle	1.5			
Replacement heifers	2			
Calves	4			
Horses				
Colts and ponies	2			
Other horses	1			
Bison				

Cows and Bulls	1		
Calves	4		
Fallow Deer			
Fallow Deer	8		
Fallow Deer Fawns	32		
Domestic Indigenous			
Elk	5		
Elk Calves	20		
White-tailed Deer	8		
White-tailed Deer Fawns	32		
Mule Deer	8		
Mule Deer Fawns	32		

Ancillary Use: A use that is secondary and subordinate in size, extent and purpose to the

principal use on the same site, but is not necessary for the operation of the

principal use on that site.

Applicant: A developer or person applying for a development permit under this bylaw, for

a subdivision approval to an approving authority under *The Planning and* 

Development Act, 2007.

Asphalt Plants - Bylaw 20-2018 page 96

Attic: A space or room just below the roof of a building.

Bed and Breakfast Home: A dwelling unit which meets the requirements of an itinerant use

accommodation as per The Public Accommodation Regulations, 1997.

Billboard: A private free standing sign, including supporting structures, which advertises

goods, products, services, organizations, or facilities that are available from, located on, or refer to, a site other than the site on which the sign is located, and

which is greater than 2 square metres (21.53 square feet) in facial area.

Building: A structure used for the shelter or accommodation of persons, animals, or

chattels.

Building, Accessory: A subordinate detached building appurtenant to a main building or main use

and located in the same site, the purpose of which is to provide better and more

convenient function of the main building or main use.

Building Height: The vertical distance of a building measured from the average grade level to the

highest point of the building or structure.

Building Permit: A permit issued under a building bylaw of the municipality authorizing the

construction of all or part of any building.

Campground: The seasonal operation of an area of land managed as a unit, providing

temporary short term accommodation for tents, tent trailers, travel trailers,

recreational vehicles and campers, used by travellers and tourists.

Campground Operator - Bylaw 1-2022 page 98

Complex (Industrial or Commercial):

A group of two (2) or more attached or detached independent principal buildings located on the same site which are not for human habitation and where each form of development comprising the complex is a permitted or approved discretionary use in the zoning district in which the complex is located. A commercial complex shall not exceed a 3,251.61 square metres

(35,000 square feet) of floor space on a site.

Council: The Council of the Rural Municipality of Dundurn No. 314 (RM).

Deck - Bylaw 1-2022 page 98

Development:

The carrying out of any building, engineering, mining or other operations, in, on, or over land, or the making of any material change in the use of any building or

land.

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

Discretionary Use: A use or form of development specified in this bylaw, which may be allowed

following application to and approval of the Council and which complies with the development standards, as required by Council, contained in this bylaw.

Distilleries, Wineries & Breweries - Bylaw 19-2018 page 95

Dwelling, Duplex: A building divided horizontally into two dwelling units

Dwelling, Group: Consisting of a group of two or more detached one unit dwellings, two unit

dwellings of principal buildings or combination thereof occupying the same site.

Dwelling, Multiple: A building containing three or more dwelling units

Dwelling, Semi-detached: A building divided vertically into two dwelling units by a common wall

extending from the base of the foundation to the roof line.

Dwelling, Single Detached: A detached building consisting of one dwelling unit as herein defined and

occupied, or intended to be occupied, as a permanent home or residence, but

shall not include a mobile home or trailer coach as herein defined.

Dwelling Unit: One or more habitable room(s) constituting a self-contained unit and used, or

intended to be used, together for living and sleeping purposes by one or more

persons.

Farmstead: A single site which includes the residence of the farm operator and those

buildings or facilities-which are related to the farm operation and may include

crop land and pastures.

Flood Fringe: As per the definitions in the Statements of Provincial Interest Regulations.

Floodway: As per the definitions in the Statements of Provincial Interest Regulations.

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Floor Area: The maximum habitable area contained within the outside walls of a building,

excluding, in the case of a dwelling, any private garage, porch, veranda, sun

lounge, unfinished basement, or attic.

Frontage: The side of a lot abutting the street; in the case of a corner lot, the shorter of the

sides shall be considered as the frontage. Where a pie shaped or non-

rectangular lot is involved, the average width of the lot shall be considered as

the value for calculating the minimum frontage requirement for a lot.

Garden Suite: A single detached dwelling (mobile home not allowed) where authorized by

Council, within 10 metres (32.81 feet) of the permanent structure, which is temporarily located in the yard of an existing dwelling unit to provide accommodation for a specific person or persons who are physically dependent

on the residents of the existing dwelling unit.

Grade Level: An average elevation of the finished surface of the ground adjacent to the

exterior wall of the building or structure.

Hazard Land: Land which may be prone to flooding, slumping, subsidence, landslides, erosion,

any other instability, or is located within a flood plain or watercourse.

Home Based Business: A secondary occupation carried on by the occupants of a farmstead or residence

ancillary to a permitted use.

Home Occupation: A secondary occupation carried on by the occupants of a farmstead or residence

ancillary to a permitted use, that does not include any outside advertising, traffic

generation or other employees.

Highway Sign Corridor: A strip of land parallel and adjacent to a provincial highway; where private signs

may be permitted to advertise goods and services of local area businesses and attractions, as provided by regulations of the Department of Highways entitled "The Erection of Signs Adjacent to Provincial Highway Regulations, 1986", as

may be amended from time to time.

Institutional Use: a use of land, buildings or structures for a public or non-profit purpose and

without limiting the generality of the foregoing, may include such uses as schools, places of worship, indoor recreation facilities, community centres, and

government buildings.

Intensive 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 the permanent rearing (12 months of the year), confinement or feeding of bison, poultry, hogs, sheep, goats, cattle, horses, or domesticated game animals where the site provides less than 370 square metres (3,982.65 square feet) of space for each animal unit and will contain 100

or more animal units.

Internal Subdivision Road: A public roadway, excluding a provincial highway or municipal grid road,

constructed solely for access to or egress from an internal circulation within a

commercial, industrial, intensive agricultural, residential development, or a hamlet, and includes a service road.

Liquid Manure Storage Facility:

An earthen manure storage facility or other facility for the temporary storage of liquid manure from an ILO before disposal by spreading as organic fertilizer on agricultural land.

Mobile Home:

A trailer coach bearing CSA Z 240 certification for mobile homes (or replacement thereof):

- a) that is used as a dwelling;
- that has water faucets and shower, or other bathing facilities, that may be connected to a water distribution system; and



Double Wide Mobile Home

c) that is equipped with facilities for washing and water closet, or other similar facility, that may be connected to a sewage system.

Modular Home:

A factory built home that is manufactured as a whole or modular unit and is designed to be moved on a removable chassis to be used as one dwelling unit, and is certified by the manufacturer that it complies with the Standards Association Code CSA-A277 standard for modular homes.

Multi-Parcel Residential:

A subdivision application for more than three (3) residential sites per quarter section.



Municipality:

The Rural Municipality of Dundurn No. 314.

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.

 $Non\text{-}Conforming \ Use:$ 

Any use of land, building, or structure lawfully existing at the time of the passing of this bylaw, the use of which does not comply with all the regulations of this bylaw governing the zone district in which it is located.

Non-Conforming Site:

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

Park Model Trailer/Unit: A unit designed to facilitate occasional relocation,

with living quarters for a temporary or seasonal use; has water faucets and shower or other

bathing facilities that may be connected to a water distribution system and has facilities for washing and a water closet or other

similar facility that may be connected to a sewage system. It has a gross floor area not exceeding 50 square metres (540 square feet). CSA Number

Z241.

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

Permitted Use: A use or form of development allowed as of right in a zoning district, subject to

the regulations contained in this bylaw.

Personal Care Home: A facility licensed under *The Personal Care Homes Act* that provides long term

residential, social and personal care, including accommodation, meals,

supervision or assistance for persons who have some limits on ability for self-

care, and are unrelated to the operator or owner.

Principal Use: The main activities conducted on a site.

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

Prohibited Use: A use or form of development that is not listed as either a permitted or

discretionary use in the district in which the applicant is applying, shall be

considered a prohibited use.

Public Road: A road which is maintained for public use by the municipality or the Department

of Highways.

Public Utility: A government or private enterprise which provides a service to the general

public.

Quarter Section: A quarter section as defined by the Township Plan of Survey of record in the

Land Titles Office, exclusive of any registered road, road widening, or railway right of way, but including any partial quarter section defined on the Township

Plan of Survey.

Ready-to-Move (RTM)

Dwelling:

Reeve:

A new single detached dwelling constructed off-site to National Building Code or CSA-277 standards to

be moved onto a new permanent residential site

building foundation.

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

Recreational Facility: A recreation or amusement facility operated as a business, by the province,

municipality, or a non-for profit organization and open to the general public

but not including adult entertainment.

Recreational Vehicle: 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-u p.

RV Park, RV Site (Seasonal) and RV Site (Temporary) Bylaw 1-2022 page 98

Residence: A single detached dwelling on a site which is not used as a farmstead.

Rural Municipal The official administrator for the municipality pursuant to *The Rural* Administrator: Municipality Act, 1989.

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.

Any writing (including letter or word), bill board, pictorial representation (including illustration or decoration), and emblem (including devise, symbol or trademark), and flag (including banner or pennant), or any other figure of similar character which:

a) is a structure or any part thereof, or is attached to, painted on, or in any manner represented on a building;

b) is used to announce direct attention to, or advertised; and

c) is visible from outside the building.

An area of land with fixed boundaries and which has been registered in the Land

Titles Office by Certificate of Title and for which all portions of the land are

consolidated under a single title.

Site Line, Front or Site

Frontage:

Site:

School:

Sign:

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

Site Line, 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.

Street: A public road or thoroughfare registered by plan of survey which affords the

principal means of access to abutting property, but shall not include an

easement or lane.

Small Scale Generating Systems:

Small-scale (individual) generating systems are solar panels/collectors and wind turbines that are small-scale in size and used to produce energy for the

property owner and sell excess production.

Structure: Anything that is built, constructed, or erected, located in, on, or over the ground,

or attached to something located in or over the ground.

Subdivision: A division of land, and includes a division of a quarter section into legal

subdivisions as described in the Land Titles Act.

Use: The purpose or activity for which a piece of land or its buildings is designed,

arranged or intended, occupied or maintained.

Vacation Farm: An operating farm which may, on a day basis or for overnight purposes, offer a

farm life experience to groups, families, or individuals and which may provide

either or both of the following:

a) rental accommodation in the farm dwelling or adjacent private cabins comprising one or more rooms furnished to enable the preparation of

meals if full board is not provided;

b) a tract of land on which one or more camping, tenting or parking sites is located, and the provision of electricity, potable water and toilet facilities

to any of the persons, families, groups occupying any of such sites.

Waste Disposal Facility;

Liquid:

A facility to accommodate any waste which contains animal, mineral or vegetable matter in solution or suspension, but does not include a septic system

for a single residence or farmstead, or a liquid manure storage facility.

Waste Disposal Facility;

Solid:

A facility, not including a waste transfer station or a temporary storage facility, to accommodate discarded materials, substances or objects which originated from residential, commercial, institutional and industrial sources which are typically disposed of in municipal or private landfills, but not including

dangerous goods, hazardous waste or biomedical waste.

Wind Energy System(s): Any structure(s) used for the transmission or reception of electrical energy.

Xeriscaping: Quality landscaping that conserves water and reduces maintenance.

Yard: The open, unoccupied space on a lot between the property line and the nearest

wall of a building.

Yard, Front: That part of a site which extends across the full width of a site between the front

site line and the nearest main wall of a building or structure.

Yard, Rear: That part of a site which extends across the full width of a site between the rear

site line and the nearest main wall of a building or structure.

Yard, Required: The minimum yard required by a provision of this bylaw.

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Yard, Side:

The part of a site which extends from a front yard to the rear yard between the side li ne of a site and the nearest main wall of a building or structure.

# 3 Administration

# 3.1 Development Officer

The RM Administrator shall be the Development Officer responsible for the administration of this bylaw unless another designate has been appointed by Council.

# 3.2 Application for a Development Permit

- 3.2.1 Every person shall obtain a development permit before commencing any development within the municipality, except as listed in section 3.3 as not requiring a permit.
- 3.2.2 The application shall be as adopted or amended by resolution of Council.
- 3.2.3 The application shall have attached a layout or site plan as required in the application form or by the Development Officer, together with any other information needed to assess the application including but not limited to:
  - a) A description of the intended use or proposed development;
  - b) Legal land location;
  - c) Signature of the applicant and registered land owners;
  - d) Copy of the certificate of title for the property;
  - e) Estimated commencement and completion dates;
  - f) Elevation drawings;
  - g) Setbacks to the property line:
  - h) Method and location of on-site services (water and sewer);
  - i) Parking and loading information; and
  - i) Any additional information deemed necessary by the Council or the Development Officer.

# 3.3 Development Not Requiring a Permit

- 3.3.1 Developments permits are not required for the following:
  - a) Accessory Farm Buildings and Structures: Farm buildings and structures, (excluding any I.L.O. or related structure, or new dwellings), where accessory to a permitted agricultural use or existing farmstead, unless the building or structure is within 300 metres (984.25 feet) of the boundary of Canadian Forces Base Detachment Dundurn and is greater than 9.3 square metres (100.11 square feet) in size.

- b) Public Utilities, excluding liquid and solid waste disposal facilities: Any operation for the purposes of constructing, inspecting, repairing, or renewing sewers, mains, cables, pipes, wires, tracks or similar public works as required by a public utility, and the installation of service connections to property in the municipality; (a permit is required for the installation of new transmission lines including railway spur lines).
- c) Municipal Facilities: Any facility installed and operated by the Municipality.
- d) Signs: Subject to the provisions of this bylaw.
- e) Fences: Less than 1.8 metres (6 feet) in height.
- f) Accessory Buildings: Less than 9.3 square metres (100.11 square feet) in size.
- g) Maintenance and repairs of any building or structure that does not include structural alterations.
- h) Hot tub installation, as long as it meets the requirements of the bylaw and the provincial electrical code.
- i) Planting of any tree or shrubs on private property.
- j) Field crops and pastures for the raising of livestock (excluding ILO's).
- k) Orchards and vegetable, horticultural or fruit gardens where accessory to a residence.
- l) Keeping of animals on the same site as a residence, subject to the provisions of this bylaw.
- m) Outside storage, subject to the provisions of this zoning bylaw.
- n) Home Occupations (in a single detached dwelling only).
- 3.3.2 Development listed in clause 3.3.1 must be allowed in the district in which they are located and must comply with the regulations of this bylaw, including setback requirements and flood protection requirements.

# 3.4 Referral of Applications

- 3.4.1 The Development Officer may submit any application to Council for a decision on the interpretation of the bylaw, or upon special conditions provided for in the bylaw, and shall inform the applicant of the date and time when Council will consider the matter. Council or the Development Officer may require the applicant to provide such further information as they require making a decision.
- 3.4.2 The Development Officer may refer the application to any internal or external departments or organizations for review or comments, including any First Nation or Métis community, neighbouring municipality, or the Canadian Forces Base Detachment Dundurn.
- 3.4.3 All development permits within the Blackstrap Reservoir Development Area shall be sent to the Saskatchewan Water Security Agency.

- 3.4.4 All development permits located in an area identified as Heritage Sensitive as identified on the Wildlife Habitat Protection and Heritage Sensitive Map, shall be sent to the Heritage Conservation Branch, Ministry of Parks, Culture and Sport for screening.
- 3.4.5 All development permits located in an area identified as wildlife habitat on the Wildlife Habitat Protection and Heritage Sensitive Map shall be sent to the Ministry of Environment.

# 3.5 Issue of Permits

Upon completion of the review of an application for development, the Development Officer shall determine if the proposed development is a permitted, discretionary or prohibited use and apply the following:

### 3.5.1 Permitted Use

- a) Issue a development permit for a permitted use, where the application conforms to this bylaw, incorporating any special regulations, performance standards or development standards authorized by this bylaw; or
- b) Issue a refusal, where the application does not comply with a provision or regulation of this bylaw, stating the reason for refusal.

# 3.5.2 Discretionary Use

- a) The owner of the property (or other person with written consent of the owner) may apply to the Development Officer for a discretionary use and shall, in addition to the form, provide a written description of the proposed development, the intended use and operations, structures to be located on the site, and required municipal services. The applicant shall also provide any other information that the Development Officer and/or Council determines is necessary for Council to fully review the proposed development.
- b) The Development Officer will prepare a report for Council on the proposed development, discussing or examining the criteria for consideration by Council. Council shall review the application and the report from the Development Officer and, where appropriate, may request comments or information from other government agencies to assist Council's review of the application.

#### c) Public Notice

- (i) Unless otherwise noted in this Bylaw, the Development Officer, pursuant to Section 55(2) of *The Planning and Development Act, 2007* shall notify the assessed owners of property within 75 metres (246.06 feet) in all districts and to any other landowners the Development Officer identifies as possibly being affected by the development or who may have an interest in the lands. The notice shall be given by registered mail and the development officer shall also post a notice on the municipality's website. The public notice for the discretionary use application shall be provided and mailed at least ten (10) days before the discretionary use application is to be considered by Council.
- (ii) In addition, an on-site notification poster shall be prepared by the Development Officer and posted on the site by the applicant, and must remain posted until the application is considered by Council.

- (iii) The public notice of discretionary use application shall describe the use applied for, the location of the use and date, along with the time and location for the Council meeting where the application shall be considered by Council.
- d) Council shall make a decision on a discretionary use, by resolution which instructs the development officer to either issue a development permit incorporating any specific development standards set forth by Council, subject to the limitations of the Act and in accordance with the provisions of this bylaw; or issue a notice of refusal to the applicant, stating the reasons for the refusal. Council's notice of refusal cannot be appealed to the Development Appeals Board.
- e) Council is deemed to have granted discretionary approval to a use, or specific intensity of use, that becomes discretionary as a result of the adoption or amendment of this Bylaw, as of the date that the Bylaw or amendment comes into effect.

### 3.5.3 Prohibited Use

- a) An application for a use not listed as either a permitted or discretionary use in the district in which the applicant is applying, shall be considered a prohibited use.
- b) A development permit for a prohibited use cannot be accepted by the Rural Municipality and there is no means of appeal.
- c) The permit or notice shall be in as adopted or amended by resolution of council.
- d) A new development permit approval is required when:
  - (i) The approved use ceases and is replaced by another use;
  - (ii) The approved use ceases for a twelve (12) month period or more;
- e) The approved use does not commence within twelve (12) months of the issuance of the permit; or
- f) The intensity of use increases.
- g) Council may direct that an extension be granted for an additional 12 months.
- h) When indicated, it is the responsibility of the owner or developer to notify the municipality when the development commences in order to ensure that development occurs in compliance with this zoning bylaw. Therefore, the owner or developer shall notify the municipality when the site is marked, before excavation and when foundations are formed.

# Amended to add Section 3.5.4 Bylaw 20-2018 go to page 96 3.6 Discretionary Use Provisions

# 3.6.1 Discretionary Use Evaluation Criteria

Council shall apply the following criteria when considering an application for discretionary use:

a) The proposed discretionary uses and associated accessory uses must be contained within the list of discretionary uses of a zoning district.

- b) Any proposed buildings and structures shall conform to the development standards and applicable provisions of the Zoning Bylaw.
- c) In the opinion of Council, the proposed discretionary use shall not create unnecessary disturbance to abutting residential areas due to noxious or offensive emissions including gas, vapour, odour, noise, dust, glare or light; traffic; diminished storm water management; or threat of groundwater contamination.
- d) In the opinion of Council, the proposed discretionary use will be of financial, social, and/or environmental benefit to the municipality.
- 3.6.2 Terms and Conditions for Discretionary Use Approvals
  - In approving a discretionary use application, to minimize land use conflicts, Council may prescribe specific development standards or conditions with respect to the use or form of development related to:
  - a) Site drainage of storm water and groundwater protection;
  - b) Height, shape, arrangement and location of proposed buildings with respect to buildings on adjacent properties and, within the Reservoir Development Area, their views to the lake;
  - c) Special development standards regarding "yard requirements" to reduce conflict with neighbouring uses;
  - d) Accessibility to, number of and location of off-street parking sites and loading areas;
  - e) Access to the site shall be from the road side of the property (no access shall be allowed to the site through any adjacent public reserve land);
  - f) Type and volume of traffic, and impact on traffic flows on adjacent roadways;
  - g) Safeguards to control noxious or offensive emissions including gas, vapour, odour, noise, dust, glare or light; traffic; diminished storm water management; or threat of groundwater contamination;
  - h) Any treatment given, as determined by Council, to aspects including landscaping, screening to buffer adjacent properties, lighting, outdoor signs, and parking:
  - i) Consistency with any provincial land use policies and Statements of Provincial Interest Regulations.

# 3.7 Building Permits, Licences, and Compliance with Other Bylaws

- 3.7.1 Nothing in this bylaw shall exempt any person from complying with a building bylaw, or any other bylaw in force within the municipality, or from obtaining any permission required by this, or any other bylaw of the municipality, the province or the federal government.
- 3.7.2 A building permit, where required, shall not be issued for a development unless a required development permit has been issued.

- 3.7.3 Where applicable, building permit inspections shall be undertaken at three stages of development:
  - a) Before the grading and levelling of lots with foundation (offsets) corner stakeout markers in the ground (or stakeout markers) and outer limit of site clearing suitably marked (colored plasic ribbons on stakes and/or trees and shrubs);
  - b) Before the foundations are formed; and
  - c) After framing is completed.
- 3.7.4 The appointed building inspector shall carry out the building permit inspection within 72 hours of the above notification(s). The costs associated with these inspections shall be the developer's responsibility.

# 3.8 Development Appeals Board

- 3.8.1 Council shall appoint a Development Appeals Board (the Board) in accordance with Sections 49 and 214 to 218 of *the Act*.
- 3.8.2 The development officer shall advise the applicant of the rights of appeal granted by *the Act*.
- 3.8.3 The Development Appeals Board has the authority to hear an appeal based on:
  - a) The approval of a development permit where it is alleged the Development Officer misapplied the zoning bylaw in approving the proposal;
  - b) The refusal of the Development Officer to issue a development permit because the proposal contravenes the zoning bylaw;
  - c) Council's approval of a discretionary use with development standards or conditions (only the conditions or standards may be appealed);
  - d) An order to repair or correct contraventions under a Nuisance Bylaw, Property Maintenance Bylaw and/or Zoning Bylaw adopted under *The Municipalities Act* (Sections 364 and 365) or *The Planning and Development Act, 2007* (Section 242).
- 3.8.4 The Development Appeals Board does not have the authority to hear an appeal based on:
  - a) A refusal of a discretionary use application;
  - b) Refusal to amend a zoning bylaw or rezone land;
  - c) A decision concerning a subdivision application.
- 3.8.5 Anyone starting an appeal must send a written notice of appeal and the appropriate fee to the Secretary of the Development Appeals Board within:
  - a) 30 days of a Development Officer's decision being issued;
  - b) 30 days of the failure of a Council to make a decision;

- c) 30 days of receiving a permit with terms and conditions; or
- d) 15 days, if appealed under *The Municipalities Act* or 30 days under *The Planning and Development Act, 2007*, of an order being served to repair or correct contraventions.
- 3.8.6 The Board must hold a public hearing on the appeal within 30 days of receiving a notice of appeal.
- 3.8.7 At least ten days before the hearing, the Board must notify affected parties about the hearing. The notice must be served by personal service, ordinary mail or registered mail.
- 3.8.8 In making an appeal to the Development Appeals Board, and hearing such appeal, the provisions of *The Planning and Development Act, 2007* shall apply.

# 3.9 Fees and Advertising

3.9.1 All application fees related to planning and development shall be in accordance with the municipal fees bylaw.

# 3.10 Offenses and Penalties

Any person who violates this bylaw is guilty of an offence and liable, on summary conviction, to the penalties set forth in *the Act*.

#### 3.11 Minor Variance

- 3.11.1 Council is authorized to provide for minor variances as per the conditions and procedures outlined in *the Act*:
  - a) a 10% variance for the minimum required distance of a building from the lot line;
  - b) a 10% variance for the minimum required distance of a building to any other building on the lot.
- 3.11.2 Applications for a minor variance may be made on the Development Permit Application Form. The RM Council can:
  - a) approve the minor variance;
  - b) approve the minor variance and impose terms and conditions on the approval; or
  - c) refuse the minor variance.
- 3.11.3 Written notice shall be provided to the application and adjacent properties as outlined in Section 60 of *the Act*.
- 3.11.4 A record shall be maintained by the RM of all minor variance applications in accordance with *the Act*.

# 4 General Regulations

The following regulations shall apply to all land within the RM unless specified otherwise in this bylaw.

# 4.1 Development on Hazard Lands

- 4.1.1 The hazard land management policies in the OCP shall be applied to all development on hazard lands.
- 4.1.2 Identified actions for hazard avoidance, prevention, mitigation or remedy may be incorporated as conditions to issuance of a development permit. Council shall 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.
- 4.1.3 Lands identified as potential flood hazard areas, potential floodway or potential flood fringe on the Zoning District Map, may be prone to flooding and Council may restrict development on these lands. Council may also restrict development on any other land that they deem hazardous or flood prone. The Development Officer may refer development permit applications to Council or provincial agencies for flood hazard land review prior to issuing a permit.
- 4.1.4 The developer shall be responsible for all costs to determine whether or not a proposed development is located in the floodway or fringe.

# 4.2 Reservoir Development Area

- 4.2.1 The RM will forward all development applications on lands identified on Zoning District Map as Reservoir Development Area, to the Water Security Agency for approval/referral prior to development taking place.
- 4.2.2 The developer may be required to obtain a permit and/or approval from the Water Security Agency prior to development taking place.

# 4.3 Heritage Sensitive Lands

- 4.3.1 The municipality will submit development permit applications that are located on heritage sensitive areas as shown on the Wildlife Habitat Protection and Heritage Sensitive Map, to the Heritage Conservation Branch, Ministry of Parks, Culture and Sport for screening.
- 4.3.2 Should a Heritage Resource Impact Assessment (HRIA) be required by the Heritage Assessment Unit, it is the responsibility of the developer to have an impact assessment carried out by a qualified professional under an approved investigation permit. The study should establish:
  - a) the presence of heritage sites within the project areas;
  - b) suitable mitigation measures that could be implemented;
  - c) the content, structure, and importance of those heritage sites; and
  - d) the need for any scope of mitigative follow-up.

4.3.3 If such an assessment is not done or having been done to the satisfaction of the Heritage Assessment Unit, Council may defer the issuance of a Development Permit and or building permit until such time as all mitigation requirements have been met.

# 4.4 Principal Building or Use Permitted on a Site

All accessory buildings shall not be developed prior to the principal building or use. No more than one principal building or use shall be permitted on any one site except for:

4.4.1 Public utility uses and waste management depots; 4.4.2 Institutional uses; 4.4.3 Agricultural uses; 4.4.4 Ancillary uses as specifically provided for in this bylaw; 4.4.5 Commercial and industrial uses; 4.4.6 Municipal uses and facilities; 4.4.7 Recreational uses and facilities: 4.4.8 Communal dwellings and uses;

# 4.5 Mobile Homes

4.4.9

- 4.5.1 Wherever a dwelling is allowed, it may be in the form of a mobile home, unless stated otherwise in this bylaw.
- 4.5.2 Every mobile home shall bear CSA Z240 certification for mobile homes and shall be attached to a permanent foundation, or securely anchored to the ground and skirted, prior to occupancy.

# 4.6 Non-Conforming Uses, Buildings and Sites

Agricultural tourism.

- 4.6.1 Any lawful use of land, whether an existing building or any building lawfully under construction, that does not conform to these regulations at the time this Bylaw is approved shall be permitted and regulated, subject to Sections 88 93 inclusive of *the Act*.
- 4.6.2 Where an existing structure or lot falls into non-conformity by reason of conversion from the Imperial System of Measurement to the Metric System of Measurement, and solely from such change, such existing structure or lot shall not be deemed non-conforming.
- 4.6.3 Undersized lots prior to the passing of this bylaw, having less than the minimum frontage, yard setbacks, or less than the minimum site area required by the zoning bylaw may be used for a purpose permitted in the zoning district in which the site is located provided that all other applicable provisions of the OCP and Zoning Bylaw are complied with.

# 4.7 Signs and Billboards

- 4.7.1 Temporary signs and real estate signs are permitted only as long as the temporary condition exists for the property, in Council's opinion.
- 4.7.2 Signs Along a Highway
  - a) Signs located in a highway sign corridor shall be regulated entirely by the requirements of "The Provincial Highway Sign Control Regulations, 2012" or amendments thereto.
- 4.7.3 Signs Outside a Highway Sign Corridor
  - a) Any sign proposed at a location other than a highway sign corridor, may only advertise agricultural commercial uses, or home based businesses, the principal use of an adjoining site or the principal products offered for sale on the adjoining site.
  - b) A maximum of 2 advertising signs are permitted on any site, or quarter section and each sign shall be no larger than 3.5 square metres (37.67 square feet) and no higher than 6 metres (19.69 feet) in total height.
  - c) Government signs, memorial signs and directional signs that bear no advertising, including traffic control, no trespassing, hunting restriction and similar signs, are exempt from restriction.
  - d) Billboard signs are prohibited, except in a highway sign corridor.
  - e) All private signs shall be located so that the safety of the public is not jeopardized, in Council's opinion, by the size, lighting, movement or location of the sign.

# 4.8 Storage of Vehicles

- 4.8.1 Unless indicated otherwise in this bylaw, no person shall use any site in any district, for the parking or storage outside of an enclosed building for vehicles that are unlicensed except that no more than 4 are allowed in the Rural Residential District and 12 in the Agricultural Residential District. This restriction shall not apply to automotive salvage yards.
- 4.8.2 Council may require that vehicle storage areas be screened from roadways or neighbouring properties by landscape features or fences or a combination thereof.
- 4.8.3 The parking of vehicles on municipal roads is prohibited.

# 4.9 Public Utilities, Pipelines, and Facilities of the Municipality

- 4.9.1 Public utilities and facilities of the Municipality, except solid and liquid waste disposal sites, shall be permitted uses in every zoning district, and unless otherwise specified by this bylaw, no minimum site area or yard requirements shall apply.
- 4.9.2 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.

# 4.10 Solid and Liquid Waste Disposal Facilities

- 4.10.1 Development and maintenance of solid or liquid waste disposal facilities shall meet all provincial and federal standards.
- 4.10.2 Waste disposal facilities shall be approved and comply with applicable provincial requirements.
- 4.10.3 Waste disposal facilities shall not be located on hazard lands or on environmentally sensitive lands.
- 4.10.4 No liquid, solid, or gaseous wastes shall be allowed to be discharged into any stream, creek, river, lake, pond, slough, intermittent drainage channel or other body of water, onto or beneath the surface of any land, or into the air. Precautions shall be taken to prevent pollution of ground water.
- 4.10.5 A buffer may be required around a waste disposal facility which may consist of landscaping, berming, fencing, vegetation or other types of screening.
- 4.10.6 Solid waste disposal facilities shall be located in close proximity to a provincial highway and directly adjacent to a municipal roadway.
- 4.10.7 The development of any new disposal sites shall take into consideration the direction of prevailing winds.
- 4.10.8 Landfills for the disposal of garbage or refuse and pit privies are prohibited within and on lands adjacent to the Blackstrap Reservoir.
- 4.10.9 A subdivision developer may be required to provide private wastewater treatment systems if Council deems the land appropriate for such service.

# 4.11 Groundwater Protection

- 4.11.1 No subdivision of land shall be permitted where the proposal will adversely affect domestic or municipal water supplies, or where a suitable, potable water supply cannot be provided to meet the requirements of the Public Health Authority, Saskatchewan Environment or the Saskatchewan Water Security Agency.
- 4.11.2 Subject to the applicable Acts and Regulations, as amended from time to time, no liquid, solid or gaseous wastes shall be discharged into any streams, creek, river, pond, slough, intermittent drainage channel or other body of water, or on any land or into the air.
- 4.11.3 The municipality may conduct annual random testing of holding tanks and water wells throughout the municipality in the interest of safeguarding groundwater quality.
- 4.11.4 The storage of chemicals, fertilizers and combustible materials is subject to the requirements of both the federal and provincial governments. All necessary approval from other regularity agencies must be obtained prior to issuance of a development permit. Development permits may require that all permits or licences required by other regulatory agencies be obtained before development proceeds.

4.11.5 Underground fuel storage tanks and fuel tanks shall be prohibited in the Blackstrap Reservoir Development Area and adjacent lands.

# 4.12 Storm Water Management

- 4.12.1 Along the top of the valley wall, and elsewhere on steep slopes, the municipality shall give due regard to locating trails, roads and parking and to maintaining vegetation cover to prevent runoff and soil erosion.
- 4.12.2 Council may require that a drainage plan be undertaken by a qualified professional prior to making a decision on a development and/or subdivision.

# 4.13 Disposal of Manure

- 4.13.1 The use of agricultural land for the disposal and recycling of manure produced by an intensive livestock operation is permitted subject to the following regulations:
  - a) Liquid manure may be spread by direct injection into the soil.
  - b) Solid manure may be incorporated into the soil as soon as conditions allow.
  - c) Solid or liquid manure shall not be spread on snow covered ground, except when not possible due to adverse weather conditions or unforeseen circumstances and provided prior approval has been given by Council and/or the Minister of Agriculture.
- 4.13.2 Upon application to Council, other procedures for disposal of manure may be approved where the applicant establishes to the satisfaction of Council that Provincial regulations have been met and that the neighbouring properties will not be affected by the alternative method of manure disposal. Council may specify a limited time during which the approval will be valid.
- 4.13.3 The spreading of manure is not permitted within 20 meters from a lake or river.

# 4.14 Home Based Businesses

Unless specified otherwise in this bylaw, home based businesses shall be subject to the following conditions:

- 4.14.1 The use is clearly ancillary to the use of a farmstead as an agricultural operation or the dwelling unit as a private residence.
- 4.14.2 There shall be no variation in the residential character and appearance of the dwelling, ancillary residential building or land, except for permitted signs.
- 4.14.3 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.
- 4.14.4 All permits issued for a home based business shall be subject to the condition that the permit may be revoked at any time if, in the opinion of the Council, the conditions under which the permit was originally issued are no longer met.
- 4.14.5 Home based businesses and home occupations will be broken into the following categories:

# a) Type 1

- (i) No persons other than residents of the dwelling shall be employed in the home based business on the site. Where the business is of a building or service contractor, additional employees may be involved off site.
- (ii) The business shall be conducted entirely within the primary dwelling with no more than 20% of the gross floor area of the dwelling being involved in the business.
- (iii) There shall be no exterior storage on the site in relation to the home based business and no exterior alterations shall be permitted except for signage as allowed for in Section 4.7 of this Bylaw.
- (iv) No noise, vibration, smoke, dust, odours, heat, glare, electrical, television or radio interference detectable beyond the boundaries of the residence containing the home based business shall be produced.
- (v) There shall be no more than seven (7) client or business related visits per day to the residence, which includes deliveries of merchandise, goods or equipment.
- (vi) There may be two personal vehicles associated with the business which shall be parked on the property.

# b) Type 2

- (i) No more than three non-resident personnel shall be employed by the home based business. Where the business is of a building or service contractor, additional employees may be involved off site.
- (ii) The business may be conducted either outdoors or indoors.
- (iii) There may be exterior storage on the site in relation to the home based business, provided the storage is screened appropriately by fencing, landscaping or berming.
- (iv) Type 2 home based businesses are only allowed when the site is at least 4.5 acres (1.82 hectares) or more in size.
- (v) Signage will be allowed as defined in Section 4.7 of this Bylaw.
- (vi) No noise, vibration, smoke, dust, odours, heat, glare, electrical, television or radio interference detectable beyond the boundaries of the property of the home based business shall be produced.
- (vii) There shall be no more than fourteen (14) client or business related visits per day to the residence, which includes deliveries of merchandise, goods or equipment.
- (viii) There may be up to four vehicles associated with the business which shall be provided onsite parking, approved as part of the development permit application.
- c) Home Based Occupations shall be subject to the following conditions
  - (i) No advertising.

- (ii) No traffic generation or other employees.
- (iii) Do not require a development permit (in a single detached dwelling only).

# 4.15 Vacation Farms and Bed-and-Breakfast

Vacation farms and bed-and-breakfast homes shall be subject to the following requirements:

- 4.15.1 Vacation farms shall be ancillary to an agricultural farm operation and located on the same site as a farmstead, and may include bed and breakfast, cabins, and overnight camping areas.
- 4.15.2 A maximum of five cabins shall be permitted as part of a vacation farm operation.
- 4.15.3 On site signs shall be permitted in accordance with Section 4.7. Offsite signs not exceeding 0.5 square metres (5 square feet) may be permitted at the discretion of council where necessary to provide directions from a highway to the operation.
- 4.15.4 Vacation farms and bed-and-breakfast operations shall be licensed pursuant to *the Public Health Act*, where tourist accommodations require health approval.
- 4.15.5 Bed-and-breakfast operations shall be located in a single detached dwelling used as the operator's principal residence developed as a farmstead or residence; or located in a dwelling accessory to and established on the same site as the host principal residence.
- 4.15.6 There shall be adequate on-site parking available for the operation.

# 4.16 Campgrounds

- 4.16.1 The operator of a campground shall provide the development officer with a plan of the campground, identifying any buildings, uses of land and the location of all roadways and recreational vehicle or tent campsites with dimensions. The addition or rearrangement of campsites, the construction or moving of buildings, the material change in use of portions of land, or the filling or clearing of land shall require a development permit, and the operator shall submit for approval an amended plan incorporating the development.
- 4.16.2 A campground shall have within its boundaries a buffer area abutting the boundary of not less than 4.5 metres (14.76 feet) which shall contain no buildings.
- 4.16.3 The operator of a campground shall designate a campsite for each recreational vehicle. Each campsite shall have dimensions sufficient to allow recreational vehicles to be located at least 4.5 metres (14.76 feet) from any other trailer coach.
- 4.16.4 No portion of any campsite shall be located within a roadway or required buffer area.
- 4.16.5 Each campsite shall have direct and convenient access to a developed roadway, which is not located in any required buffer area.
- 4.16.6 The space provided for roadways within a campground shall be at least 7.5 metres (24.61 feet) in width. No portion of any campsite, other use or structure shall be located in any roadway.

- 4.16.7 No recreational vehicle shall be stored on any campsite when the campground is not open.
- 4.16.8 A campground may include ancillary uses such as a laundromat or a confectionary designed to meet the needs of the occupants of the campsites, and one single detached dwelling for the accommodation of the operator.
- 4.16.9 The *Public Health Act* and the Regulations passed thereunder shall be complied with in respect to all operations and development of the campground.
- 4.16.10 No person shall set up a tent, trailer, camper or RV on dedicated lands (public, municipal or environmental reserve) except in conformity with the Zoning Bylaw. Those persons are exempt who have received the prior written permission of council to use part of the dedicated lands as a temporary access to their property. In granting permission, Council may establish conditions such as time of use, damage deposit, indemnification of the municipality and any other condition.

# 4.17 Garden Suites

A single garden suite may be placed in the back yard of a single-detached residential development in the AR-Agricultural Residential District and RR-Rural Residential Districts under the following conditions:

- 4.17.1 There is no secondary suite in the primary residence.
- 4.17.2 The garden suite dwelling unit is a temporary use and shall be permitted for a two-year term, which may be renewed at Council's discretion. The landowner shall enter into an agreement that the land shall not be considered for subdivision.
  - a) The owner(s) of the host residence live on the site.
  - b) At least one resident of the primary dwelling and one resident of the garden suite shall be related by blood, marriage, or legal adoption.
- 4.17.3 The occupant(s) of the garden suite should be able to benefit from the informal care and support of relatives in the primary residence, or provide care and support to family in the primary residence.
- 4.17.4 The floor area of the garden suite dwelling shall not be less than 35 square metres (375 square feet) and not greater than 90 square metres (1000 square feet).
- 4.17.5 The garden suite shall not be located on a permanent foundation to allow the structure to be removed from the property when it is no longer required by a relative of the permanent resident.
- 4.17.6 The maximum height of the garden suite shall not exceed 5 metres (16.4 feet) from grade level and shall have only one story.
- 4.17.7 Garden suite dwellings shall only be located on sites where the dwelling can be serviced by existing utilities and can be hooked up to the services of the host residence.
- 4.17.8 Residents of the garden suite must have access to the rear yard amenities.

- 4.17.9 The combined site coverage of the single detached dwelling and garden suite dwelling shall not exceed the maximum coverage permitted by this zoning bylaw, and the accessory dwelling shall be placed so that all other setback requirement of this zoning bylaw are met.
- 4.17.10 A parking space shall be provided on site for the resident(s) of the garden duite dwelling.
- 4.17.11 There shall be direct and separate access to the garden suite dwelling by an on-site driveway, or by public roadway or alley.

# 4.18 Intensive Livestock Operations (ILO)

- 4.18.1 Notice requirements, in addition to those outlined for discretionary uses in this bylaw shall be as follows:
  - a) Written notice shall be provided to all assessed owners of property within 4.8 kilometres (3 miles) of the building site;
  - b) Notice shall be provided in one issue of a newspaper published or circulated in the municipality;
  - c) Notice shall be posted at the site;
  - d) Council may hold a public meeting on the proposed development.
- 4.18.2 In order to minimize conflict between ILOs and surrounding development, Council will apply the following setback criteria:
  - a) No new ILO will be considered if the operation will be less than 400 metres (1312.34 feet) from the property line of a dwelling not located on the site, or associated with the proposed ILO. Other minimum separation distances are outlined in Table 1.
  - b) A greater separation may be needed from any liquid manure storage lagoon involved in the operation, to the property lines of residential and other developments. The criterion of a separation distance to the lagoon from a residence of 1.5 times the distance in Table 1 will be considered adequate.
  - c) Lesser separation distances than those given in Table 1 may be considered by Council where:
    - (i) written notice is given by Council to the owner of a residence within the distance provided in Table 1, and to the hamlet board of a hamlet or council of an urban municipality or owner of a residence within the specified distance; and
    - (ii) a public meeting has been held.
  - d) If a lesser separation distance than those given in Table 1 is considered, the developer of a proposed ILO will be required to enter into an agreement with the owner of a residence and the municipality, consenting to the proposed development up to a specified size, as a condition of approval.

#### Table 1

# Locational Separation Criteria for Intensive Livestock Operations to Specific Uses

Type of Development	Animal Units			
	100-299	300-499	500-1999	2000+
Residence, Tourist Accommodation, or Campground	400 metres	400 metres	800 metres	1200 metres
Residential Subdivision, hamlet or village with less than 100 population	400 metres	1600 metres	1600 metres	1600 metres
Village of more than 100 population	1600 metres	1600 metres	1600 metres	2400 metres
Town or City	1600 metres	1600 metres	2400 metres	3200 metres
Locational separation distances are to be measured from property line boundaries.				

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- 4.18.3 The applicant must demonstrate, to the satisfaction of Council, that the water supply is sufficient for the development and the supply for neighbouring developments will not be adversely affected by the proposed operation.
- 4.18.4 As a condition of approval, Council will specify the maximum number of animal units for which the approval is made, and may impose standards to reduce the potential for conflict with neighbouring uses which specify the location of holding areas, buildings or manure storage facilities on the site.
- 4.18.5 As a condition of approval, Council may specify requirements based on development standards in the zoning bylaw regarding the disposal of manure produced by the ILO or other measures intended to reduce odour, environmental problems, or conflict with neighbouring uses from the ILO.
- 4.18.6 Council may approve or disapprove the proposed ILO based on the regulations in this bylaw and the Official Community Plan and will take into consideration any written notices or comments from the public and or public meetings.
- 4.18.7 New residential subdivisions and building applications must maintain a separation distance of 1.5 times mentioned in table 1 to allow for ILO future expansion.

# 4.19 Wind Energy Systems

- 4.19.1 A site plan that shows the location of the wind energy system(s) including roads, underground cabling, fencing, drainage and access shall be submitted as part of the development permit application.
- When required by Council, as a condition of development, the Developer shall enter into an agreement with the municipality to ensure all roads and accesses are constructed to municipal standards.

- 4.19.3 The developer is required to consult with the adjacent properties within a 5 kilometres (3.11 miles) radius surrounding the proposal prior to the review of the development permit application.
- 4.19.4 Setback distances from a commercial wind energy tower to a residence shall be:
  - a) 1000 metres (3280.84 feet) from each tower when there are two towers on a quarter section.
  - b) 2000 metres (6561.68 feet) from each tower when there are three or more towers on quarter section.
  - setback distances may be increased, if deemed necessary through consultations and/or studies, from provincial parks, environmental sensitive areas, wetlands, or other protected areas.

# 4.19.5 Site Suitability

- a) The minimum site size for the allowance of any wind energy system shall be 5.08 acres (2.0 hectares).
- b) For residential applications, wind energy components and towers shall be erected in rearyards only.
- c) The wind energy system shall not be located on environmentally sensitive lands.
- d) All wind energy systems or towers shall be enclosed within a locked protective fencing of a minimum height of 1.85 metres (6.0 feet).
- e) Council may require the developer to take mitigating measures to ensure the development produces minimal environmental impacts to the surrounding lands.

### 4.19.6 Other Specifications

- a) Development permit applications for wind energy systems shall be accompanied by a manufacturer's engineering certificate of structural safety or certification of structural safety from a Saskatchewan Professional Engineer.
- b) The proposed height of the wind energy system shall be included in the development permit application. Maximum total wind tower height or total system height shall be at the discretion of Council and will be based on the surrounding land uses.
- c) There shall be no sounds, light, glare, heat, dust or other emissions that will, in Council's opinion, detract from the amenity of the area. Council may require the developer to take mitigating measures to ensure the development produces minimal disturbance to the surrounding lands.
- d) Landscaping shall be provided by the developer, where deemed necessary by Council, to maintain safety, protection and the character of the surrounding area.
- e) No advertising shall appear on the tower or blades.

f) Any changes to the original development permit shall require a new permit to be issued.

# 4.20 Landscaping

- 4.20.1 Council may require landscaping for new developments.
- 4.20.2 Developers and lots owners shall practice landscaping strategies that use native species to reduce irrigation needs, such as xeriscaping, wherever possible.
- 4.20.3 Landscaping or structures of any kind shall not obstruct vehicular or pedestrian travel along the sidewalk or street.
- 4.20.4 During subdivision development, the developer shall integrate storm water management into the landscape design.
- 4.20.5 Trees and/or shrubs shall be planted 4.9 metres (16 feet) from the property lines so that no part of the tree encroaches past the private property boundary onto municipal property or other private property adjacent to an internal subdivision municipal road. As well, all trees need to be 45.75 metres (150 feet) from the centre line of a municipal road.

# 4.21 Riding Arenas

- 4.21.1 Riding arenas shall only be permitted on parcels of land that exceed 4.04 hectares (10 acres).
- 4.21.2 Riding arenas shall be sited a minimum of 30 metres (98.4 feet) from all property lines.
- 4.21.3 All riding arenas open to the public shall receive the appropriate provincial approvals and building permits.

# 4.22 Sand and Gravel Extraction

- 4.22.1 An approval for a sand and gravel extraction development permit will be issued for a maximum of 2 years and may be renewed at the discretion of Council through the development permit process.
- 4.22.2 No mining, excavation or stockpiling shall occur:
  - a) within 100 metres (328.08 feet) of a lake or the high bank of the South Saskatchewan River;
  - b) within 50 metres (164.04 feet) of a road allowance or provincial highway;
  - c) where it will change or alter that natural course of any waterway on the land;
  - d) below the natural water table.
- 4.22.3 Fuel tank placement and servicing of equipment shall take place in areas where contaminated materials will not enter the pit, water sources or ground water.
- 4.22.4 Operation and reclamation plans shall accompany the development permit application and shall address:

- a) clearing and disposal of vegetation;
- b) stripping and conservation of topsoil;
- c) placement of overburden material, which shall be kept in piles in open acre areas which does not result in erosion into a lake or the South Saskatchewan River;
- d) phasing of extraction;
- e) phasing of remediation; progressive restoration is expected while extraction is ongoing in other section of the pit;
- f) storage of extracted materials;
- g) final grading of the pit face and other slopes to no steeper than 6:1;
- h) rehabilitation of slopes to become part of the surrounding topography and local conditions;
- i) protection of slopes during and after construction to control slope instability and erosion potential;
- j) reapplication of topsoil;
- k) re-vegetation, grading or other methods of stabilizing the reclaimed surface from erosion;
- l) storm water management;
- m) drainage control;
- n) erosion and sediment control;
- o) access and/or haul roads;
- p) public safety, including a barrier consisting of a three strand wire fence, or equivalent, to restrict access to the site by the public;
- q) the Ministry of Environment's Reclamation Guidelines for Sand and Gravel Operators may be used as a guideline for the reclamation of sites.
- 4.22.5 Where a sand and gravel development is proposed within the vicinity of a water source, the development permit application should be accompanied by appropriate hydrological studies and outline necessary mitigation measures.
- 4.22.6 In reviewing application for a development permit, the following will be considered by the RM:
  - a) the effect on adjacent land and uses and the effect on municipal roads;
  - b) the manner in which the pit or quarry is to be operated;
  - c) the environmental implication of the operation on watercourses and drainage, wildlife habitat, rare and endangered species, erosion and sediment control and slope stability;

- d) restoration plans of the site that brings the lands back to as close as possible to its original state;
- e) mitigation of dust, odour, smoke and noise;
- f) safety measures, such as fencing and signage;
- g) screening of sand and gravel development from nearby residential uses and transportation routes through the use of landscaping, tree plantings or other screening methods that Council finds appropriate;
- h) phasing of extraction;
- i) hours of operation; crushing and hauling activities will only occur between 7:00 am and 7:00 pm, unless Council considers the area remote and the crushing and hauling will not affect adjacent landowner or uses.
- 4.22.7 The following may be applied as conditions and standards for the development permit application:
  - a) the inclusion of the operation and reclamation plan as a condition of development permit approval;
  - b) the requirement of a bond, letter of credit or other form of security to ensure the completion of a reclamation plan as a condition of approval;
  - c) the requirement of a bond, letter of credit or other form of security to ensure the developer exercises environmental responsibility and prudence as a condition of approval;
  - d) all trucks that will be hauling from the development site will have a name or logo on the doors, a minimum of 60 x 45 centimetres (24 x 18 inches);
  - e) the requirement to enter into an agreement with the RM regarding the site and the sand and gravel extraction operation.
- 4.22.8 The restoration of the site shall commence immediately upon termination of the operation or two years from the date of issuance of the development permit, should the permit not be renewed.
- 4.22.9 On all lands that were disturbed for the purpose of removing material and not reclaimed, the company or person responsible for the disturbance must carry liability insurance in an amount approved by Council. The insurance policy must name the RM as an additional insured and provide that the RM be given thirty (30) days written notice of any cancellation or material alteration to the policy. The company or person responsible is also required to provide a certificate of insurance evidencing such insurance policy.

#### 4.23 Sea and Rail Containers

4.23.1 As a condition to the development permit application, Council may apply standards relating to the aesthetics of the container to ensure it matches the décor of the site and that it is aesthetically pleasing for surrounding uses.

- 4.23.2 All containers will be considered an accessory use to the principal building or use on the site. The container will be included in the maximum combined floor area for all accessory buildings within the district.
- 4.23.3 The containers shall not be used for habitation.
- 4.23.4 The containers shall not be used for advertisement purposes or include advertisement on its exterior. The municipality may require screening with landscaping or fences or any other means that Council finds appropriate.
- 4.23.5 As a condition to the development permit, Council may regulate the size and dimensions of containers based on the area and size of the site.
- 4.23.6 Council may limit the number of containers per site as a condition to the development permit.

## 4.24 Driveways/Approaches

4.24.1 Driveways and/or approaches shall be constructed under the authorization of the RM.

### 4.25 Established Building Lines and Yard Encroachments

4.25.1 Encroachments into any yard setback may be permitted for the construction of access ramps, lifts, and so on, for the disabled or uncovered balconies, porches, verandahs, decks, chimney, windowsill, cornice, or roof overhang that does not exceed 0.46 metres (2.1 feet) in any size or any sidewalk, uncovered driveway, fence, garden or pond.

#### 4.26 Private Garages and Carports

4.26.1 Private garages, carports and accessory buildings attached to the principal building or structure by a substantial roof structure shall be considered as part of the principal building or structure and subject to the regulations governing the principal building or structure.

#### 4.27 Membrane Covered Structures

- 4.27.1 Anchored membrane covered structures up to 18.6 square metres (250 square feet) may be an accessory use.
- 4.27.2 Development applications for all membrane covered structures, except for those structures proposed for temporary placement, must include a drawing stamped by a Professional Engineer to prove that the structure will meet Section 4 of *The National Building Code*.
- 4.27.3 In all cases, the placement of an anchored membrane covered structure must comply with the site and yard requirements for accessory buildings for the applicable Zoning District.
- 4.27.4 Temporary membrane covered structures may be placed on a site in any District for a period not to exceed seven (7) days in a calendar year to accommodate special events such as weddings, parties or community functions.

### 4.28 Temporary Residence during Construction of Principal Building

- 4.28.1 The permission to use a trailer / motor home or other structure as a temporary residence shall expire with the expiration of the principal building permit or sooner upon completion of the permanent building.
- 4.28.2 The method of waste removal shall comply with public health requirements.

### 4.29 Demolition/Removal of Buildings

4.29.1 No building shall be demolished within the RM without providing the RM with written notice.

#### 4.30 Building to be Moved

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

### 4.31 Swimming Pools

4.31.1 For the protection of the general public, all swimming pools shall be effectively fenced by an artificial enclosure not less than 1.8 metres (6 feet) in height. Any openings in the enclosure affording access to the pool proper shall have a gate containing an automatic or manual locking device affixed in such a manner so as to exclude small children.

#### 4.32 Grading and Levelling of Lots around Waterbodies or Unstable Slope Areas

- 4.32.1 All excavations or filling and disturbed areas shall be re-vegetated immediately after other construction activities permit, with suitable ground cover as may be necessary to prevent erosion. Drought tolerant grass, plants, shrubs, and trees suitable for the prairies are preferred.
- 4.32.2 As a condition of a development permit, Council may require adequate erosion and sedimentation controls such as temporary or permanent berms, ripraps, grassed waterways/swales or other controls and measures.
- 4.32.3 Erosion control and sedimentation measures, depending on site conditions, may include the use of erosion control matting, filter fabric, mulches and other measures as well as temporary or permanent cover crops.
- 4.32.4 The applicant shall conduct on-site weekly inspection of all erosion and sedimentation control measures to ensure proper functioning, as well as conduct inspections after severe storm events.
- 4.32.5 Where excavation or filling is proposed for any development in a cautionary flood hazard zone, the Council may request the comments of the Saskatchewan Water Security Agency or require the applicant to provide such further geotechnical information as the municipality may require prior to making a decision on the Development Permit application.

- 4.32.6 Any lot proposed for development shall be graded and leveled at the owner's expense to provide for adequate surface drainage.
- 4.32.7 The drainage of a lot shall not adversely affect adjacent property.

### 4.33 Off-Street Parking

4.33.1 Off street parking shall be in accordance with the table below unless stated otherwise in this bylaw:

Use:	Minimum Space required:	
Dwelling, Accessory garden suite	1 per dwelling unit	
	1 per garden suite	
Home based businesses	1 per non-resident employee	
Bed and breakfast lodging	1 per lodging room	
Golf Courses	4 spaces per green, plus 50% of the requirements for the associated uses	
Institutional buildings	1 for each 10 m <sup>2</sup> (107 ft <sup>2</sup> ) of gross floor area	
Restaurants, licensed beverage	1 for each 4 seats of lounges, licensed rooms	
Retail, confectionary stores	1 for each 14 m <sup>2</sup> (150 ft <sup>2</sup> )	
Auditoriums- public assembly auditoriums including: halls, theatres churches and other places of public assembly, clubs, sports fields and other recreational or amusement places	1 per 5 seating places for the public or 1 per 10 square metres of gross floor area used by patrons, whichever is greater	
Community Centres	1 space per 20 square meters of gross floor area	
Recreational Facilities	1 space per 20 square meters of gross floor area	
Other Uses	Determined by Council	

4.33.2 Any deviation from the above chart will require approval from Council.

## 4.34 Retaining Walls Along the Blackstrap Reservoir and River

- 4.34.1 Retaining walls shall not encroach onto adjacent properties.
- 4.34.2 Retaining walls shall comply with applicable provincial and federal requirements.
- 4.34.3 Retaining walls may require engineered designs prior to approval by Council.

## 4.35 Agricultural Tourism

4.35.1 Agricultural tourism uses shall be ancillary to an agricultural farm operation or country residence.

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- 4.35.2 Agricultural tourism uses shall display a high visual quality and shall be integrated into the rural environment by virtue of appropriate design, location, and landscaping.
- 4.35.3 Agricultural tourism uses may only be approved where they would not:
  - a) unduly interfere with the amenities or change the character of the neighbourhood;
  - b) materially interfere with or affect the use and enjoyment of adjacent properties;
  - c) adversely impact upon the environment; or
  - d) result in excessive demand on Municipal services, utilities or public roadway access.
- 4.35.4 There shall be no external advertising other than a sign of not more than 1.5 square metres (16.15 square feet) erected in accordance with the Sign Regulations contained herein.
- 4.35.5 Agricultural tourism uses shall comply with all provincial environmental and health regulations.

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# 5 Zoning Districts

#### 5.1 Districts

For the purpose of applying this bylaw, the rural planning area is divided into zoning districts as shown on the map entitled "Zoning District Map" which is attached and forms part of this bylaw and as described below:

AR	Agricultural Residential District	
RR	Rural Residential District	
С	Commercial District	
M	Industrial District	
BR	Blackstrap Residential District	
PR	Public Recreation District	
IR	Institutional Recreation District	
CR	Commercial Recreation District	

#### 5.2 Boundaries

The boundaries of the said districts are site lines, section lines, centre lines of streets, lanes, roads or such lines extended and the boundaries of the municipality. A district boundary shown following the shoreline of a water body shall move with any natural change in such natural feature.

#### **5.3** Regulations

Regulations for the zoning districts are outlined in the following sections.

# 6 (AR) Agricultural Residential District

## 6.1 Purpose

The purpose of this district is to preserve agricultural land and open space for agricultural and other compatible uses.

#### 6.2 Permitted Uses

The following uses are permitted uses in this district

- 6.2.1 Agricultural Uses
  - a) Farm buildings and accessory structures
  - b) One dwelling on a site
  - c) Field crops, pastures for the raising of domestic or exotic birds or livestock, beehives and honey extraction facilities, fish farming and other similar uses customarily carried out in the field of general agriculture but excluding Intensive Livestock Operations (ILOs), poultry operations, feed lots, apiaries, hatcheries, market gardens, mushroom farms, tree and garden nurseries and greenhouses
- 6.2.2 Resource Based Uses
  - a) Mineral resource exploration and development
  - b) Petroleum pipelines and facilities needed to service the pipeline
- 6.2.3 Other Uses
  - a) Places of worship, cemeteries, and non-residential schools
  - b) Radio, television and microwave towers
  - c) Public parks and public recreational facilities
  - d) Historical and archaeological sites and wildlife and conservation management areas
  - e) Public utilities, excluding solid and liquid waste disposal sites
  - f) Municipal facilities and uses
  - g) Recreational facilities and uses
- 6.2.4 Ancillary Uses (uses ancillary to a principal agricultural use on the same site)
  - a) Beehives and honey extraction facilities
  - b) Facilities for the preparation for sale of crops grown by the agricultural operation

- c) Fish farming
- d) Manure disposal for an ILO
- 6.2.5 Accessory Uses and Buildings
  - a) Facilities for direct sale of crops grown by the agricultural operation to the consumer
  - b) Orchards and vegetable, horticultural or fruit gardens, and tree nurseries where accessory to a farmstead or residence
  - c) Private garages, sheds, and non-residential buildings accessory to any single detached dwelling on the site
  - d) Accessory buildings and uses for resource based uses
  - e) Accessory buildings and uses for other principal uses listed above, but not including a residence
  - f) Private Riding Arena
  - g) Shipping Containers

### 6.3 Discretionary Uses Amended Bylaw 19-2018 Page 95

The following uses are discretionary in this district.

- 6.3.1 Agricultural Uses
  - a) Intensive livestock operations
  - b) Intensive agricultural operations
  - c) Game farm
  - d) Single family dwellings on sites less than 16.19 Hectares (40 acres)
  - e) More than one dwelling on a site
- 6.3.2 Resource Based Uses
  - a) Petroleum and mineral production and processing facilities
- 6.3.3 Commercial Uses
  - a) Agricultural product processing
  - b) Agricultural equipment, fuel, and chemical supply establishments
  - c) Agricultural service and contracting establishments

- d) Agricultural related commercial uses ancillary to a farmstead on the same site
- e) Grain elevators and related uses
- f) Gravel pits and gravel crushing operations
- g) Machine shops and metal fabricators
- h) Machinery, equipment or automotive salvage or storage yards
- i) Work-camps
- 6.3.4 Other uses
  - a) Church residences and residential religious institutions
  - b) Residential and non residential schools
  - c) Institutional camps
  - d) Airports and private airstrips
  - e) Solid and liquid waste disposal facilities, including soil farms for the rehabilitation of contaminated soils
  - f) Agricultural tourism uses
  - g) Wind Energy Systems
- 6.3.5 Ancillary Uses (including buildings and uses ancillary to a discretionary principal use)
  - a) Vacation farms, where ancillary to a farmstead on the same site
  - b) Bed-and-breakfast homes, where ancillary to a farmstead or residence on the same site
  - c) Home based businesses (Level 1 and 2) where ancillary to a farmstead or residence on the same site, including personal care homes
  - d) Garden suites, where located on the same site as the permitted residential use

#### 6.4 Regulations

6.4.1 Subdivision

The subdivision of land within the Agricultural Residential District is subject to the policies contained in the OCP.

- 6.4.2 Site Requirements
  - a) Density A quarter section, or portion thereof located within this district, may contain:

- (i) A maximum of 3 sites.
- (ii) One additional site, where the site to be added is physically separated from the remainder of the section by a registered road plan or by a railway on registered right of way, and the site has direct access to a developed road.
- b) Minimum Site Frontage The minimum site frontage shall be 30 metres (98.43 feet).
- c) Minimum Site Area No site shall be less than 2 hectares (5 acres).
- d) Exemptions from minimum frontage and area requirements:
  - (i) Sites for resource based uses;
  - (ii) Sites for institutional and service type uses and;
  - (iii) Other uses deemed appropriate by Council.

#### 6.4.3 Access

- a) Development of a farmstead, residence, commercial use, institutional use, or other development requiring public access is prohibited unless the site abuts a developed road.
- b) For the purposes of this section "developed road" shall mean an existing graded all-weather road.
- c) If a proposed development does not abut a developed road, as part of a development permit approval, there will be a condition that the applicant will be required to construct a developed road as part of the development of the site.
- d) A site to be created by subdivision shall not be permitted unless, where required for the proposed use, the proposed parcels and the remainder of the parcel being subdivided abuts, or has frontage on a registered developed road, including any road to be developed under a signed servicing agreement.
- e) All approach standards from the municipality road shall meet the requirements of the RM and shall be located at a location approved by the RM.

#### 6.4.4 Building Setback Requirements

- a) The minimum setback of buildings, including dwellings, from the centre line of a developed road or municipal road allowance shall be 45 metres (148 feet).
- b) The minimum setback of buildings, including dwellings, from the centre line of a provincial highway the minimum setback shall be 45 metres (148 feet) or such greater distance as may be required by the Department of Highways and Infrastructure.
- c) The minimum side yard setback for buildings is 3 metres (10 feet).
- d) No dwelling shall be located with less than a minimum separation distance to an operation of other than the resident of the dwelling as follows:

- (i) the separation distance to an ILO as regulated by this Bylaw;
- (ii) 457 metres (1500 feet) from a public or licensed private solid or liquid waste disposal facility;
- (iii) 305 metres (1,000 feet) from a honey processing facility;
- (iv) Council may accept a lesser minimum separation distance to the above operations as a special standard in the issuing of a development permit, where the applicant submits a written agreement to Council between the land owner of the dwelling and the owner of the operation relating to such lesser distance. Council will maintain a register of all such agreements;
- (v) 305 metres (1,000 feet) to a non-refrigerated anhydrous ammonia facility licensed by the Province; and
- (vi) 600 metres (1,970 feet) to a refrigerated anhydrous ammonia facility licensed by the Province.
- e) No dwelling or other building shall be located:
  - (i) within the approach surface for any airport or airstrip; or
  - (ii) within 300 metres (984.25 feet) of the boundary of Canadian Forces Base Detachment Dundurn or such lesser distance as may be approved by Council in referral of an application to the Property Officer at Canadian Forces Base Winnipeg.

## 6.5 Criteria and Development Standards for Discretionary Uses

- 6.5.1 Intensive Livestock Operations (ILO)
  - a) The policies of the OCP and regulations of this Zoning Bylaw shall apply.
  - b) Approval of an ILO shall be for a specific maximum number of animal units specified by council as a condition of the development permit. A new discretionary approval shall be required for the expansion of an ILO.
  - c) In considering whether a specific livestock operation should be considered as an ILO, Council shall exempt existing or proposed operations from compliance as an ILO if Council determines that the operation involves only the temporary confinement of livestock during winter months as part of a mixed farming operation.
  - d) Council may issue a conditional approval of an ILO subject to:
    - (i) coverage of liquid manure storage facilities by straw or other acceptable means on a continuous basis; and/or
    - (ii) disposal of manure produced by an ILO based on the provisions of this bylaw.
- 6.5.2 Intensive Agricultural Operations

- a) In the application for an intensive agricultural operation the applicant shall identify the proposed supply of water for the operation where intensive irrigation is required, which supply shall be sufficient to meet the needs of that operation without detrimental effects on the supply or ground water used by neighbouring properties.
- b) The operation may include a farmstead or dwelling on the same site subject to the regulations of this bylaw.
- 6.5.3 Keeping of Animals on Residential Sites other than Farmsteads
  - a) Two (2) large animals (horses or cattle) will be permitted on a site of at least 2 hectares (5 acres). Four (4) large animals will be permitted on a site of at least 4 hectares (10 acres) site. For sites over 4 hectares (10 acres), each additional 1.2 hectares (3 acres) will be allowed one (1) additional animal unit. All other animals shall be limited to domestic pets of the residents of the site, but in no case shall the numbers exceed that equal to one animal unit.
  - b) Animals shall not be pastured within 15 metres (50 feet) of any dwelling not owned by the operator of the pasture or owner of the animals and no buildings or structures intended to contain birds or animals shall be located within 30 metres (100 feet) of a property line.
  - c) On sites more than 16.19 Hectares (40 acres), there are not more restrictions.
- 6.5.4 Home Based Businesses
  - a) Home based business Level 1 and Level 2 will be considered in this district.
  - b) In this district a personal care home may be established as a home based business and must be licensed under *The Personal Care Homes Act*.
  - c) Council may apply special standards in the issuing a development permit limiting the size of operation, buildings used for the operation, and number of non-resident employees.
  - d) Any increase in the operation as applied for or approved shall require a new discretionary approval.
- 6.5.5 Vacation Farms and Bed-and-Breakfast Homes
  - a) Council may apply special standards in the issuing a development permit limiting the number of rooms, cabins or camping spaces that may be permitted in conjunction with the operation.
- 6.5.6 Commercial Uses
  - a) Council may apply special standards as a condition of discretionary approval limiting the size of operation, buildings used for the operation, and number of non-resident employees.
  - b) An 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 development permit subject to discretionary approval by Council.

- c) Council may require special standards for the location, set back or screening of any area devoted to the outdoor storage of machinery, vehicles, or vehicular parts in conjunction with a commercial operation including any salvage or vehicle storage yard.
- 6.5.7 More Than One Dwelling on a Parcel
  - a) The approval of more than one dwelling on a parcel is contingent on the site having more than 32.37 hectares (80 acres).
  - b) The additional dwelling(s) must be necessary to accommodate onsite farm workers or immediate relatives of the farmstead owners.
  - c) Council may consider up to three residences on a parcel of 32.37 hectares (80 acres) or more.

#### 6.5.8 Game Farm

- a) The game farm raise only animals listed as Domestic Game Farm Animals as identified under The Domestic Game Farm Animal Regulations.
- b) Wild boar game farms and the keeping of rats for food are prohibited.

# 7 (RR) Rural Residential District

## 7.1 Purpose

The purpose of this district is to foster low density residential development in the Rural Planning Area outside of the Reservoir Development Area.

#### 7.2 Permitted Uses

The following uses are permitted in this district:

- 7.2.1 Residential
  - a) Single detached dwelling
  - b) Modular Home on a permanent foundation
- 7.2.2 Uses and buildings accessory to residential principal use on the site
  - a) Private garages, accessory to a dwelling unit
  - b) Uses and buildings accessory to residential principal use on the site, unless otherwise identified in this Bylaw.
  - c) Garden sheds used for the storage of non-industrial yard maintenance equipment
  - d) Greenhouses where accessory to a residential use
  - e) Barns, private riding arenas and stables for animals
  - f) Accessory uses and buildings which form part of an approved discretionary use are permitted
  - g) Public utilities and municipal facilities and uses

## 7.3 Discretionary Uses

The following uses are discretionary in this district:

- 7.3.1 Institutional Uses
  - a) Community halls
  - b) Non-residential schools and educational institutions
  - c) Places of worship and religious institutions
- 7.3.2 Recreational Uses
  - a) Public sports fields and parks

- b) Golf courses
- c) Rinks, arenas and community halls
- d) Other public or non-profit recreational facilities
- 7.3.3 Solid and liquid waste facilities
- 7.3.4 Ancillary Uses
  - a) Bed-and-breakfast homes, where ancillary to a residence on the same site
  - b) Home based businesses (Level 1 and 2) where ancillary to a residence on the same site, including personal care homes
  - c) Dwellings ancillary to an institutional or recreational use
  - d) Garden suites, where located on the same site as the permitted residential use
- 7.3.5 Shipping Containers

## 7.4 Subdivision Regulations

- 7.4.1 Lot Size
  - a) Residential:

Minimum 0.8 hectare (2 acres)

Maximum 16 hectares (40 acres)

b) Institutional & Commercial:

Minimum 900 square metres (9,688 square feet)

c) All other uses:

As deemed appropriate by Council.

- 7.4.2 Site Frontage Requirements
  - a) Residential:

Minimum 30.48 metres (100 feet)

b) Institutional & Commercial:

Minimum 30.48 metres (100 feet)

c) All other uses:

Minimum None

- 7.4.3 Density
  - a) The maximum density is 30 parcels per quarter section.
- 7.4.4 Service Requirements
  - a) All new lots created will be serviced by water and sewer services that meet municipal standards.
- 7.4.5 No further subdivision shall occur after the site has been originally subdivided unless at the time of subdivision a concept plan has been submitted and approved by Council that outlines future development of the site.

## 7.5 Development Requirements

- 7.5.1 Setback Requirements
  - a) The minimum setback of buildings, including dwellings, from the centre line of a municipal road allowance, municipal grid road, or main farm access road shall be 45 metres (148 feet).
  - b) The minimum setback of buildings, including dwellings, from the centre line of a provincial highway shall be 45 metres (148 feet) or such greater distance as may be required by the department responsible for highways.
  - c) The minimum setback of buildings, including dwellings, from the centre line of a road that serves the subdivision shall be 22.86 metres (75 feet).
  - d) Any other yard:

Minimum 3 metres (10 feet)

- e) Yard requirements shall not apply to any public utility, municipal facility or a public recreational use.
- f) Trees shall be planted 4.9 metres (16 feet) from the property line so that no part of the tree encroaches past the private property boundary onto municipal property or other private property.
- 7.5.2 Floor Area
  - a) Principal Building:

Minimum 83.6 square metres (900 square feet)

- b) Detached Accessory Buildings (Cumulative area of detached accessory buildings based on site area):
  - (i) Maximum 2 acres (3,500 square feet)
  - (ii) Maximum From 2.1-4.5 acres (4,500 square feet)

- (iii) Maximum From 4.6-10 acres (5,500 square feet)
- 7.5.3 Building Height:
  - a) Maximum height of any building shall be 4.6 metres (15 feet) to underside of eaves.
  - b) Maximum 7.9 metres (26 feet) to highest part of the roof.
- 7.5.4 Outside Storage:
  - a) No outside storage shall be permitted in a yard abutting a road.
  - b) Outside storage located in a side or rear yard shall be screened by landscaping or vegetation so as not to be visible from a road.
- 7.5.5 Keeping of Animals:
  - a) Parcels between 1.82 hectares (4.5 acres) (inclusive) and 4.05 hectares (10 acres): 2 animal units (horses or cattle).
  - b) Parcels between 4.06 hectares (10.1 acres) and 5.26 hectares (13 acres): 4 animal units.
  - c) Parcels greater than 5.27 hectares (13.1 acres): 1 additional large animal for every additional 1.21 hectares (3 acres) (ex. 6.47 hectares (16 acres) 5 animals, 7.68 hectares (19 acres) 6 animals, etc.).
  - d) 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.
  - e) Animals shall not be pastured within 15 metres (50 feet) of any dwelling not owned by the operator of the pasture or owner of the animals, and no buildings or structures intended to contain birds or animals shall be located within 30 metres (100 feet) of a property line.
  - f) The use of a vacant residential parcel for the pasturing of animals is prohibited.

## 7.6 Other Regulations

- 7.6.1 Where Council requires piped potable water or a communal system, the applicant shall be required to connect to the piped system as a condition of the issuance of a development permit and prior to occupancy of the residential dwelling.
- 7.6.2 The applicant shall be required to submit geotechnical information for parcels of land that may be susceptible to steep slopes, slumping, or other hazardous conditions.

#### 7.7 Criteria and Development standards for Discretionary Uses

- 7.7.1 Solid and Liquid Waste Disposal Facilities:
  - a) Development and maintenance of a solid or liquid waste disposal facility shall be subject to the regulations of this bylaw.

#### 7.7.2 Home Based Businesses:

- a) Only level 1 and 2 home based businesses, as defined by this bylaw, shall be allowed in this district.
- b) No heavy construction or industrial equipment or supplies shall be stored on any site for a home-based business in this district.
- c) Council may apply special standards in the issuing of a development permit limiting the size of operation and buildings used for the operation. Non-resident employees are not permitted in this district. Any increase in the operation as applied for or approved shall require a new discretionary approval.

#### 7.7.3 Bed-and-Breakfast Homes:

a) Council may apply special standards in the issuing a development permit limiting the number of rooms or buildings that may be permitted in conjunction with the operation.

#### 7.7.4 Shipping Containers:

a) Shall comply with Section 4.23.

# 8 (C) Commercial District

### 8.1 Purpose

The purpose of this district is to foster commercial development in areas with appropriate services and access within the RM.

# 8.2 Permitted Uses Amended Bylaw 19-2018 Page 95

The following uses are permitted in this district.

- 8.2.1 Commercial:
  - a) Accommodation services, hotel and motels;
  - b) Animal health care facilities;
  - c) Health care facilities;
  - d) Food service use, restaurants and grocery stores;
  - e) Retail stores and strip malls;
  - f) Professional and institutional service and office;
  - g) Telecommunication facility;
  - h) Warehousing, warehouse sales and wholesale trade of building supply materials and accessories;
  - i) Commercial nurseries and greenhouses, with or without retail sales;
- 8.2.2 Public utilities and municipal facilities and uses, except solid and liquid waste disposal facilities.
- 8.2.3 Uses and buildings accessory to commercial principal use on the site:
  - a) Sheds;
  - b) Parking areas;
  - c) Signs;
  - d) Fence;

## 8.3 Discretionary Uses

The following uses are discretionary in this district.

8.3.1 Commercial:

- a) Outdoor storage yards of materials;
- b) Confectionaries with or without gas bars;
- c) Construction trades without outdoor storage;
- d) Motor vehicle dealers and service establishments;
- e) Marine or recreational vehicle equipment dealers and service establishments;
- f) Complex (Commercial or Industrial).
- 8.3.2 Accessory uses:
  - a) Shipping containers
- 8.3.3 Recreational Facilities and Uses
- 8.3.4 Institutional Facilities and Uses

## 8.4 Regulations

- 8.4.1 Site Area Requirements
  - a) Commercial and all other uses:

Minimum 0.4 hectare (1 acre)

b) Public Utilities and Municipal Facilities:

Minimum None

- 8.4.2 Site Frontage Requirements
  - a) Commercial and all other uses:

Minimum 30 metres (100 feet)

b) Public Utilities and Municipal Facilities:

Minimum None

- 8.4.3 Yard Requirements
  - a) The minimum setback of buildings from the center line of a municipal road allowance, municipal grid road, or main farm access road shall be 45 metres (148 feet).
  - b) The minimum setback of buildings from the center line of a provincial highway shall be 45 metres (148 feet) or such greater distance as may be required by the Department of Highways.

c) A yard abutting any other road:

Minimum 7.6 metres (25 feet) (Including a highway frontage road)

d) Any other yard:

Minimum 3 metres (10 feet)

- e) In consultations with the Department of Highways, the yard requirements may not apply to any public utility or municipal facility.
- 8.4.4 Keeping of Animals
  - a) There shall be no animals kept in this district, excluding domestic household animals.
- 8.4.5 Parking
  - a) Parking facilities associated with the development shall be located on the same site as the principal building or use or located on a remote site.
  - b) If parking facilities are located on a remote site the sites shall be immediately adjacent to the site containing the principal building or use.
  - c) Parking shall comply with Section 4.33 of this bylaw.
  - d) Street parking will be limited to temporary visitors and customers. Vehicles associated with the development shall be prohibited from parking on the street.

## 8.5 Criteria and Development Standards for Discretionary Uses

- 8.5.1 Outside Storage
  - a) Outside storage for residential condominium developments shall be prohibited.
  - b) For all other uses, outside storage is prohibited in a yard abutting a road, except for the display of merchandise which is intended for sale, which shall be neatly arranged.
  - c) Outside storage located in a side or rear yard shall be suitably screened to the satisfaction of Council.
- 8.5.2 Access
  - a) Commercial services for the travelling public will only be permitted where there is safe access to and from the highway and where adequate parking has been designated.
- 8.5.3 Landscaping
  - a) Council may require a buffer of trees as landscaping and/or fencing to provide for the safety of the public or for the aesthetic appeal of the property.
- 8.5.4 Shipping Containers

a) Shall comply with Section 4.23.

# 9 (M) Industrial District

#### 9.1 Purpose

The purpose of this district is to foster industrial development in the RM in areas with appropriate services and access.

## 9.2 Permitted Uses Amended Bylaw 19-2018 Page 95

The following uses are permitted in this district.

- 9.2.1 Industrial and Commercial uses:
  - a) Agricultural equipment manufacture, dealers and service;
  - b) Agricultural seed, fuel, and chemical supply establishments;
  - c) Agricultural service and contracting establishments;
  - d) Agricultural crop product shipping, processing, refining, or packaging;
  - e) Construction trades;
  - f) Marine or recreational vehicle equipment manufacture, dealers and service;
  - g) Motor vehicle dealers and service establishments;
  - h) Outdoor storage yards for construction materials and extractive industries;
  - i) Salvage yards, auto and machinery wreckers;
  - j) Storage, warehouse, or wholesale facilities;
  - k) Welding, machine shops, and metal fabricating.
- 9.2.2 Residential:
  - a) One dwelling unit for the operator of a commercial use where ancillary to that use and located on the same site, where the site is at least one acre.
- 9.2.3 Public utilities and municipal facilities and uses, except solid and liquid waste disposal facilities.
- 9.2.4 Uses and buildings accessory to principal use on the site other than residences and shipping containers.

## 9.3 Discretionary Uses

The following uses are discretionary in this district.

- 9.3.1 Industrial and Commercial Uses:
  - a) Abattoirs hide defleshing and tanning facilities and stockyards;
  - b) Auction marts;
  - c) Pulp mills and plywood and other wood product manufacturing and processing;
  - d) Petroleum and mineral refining and processing;
  - e) Unrefined petroleum product storage operations;
  - f) Complex (Commercial or Industrial);
- 9.3.2 Solid and liquid waste disposal facilities.
- 9.3.3 Accessory uses:
  - a) Shipping Containers

### 9.4 Regulations

- 9.4.1 Site Area Requirements
  - a) Public utilities and municipal facilities:

Minimum None

b) All other uses

Minimum 0.4 hectare (1 acre)

- 9.4.2 Site Frontage Requirements:
  - a) Public utilities and municipal facilities:

Minimum None

b) All other uses

Minimum 30 metres (100 feet)

- 9.4.3 Yard Requirements
  - a) The minimum setback of buildings, including dwellings, from the centre line of a municipal road allowance, municipal grid road, or main farm access road shall be 45 metres (148 feet).
  - b) The minimum setback of buildings, including dwellings, from the centre line of a provincial highway shall be 45 metres (148 feet) or such greater distance as may be required by the department responsible for highways.

c) A yard abutting any other road:

Minimum 7.6 metres (25 feet)

d) A yard abutting a railway

Minimum None

e) Any other yard:

Minimum 3 metres (10 feet)

- f) The yard requirements shall not apply to any public utility or municipal facility.
- 9.4.4 Site Coverage by Buildings
  - a) All uses except public utilities and municipal facilities

Maximum 75%

- 9.4.5 Keeping of Animals
  - a) There shall be no animals kept in this district excluding domestic and household animals.
- 9.4.6 Parking
  - a) Parking facilities associated with the development shall be located on the same site as the principal building or use or located on a remote site.
  - b) If parking facilities are located on a remote site the sites shall be immediately adjacent to the site containing the principal building or use.
  - c) At least one (1) parking space shall be provided for every three (3) employees.
  - d) Street Parking will be limited to temporary visitors and customers. Vehicles associated with the development shall be prohibited from parking on the street.

#### 9.5 Criteria and Development Standards for Discretionary Uses

- 9.5.1 Services
  - a) Council may require the applicant to provide or upgrade the site access/egress to a highway or municipal road.
  - b) All policies established in the OCP shall be observed.
  - c) Council may refuse the application if the services to the site are not adequate.

- 9.5.2 Solid and Liquid Waste Disposal Facilities:
  - a) Development and maintenance of a solid or liquid waste disposal facility shall be subject to the regulations within this bylaw.
- 9.5.3 Shipping Containers
  - a) Shall comply with Section 4.23.

## 10 (BR) Blackstrap Residential District

### 10.1 Purpose

The purpose of this district is to foster residential development surrounding the Blackstrap Reservoir.

#### **10.2** Permitted Uses

The following uses are permitted in this district.

- 10.2.1 Residential:
  - a) Single Detached Dwelling;
  - b) Modular home on a permanent foundation.
- 10.2.2 Public utilities and municipal facilities and uses except solid and liquid waste disposal facilities.
- 10.2.3 Uses and buildings accessory to residential principal use on the site:
  - a) Private garages, accessory to a dwelling unit;
  - b) Uses and buildings accessory to residential principal use on the site unless otherwise identified in this Bylaw.
  - c) Garden sheds used for the storage of non-industrial yard maintenance equipment;
  - d) Greenhouses where accessory to a residential use;
  - e) Accessory uses and buildings which form part of an approved discretionary use are permitted unless otherwise identified in this Bylaw.

#### 10.3 Discretionary Uses

The following uses are discretionary in this district.

- 10.3.1 Multiple Dwellings Uses:
  - a) Duplex dwellings;
  - b) Multiple unit dwellings;
  - c) Dwelling Groups.
- 10.3.2 Institutional Uses:
  - a) Community halls;
  - b) Non-residential schools and educational institutions (day-use);

- c) Places of worship and religious institutions.
- 10.3.3 Commercial Uses:
  - a) Convenience store and coffee shop with or without gas bar, with a neighbourhood orientation (resident use);
  - b) Bed and Breakfast Home (in a single detached dwelling only);
  - c) Home Based Business (in a single detached dwelling only);
  - d) Restaurant or similar outlet for the consumption of food and related items;
  - e) Event Centres.
- 10.3.4 Recreational Uses:
  - a) Public sports field, tennis courts, playgrounds, and parks;
  - b) Golf Course;
  - c) Rinks, arenas and community halls;
  - d) Other public or non-profit recreational facilities.
- 10.3.5 Accessory Uses and Buildings
  - a) Garden suites, where located on the same site as the permitted residential use.
  - b) Sea and Rail Containers
  - c) Swimming pools on private residential lots.

#### 10.4 Prohibited Uses

Notwithstanding the authority of Council to limit other land uses, the following buildings and use of buildings and land shall be prohibited:

- 10.4.1 Mobile homes:
- 10.4.2 Wind turbines;
- 10.4.3 Campground and RV park;
- The use of any motor vehicle or boat for human habitation;
- 10.4.5 Stables, livestock operations, or dog boarding kennels;
- 10.4.6 The keeping, handling, sale, or transport of livestock:

- a) The keeping of household animals under the control of the residents shall be permitted, and regulated as set out in an animal control bylaw of Council.
- b) Breeding of rodents and insects are prohibited.
- c) Keeping or breeding exotic animals such as snakes are prohibited.
- 10.4.7 The bulk storage of industrial chemicals, hazardous waste of liquid industrial waste as defined under the amended *Environmental Protection Act*.
- 10.4.8 Any other use not listed as either permitted or discretionary in this district.

#### 10.5 Subdivision Regulations

- 10.5.1 Lot Size
  - a) Residential:

Minimum 0.20 hectares (0.5 acres)

Maximum 0.81 hectares (2 acres)

- 10.5.2 Site Frontage Requirements
  - a) Residential:

Minimum 18 metres (60 feet)

b) Commercial:

Minimum 18 metres (60 feet)

- 10.5.3 Service Requirements
  - a) All new lots created shall meet municipal and the public health authority standards.
  - b) Council may require that new lots be serviced by the Dundurn Rural Water Utility.
- 10.5.4 No further subdivision shall occur after the site has been originally subdivided unless at the time of subdivision, a concept plan has been submitted and approved by Council that outlines future development of the site.

#### 10.6 Development Requirements

- 10.6.1 Setback Requirements
  - a) Front Yard (street side)
    - (i) All buildings:

Minimum 6 metres (20 feet)

- a) Side Yard
  - (i) All buildings:

Minimum 1.8 metres (6 feet)

- a) Rear Yard
  - (i) Principal building:

Minimum 6 metres (20 feet)

a) Accessory building and structure

Minimum 1.8 metres (6 feet)

b) All yards, commercial:

Minimum 6 metres (20 feet)

c) Public parks, municipal facilities and public utilities:

No requirements

d) For residential and commercial sites a clearance of 1 metres (3.28 feet) or more shall be maintained between a detached accessory building and any other buildings on the site.

- 10.6.2 Floor Area
  - a) Principal Building:

Minimum 90 square metres (968.78 square feet)

b) Accessory building:

Maximum 232.26 square metres (2500 square feet)

c) Commercial:

Minimum 464.5 square metres (5,000 square feet)

- 10.6.3 Building Height
  - a) Building height shall not have a negative impact on the natural vistas of the lake, valley landscape, or on the neighbouring property owner's views.
  - b) Principal building height shall not exceed 10 metres (35 feet), nor shall it be more than two (2) stories in height excluding basements and walk out basements.
  - c) The accessory building shall not exceed the height of the principal dwelling or principal building.

- There is no minimum site size, setback, floor area or building height requirements for parks, playgrounds, sports fields, and public works.
- 10.6.5 Outside Storage
  - a) No outside storage shall be permitted in a yard abutting a road.
  - b) Outside storage located in a side or rear yard shall be screened by landscaping or vegetation so as not to be visible from a road.

#### 10.7 Other Regulations

- 10.7.1 Sites that become non-conforming because of the adoption of this bylaw are considered conforming for the purposes of this bylaw and new developments may be approved on the sites in accordance with this bylaw.
- The applicant shall be required to submit geotechnical information for parcels of land that may be susceptible to steep slopes, slumping, or other hazardous conditions.
- 10.7.3 Fences
  - a) A maximum height of 1.83 metres (6 feet) above grade level in any required side and rear yard.
  - b) A maximum height of 1.22 metres (4 feet) above grade level in any required front yard and side yard abutting a street.
- 10.7.4 Recreation Vehicles
  - a) A maximum of one recreational vehicle or one trailer coach (excluding boat trailers, snowmobiles, ATVs) is permitted to be stored on a lot with an existing permanent dwelling.
  - b) The recreation vehicle may not be used for permanent human habitation or for commercial use.
  - c) The recreation vehicle may be occupied subject to the following:
    - (i) It is for the exclusive use of non-paying guests of the occupant of the principal dwelling located on the same residential lot;
    - (ii) It is only occupied when the principal dwelling is occupied.
  - d) If the recreation vehicle has a sink, shower, or water closet, it must have a self-contained septic holding tank (and the effluent must be hauled to an approved disposal site or lagoon) or be connected to an on-site septic holding tank on the same residential lot.

## 10.8 Criteria and Development Standards for Discretionary Uses

#### 10.8.1 Home Based Businesses

- a) Only Type 1 home based businesses, as defined by this bylaw, shall be allowed in this district.
- b) No heavy construction or industrial equipment or supplies shall be stored on any site for a home based business in this district.
- c) Council may apply special standards in the issuing of a development permit limiting the size of operation and buildings used for the operation. Non-resident employees are not permitted in this district. Any increase in the operation as applied for or approved shall require a new discretionary approval.

#### 10.8.2 Bed-and-Breakfast Homes

- a) Shall be located in, and ancillary to, a single detached dwelling used as the operator's principal residence.
- b) Shall be limited to a maximum of two-thirds of the number of bedrooms for guest bedrooms.
- c) Are permitted only where a minimum of a one (1) off-street parking space is provided for each lodging room.
- d) Are allowed to provide one non-illuminated window or wall sign, having a maximum facial area of 0.19 square metres (2 square feet), advertising the bed and breakfast lodging.

#### 10.8.3 Sea and Rail Containers

a) Shall comply with Section 4.23.

## 11 (PR) Public Recreation District

#### 11.1 Purpose

The intent of this district is to provide for public recreation development such as parks and recreation development and related land uses on public land.

#### 11.2 Permitted Uses

The following uses are permitted in this district.

- 11.2.1 Community centres and municipal facilities
- 11.2.2 Sports fields, playgrounds
- 11.2.3 Parks
- 11.2.4 Beaches
- 11.2.5 Nature trails, hiking trails, foot paths, ski trails, and associated facilities
- 11.2.6 Public utilities and municipal facilities and uses except solid and liquid waste disposal.

## 11.3 Discretionary Uses

The following uses are discretionary in this district.

- 11.3.1 Public recreation facilities (Examples: picnic sites and boat launch)
- 11.3.2 Golf courses
- 11.3.3 Tourist campgrounds (private on private land)
- 11.3.4 Marinas
- 11.3.5 Fenced outdoor storage compound for boat and boat trailers of RM residents. Storage of other recreation vehicles is prohibited)

#### 11.4 Development Standards

11.4.1	Minimum lot area:	As per Council's discretion

- 11.4.2 Minimum site width: As per Council's discretion
- 11.4.3 Minimum yard requirements: As per Council's discretion
- 11.4.4 Developments will be reviewed based on the compatibility with adjacent and existing uses in the area, public health requirements, environmental features and provincial and municipal requirements.

# 12 (IR) Institutional Recreation District

#### 12.1 Purpose

The purpose of this district is to provide land for the establishment and operation of institutional camps with a reservoir orientation.

### 12.2 Permitted and Accessory Uses

The following uses are permitted in this district.

- 12.2.1 Institutional uses:
  - a) Dormitories (hostels, multiple units of accommodation)
  - b) Cabins
  - c) Educational facilities
  - d) Meeting and assembly halls and facilities
  - e) Dining room
  - f) Place of worship
  - g) Sports fields
  - h) Multi-purpose court games (tennis, badminton, basketball), but not to include arcade, off-track betting or similar gaming activities.
  - Outdoor recreation activities (Examples: kayaking, sailing, boating and rowing and nature appreciation)
  - j) Hiking and walking trails
  - k) Public works and utilities
  - l) Lodge
  - m) Food services
- 12.2.2 Staff accommodation during the operation of the camp:
  - a) Cabins
  - b) Recreation vehicles
- 12.2.3 Shipping containers, accessory to a principal use on the site.

## 12.3 Discretionary Uses

- 12.3.1 Beach improvement
- 12.3.2 Temporary outdoor skating rink
- 12.3.3 Toboggan hill
- 12.3.4 Campgrounds

Amended to add 12.3.5 Bylaw 1-2022 RV Bylaw go to page 98

# 12.4 Development Standards

12.4.1 Minimum lot area: As per Council's discretion

12.4.2 Minimum site width: As per Council's discretion

12.4.3 Minimum yard requirements: As per Council's discretion

12.4.4 Developments will be reviewed based on the compatibility with adjacent and existing uses in the area, public health requirements, environmental features and provincial and municipal requirements.

## 13 (CR) Commercial Recreation District

## 13.1 Purpose

The purpose of this district is to provide land for commercial recreational uses with a reservoir orientation to serve the needs of area residents and visitors without adversely affecting the rural character of the municipality and particularly the resort character of the reservoir planning area.

### 13.2 Permitted Uses and Accessories

The following uses and developments are permitted in this district:

13.2.1	Golf courses
13.2.2	Winter sports with associated facilities for the consumption of food and related items
13.2.3	Rental or sale of sporting articles and facilities for the use of such articles at the reservoir
13.2.4	Summer sports with associated facilities and facilities for the consumption of food and related items
13.2.5	Service station (gas bar)
13.2.6	Public utilities and municipal facilities and uses except solid and liquid waste disposal

The above uses shall not be permitted without providing off-street parking spaces.

## 13.3 Discretionary Uses

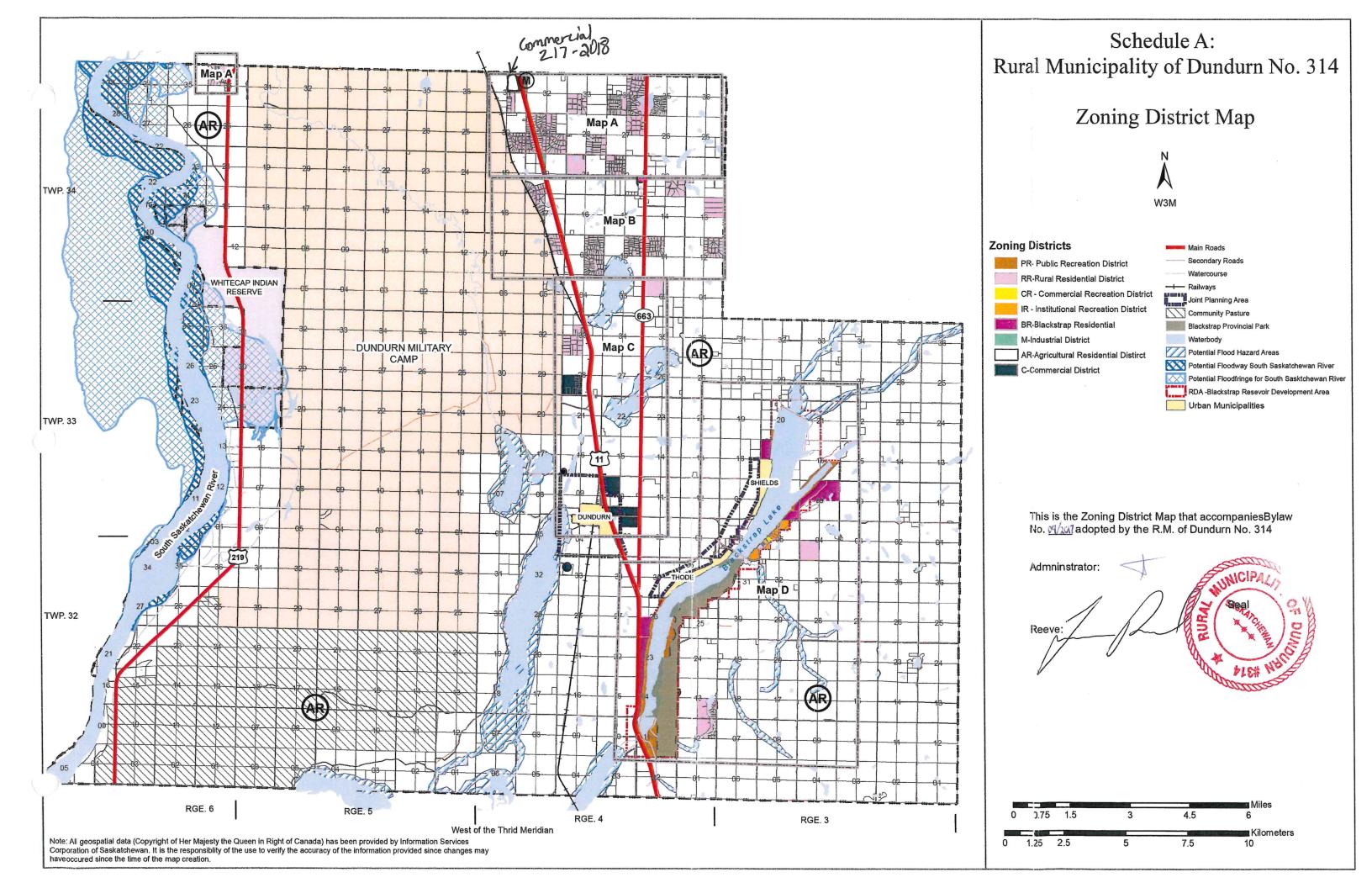
At the discretion of Council, the following uses may be permitted in the CR District only in the locations and under the conditions specified by resolution of the Council:

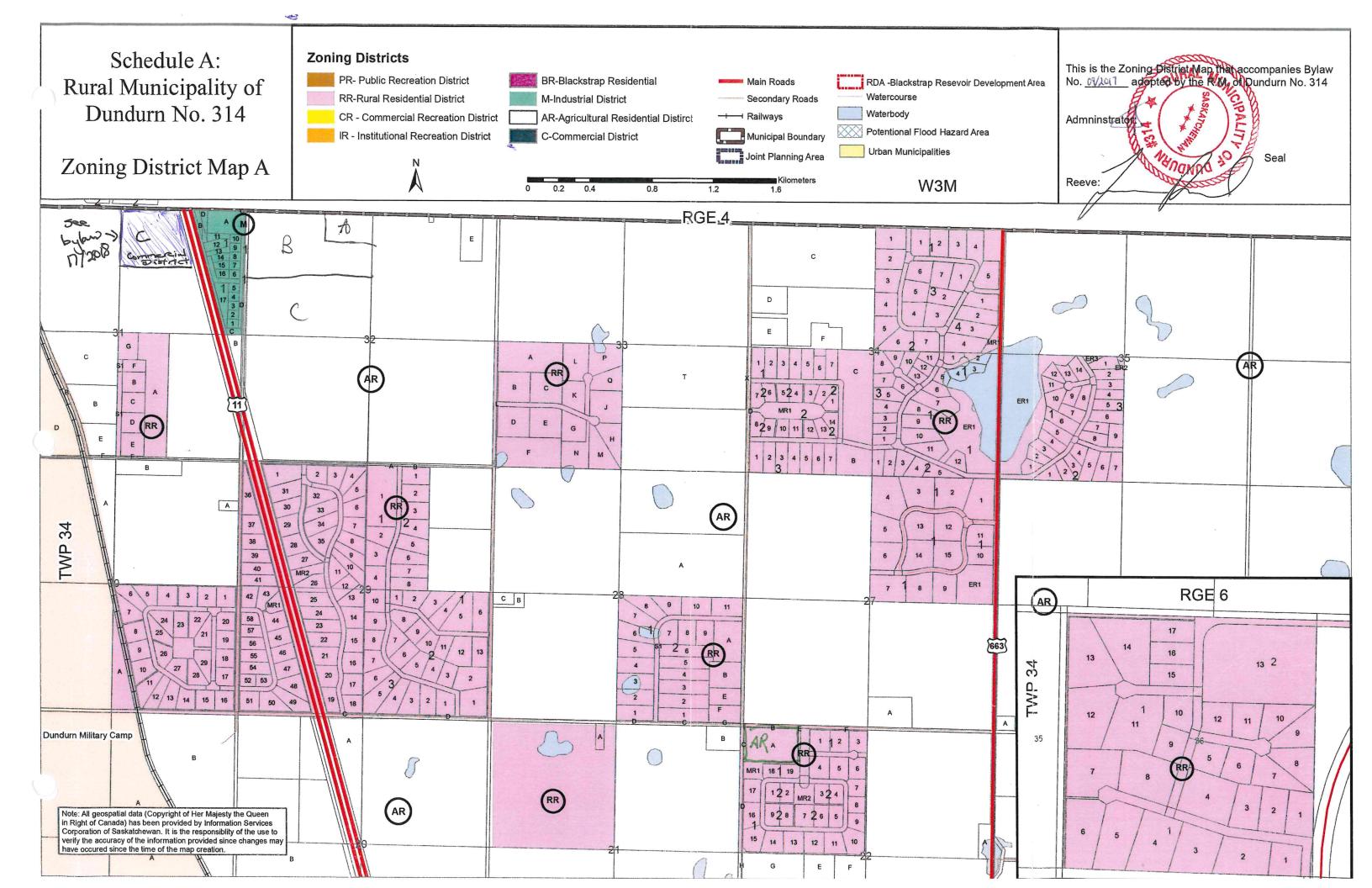
13.3.1	Hotels, motels, rental cabins (no overnight accommodation is allowed on the reservoir ie. houseboats)
13.3.2	Multiple dwelling
13.3.3	Restaurant or similar outlet for the consumption of food and related items
13.3.4	Marina, boat rental or service (service or repair shop) establishment
13.3.5	Theatre, halls, social clubs
13.3.6	Commercial recreational establishments
13.3.7	Shipping containers, accessory to a principal use on the site.

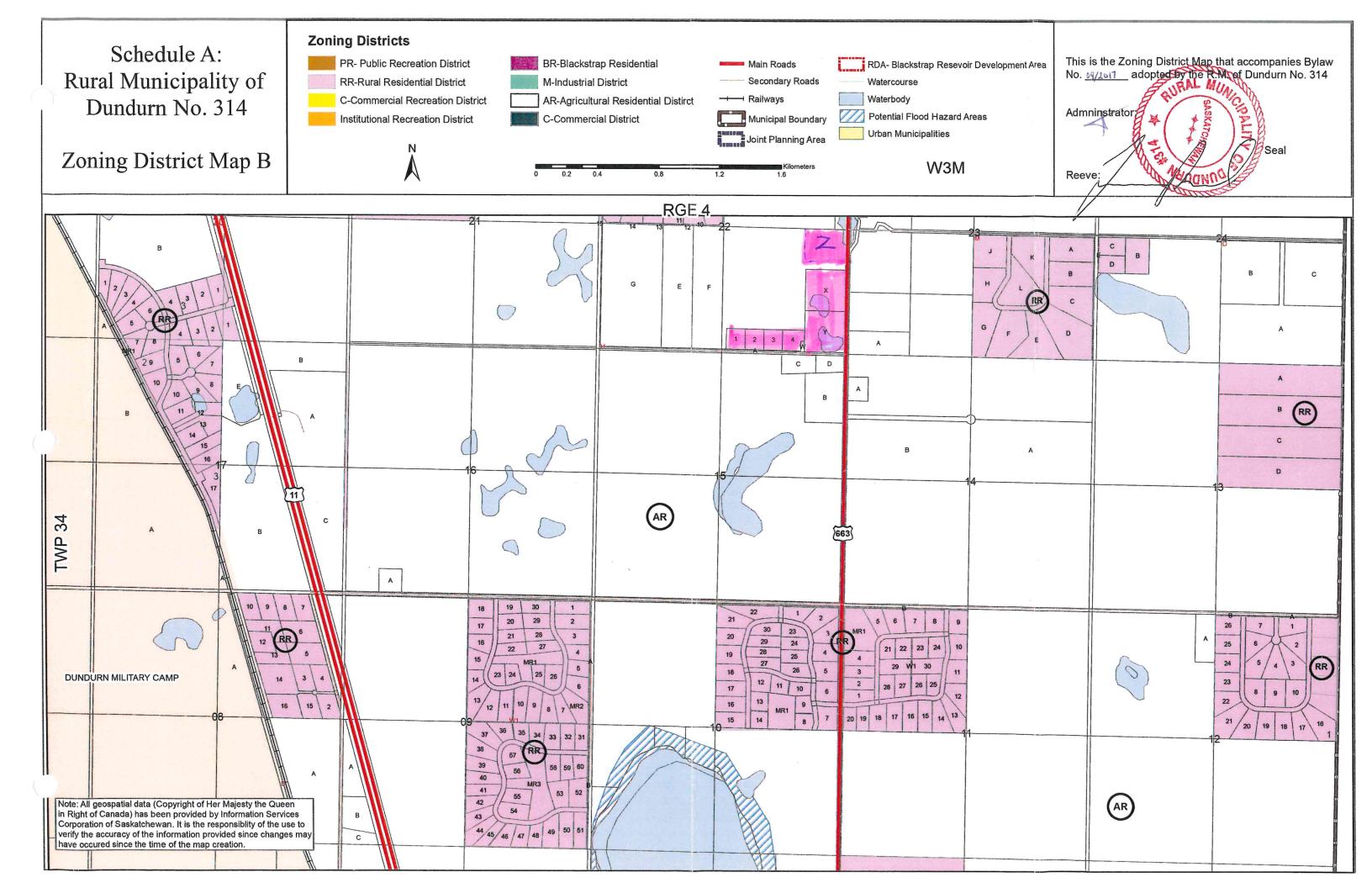
Amended to add 13.3.8 Bylaw 1-2022 RV Bylaw go to page 98

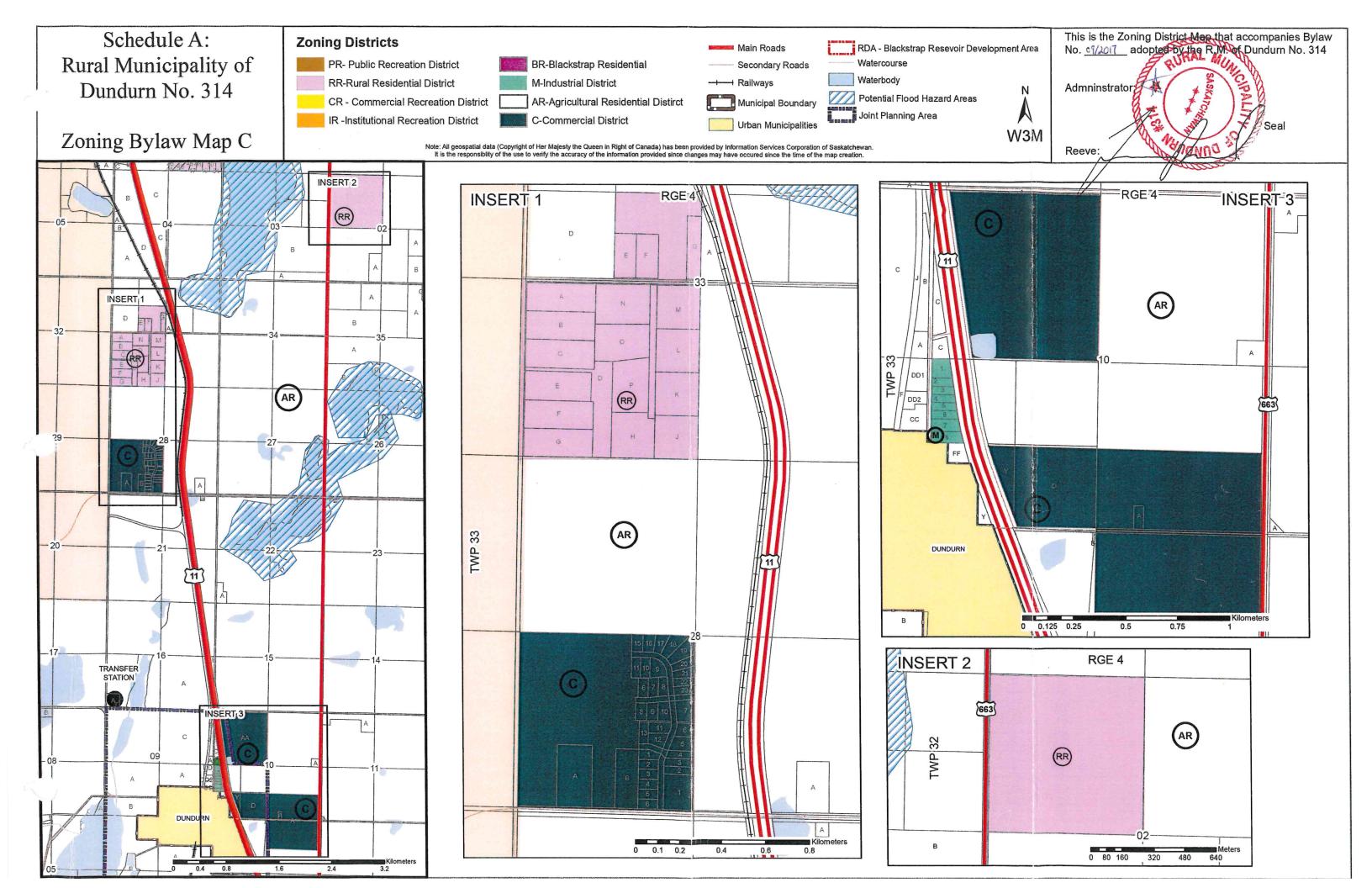
## 13.4 Development Standards

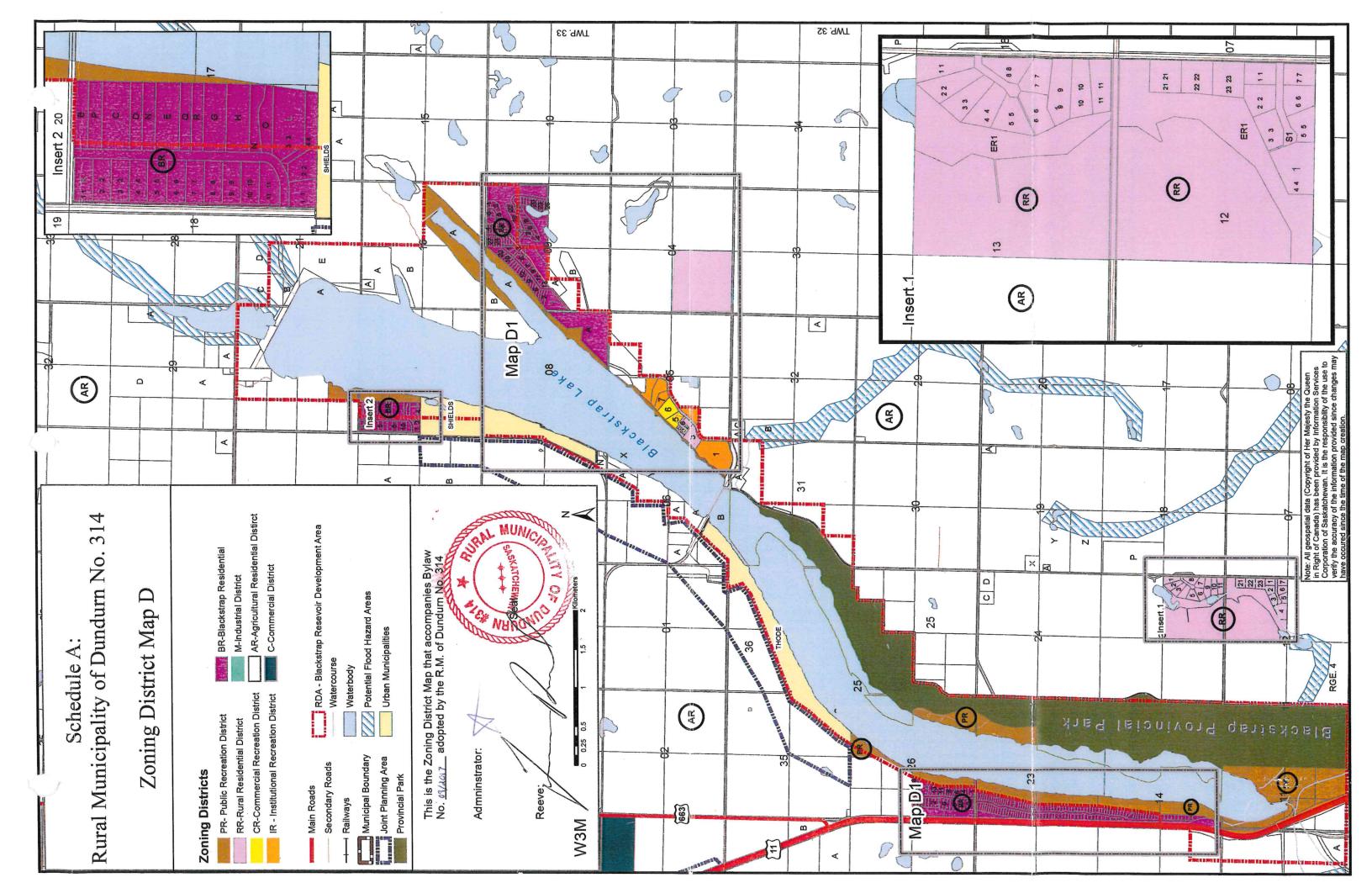
13.4.1	Minimum lot area:	As per Council's discretion		
13.4.2	Minimum site width:	As per Council's discretion		
13.4.3	Minimum yard requirements:	As per Council's discretion		
13.4.4	Developments will be reviewed based on the compatibility with adjacent and existing uses in the area, public health requirements, environmental features and provincial and municipal requirements.			

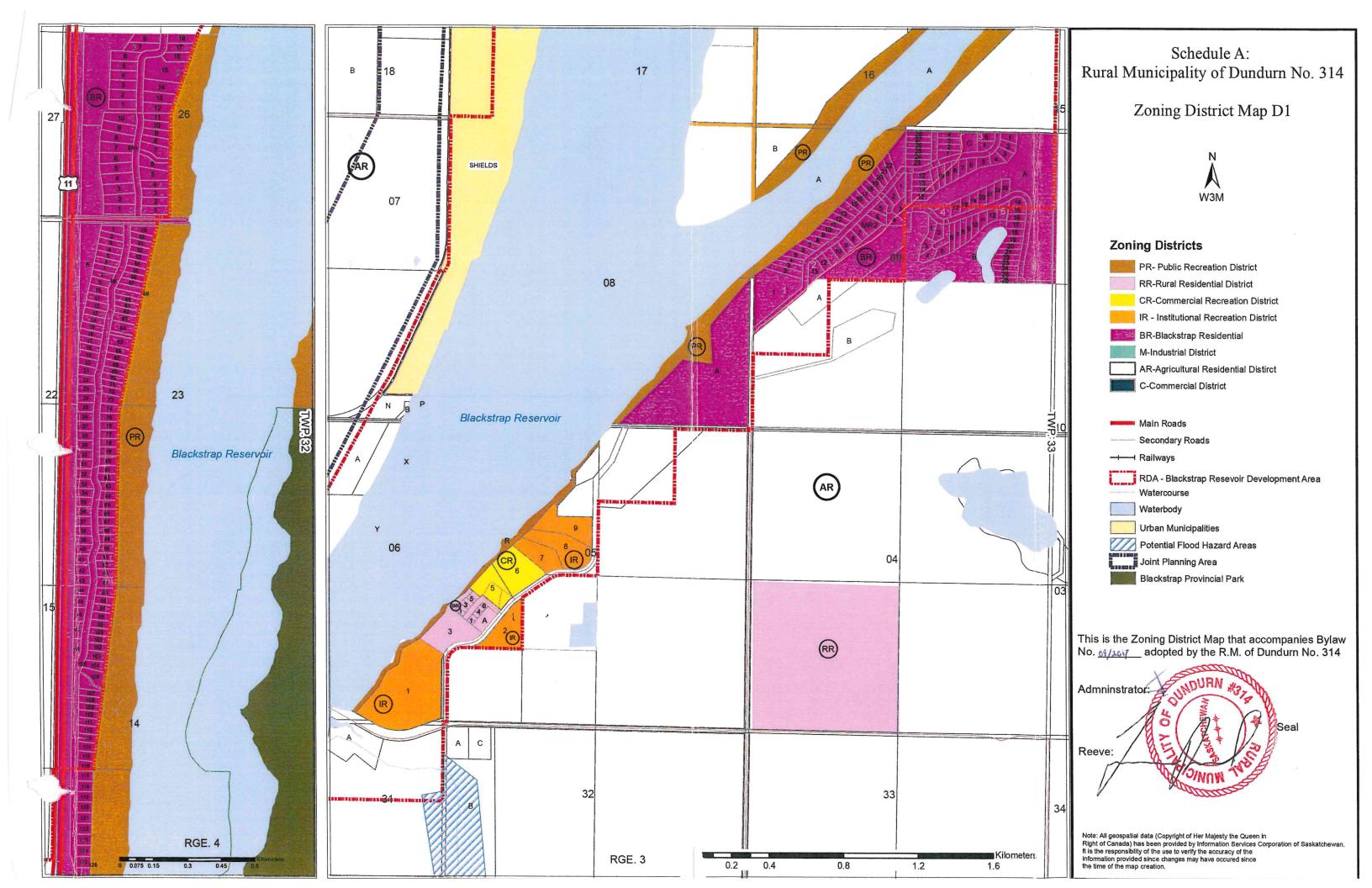












## AMENDING MAPS

## **RURAL MUNICIPALITY OF DUNDURN NO. 314**

### BYLAW NO. Z016/2018

## A BYLAW TO AMEND BYLAW 9/2017 KNOWN AS THE ZONING BYLAW

The Council of the Rural Municipality of Dundurn No. 314 in the Province of Saskatchewan hereby enacts to amend Bylaw No. 9/2017 as follows:

- 1. The Zoning Bylaw District Map referred to in Section 5 of Bylaw 9/2017 is hereby amended by rezoning the area within the bold dashed line as shown in the below map, from AR – Agricultural Residential District to RR – Rural Residential District; proposed Parcel B, a 23.72 ha portion of land located South West; Section Twenty, Township Thirty Four, Range 4, West of the Third Meridian (SW 20-34-04-W3 Plan 101652016) as shown in the attached plan of proposed subdivision picture.
- 2. This Bylaw shall come into force and take effect once approved by Minister of Government Relations.

Read a first time this

Read a second time this

Read a third time this

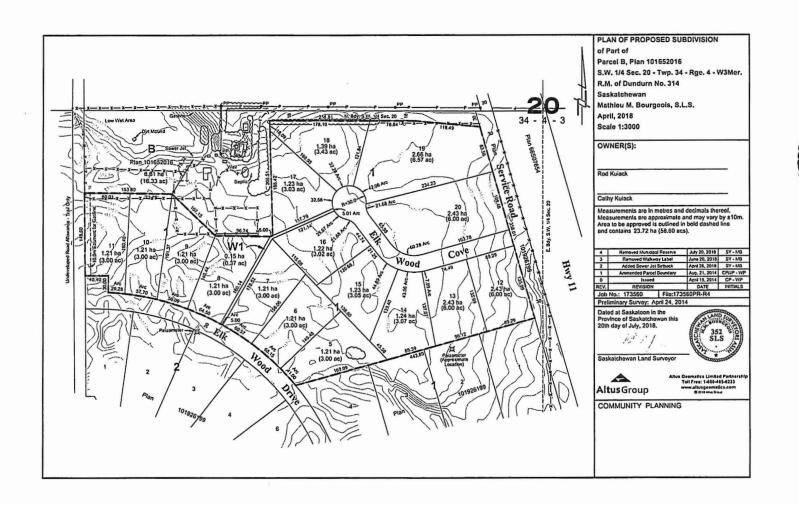
**Acting Administrator** 

Certified a True Copy of the Original

APPROVED REGINA, SASK.

AUG 1-3 2019

ssistant Deputy Minister Ministry of Government Relations



w No. 2016/2018
w No. 2016/2018
w No. 2016/2018

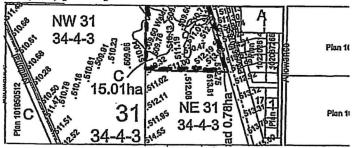
Acting Administrator

This map forms part of Bylaw No. 2016/2018

# RURAL MUNICIPALITY OF DUNDURN NO. 314 BYLAW NO. Z17/2018 A BYLAW TO AMEND BYLAW 09/2017 KNOW AS THE ZONING BYLAW

The Council of the Rural Municipality of Dundurn No. 314 in the Provision of Saskatchewan, hereby enacts to amend Bylaw No. 09/2017 as follows:

1. The Zoning District Map referred to in Section 5 of Bylaw 09/2017 is hereby amended by rezoning the area within the bold dashed line as shown in the below map, from AR-Agricultural Residential District to C-Commercial District by contract pursuant to Section 69 of *The Planning and Development Act*, 2007; proposed Parcel C, a 15.01 ha portions of land is located in North-East; Section thirty-one-Township, Thirty-four-Range 4, West of the Third Meridian (NE-31-34-04-W3 Plan 119749562 Ext 1) as shown on the Information Service Corporation (ISC) parcel picture.



 That Zoning Bylaw Z04/2018 be rescinded and that this Bylaw shall come into force and take effect once approved by the Minister of Government Relations.

Read a first time the 50	_day of, 2018.	
Read a second time the 30	day of <u>July</u> , 2018.	
Read a third time the	day of Acc, 2018.	$\alpha$
Adoption of this bylaw this 14	day of 12018	
This map forms part of the Bylaw No. 1	7/2018 Reeve	
	Recover	A LL
Administrator	Administrator	134
Certified a Truce Copy of the Bylaw ad	opted by	nawra
Resolution on the day of these	<u>4</u> 5 2018.	2000
T 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1	APP	ROVED
Administrator Date	REG SEP	INA, SASK
MRILLO	1	
	Assistant Dep Ministry of Go	uty Minister vernment Relations

### AMEND BYLAW

### **RURAL MUNICIPALITY OF DUNDURN NO. 314**

### **BYLAW NO. 11/2019**

### A BYLAW TO AMEND BYLAW 09/2017 KNOWN AS THE ZONING BYLAW

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

- 1. The Zoning Bylaw District Map referred to in Section 5 is hereby amended by rezoning from AR Agricultural Residential District to RR Rural Residential District all the land shown within the bold dashed line on the attached plan of proposed subdivision dated November 5, 2019 and signed by Joel Klashinsky, S.L.S., which forms part of the bylaw.
- 2. This Bylaw shall come into force and take effect when approved by Minister of Government Relations.

**SEAL** 



Read a third time and adopted this 14<sup>th</sup> day of April, 2020.

Administrator

Reeve, Trevor Beid

Administrator, Leanne Mack

APPROVED REGINA, SASK.

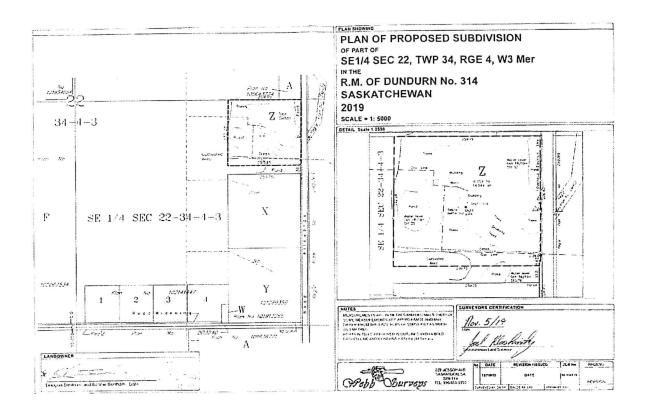
MAY 2 9 2020

Assistant Deputy Minister Ministry of Government Relations

Certified a True Copy of the Original

This le day of Arril 2020

Administrator



This map	forms	part o	of Bylaw	No.	11	/2019
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4 Administrator

(SEAL)



Certified	a True Copy of the	Original
This	day of	, 20
Adminis	trator	

### **AMEND BYLAW**

### **RURAL MUNICIPALITY OF DUNDURN NO. 314**

#### BYLAW NO. 02-2021

### A BYLAW TO AMEND BYLAW 09/2017 KNOWN AS THE ZONING BYLAW

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

- The Zoning Bylaw District Map referred to in Section 5 is hereby amended by rezoning from AR -1. Agricultural Residential District to M - Industrial District all the land shown within the bold line on the attached Schedule A, which forms part of this bylaw.
- 2. This Bylaw shall come into force and take effect when approved by Minister of Government Relations.

SEAL



Administrator, Leanne Mack

Read a third time and adopted this 13th day of April, 2021.

Maci

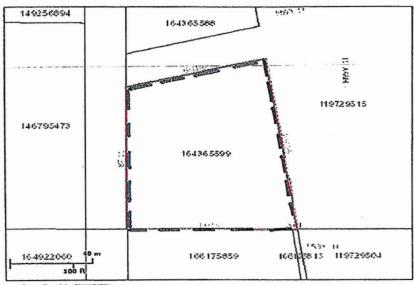
Administrator

APPROVED REGINA, SASK.

Minister of Government Relations



## Surface Parcel Number: 164365599 REQUEST DATE:26-Feb-2020 12:51:02 PM



Owner Name(e): Exercisations
Numbel(pallips: NA OF DUNDURN NO 314
Tillo Number(e): 155607100
Parcel Class: Porcel (Gancis)
Land Description: Number C-Pien 101508520 Ext 2
Source Guarter Section: NW-10-33-04-3
Commodity/f

This map forms part of Bylaw No. 02-2021

4 Administrator

(SEAL)



### **AMEND BYLAW**

## **RURAL MUNICIPALITY OF DUNDURN NO. 314**

### **BYLAW NO. 03-2021**

## A BYLAW TO AMEND BYLAW 09/2017 KNOWN AS THE ZONING BYLAW

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

- 1. The Zoning Bylaw District Map referred to in Section 5 is hereby amended by rezoning from RR Rural Residential District to AR Agricultural Residential District all the land shown within the bold line on the attached Schedule A, which forms part of this bylaw.
- 2. This Bylaw shall come into force and take effect when approved by Minister of Government Relations.

**SEAL** 



Reeye, Jonathan Olyniuk

Administrator, Leanne Mack

Read a third time and adopted this 8<sup>th</sup> day of June, 2021.

Administrator

1

APPROVED

REGINA, SASK.

JUL 1 4 2021

Minister of Government Relatio: .

Certified a True Copy of the Original

This 16 day of time 2021.

Administrator



#### Surface Parcel Number: 164157251 REQUEST DATE: Tue Mar 30 10:12:20 GMT-06:00 2021

1636405\$6 16364062 <del>8</del> 16364062 <del>8</del> 163640527 163640561 164447657	H9749449
45-45-46-45-46	Links and with the second
203 108655 рыца	104 57500 164 157570 164 157385 17497 164 157251 PHILAN ANT MEADOWS BY  104 157453 PHEASANT III ADOWS BY  104 157453 164 157532 164 15734 1 164 157508 164 157453 164 157521 164 157532 164 15744 164 157453 164 164 164 164 164 164 164 164 164 164

Owner Name(s): Foley, Mikayla Anne, Kepke, Timothy Ronald

Municipality: RM OF DUNDURN NO. 314

Ittle Number(a): 151929467

Parcel Class: Parcel (Generic)

Land Description: Blk/Par A-Plan 101918921 Ext 2

Source Quarter Section: NV-22-34-04-3

Commodity/Unit: Not Applicable

Area: 7.486 hectares (18.5 acres)

Converted Title Number: 01MV/18341

Ownership Share: 1:1

This map forms part of Bylaw No. 03-2021

Mach

(SEAL)



Exhibit "A"

### BYLAW 06-2022

## A BYLAW OF THE RURAL MUNICIPALITY OF DUNDURN NO. 314 TO AMEND BYLAW 9-2017, KNOWN AS THE ZONING BYLAW.

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

1. Bylaw 9-2017 is amended as hereinafter set forth:

By rezoning from C-Commercial District to AR - Agricultural Residential District all that portion of BLK/Par A Plan No. 101579606, BLK/PAR B Plan No. 84S25846 and the remainder of SW ¼ Section 28-33-04-W3M described as Parcel 136232568 as shown in bold outline on Zoning Detail No. 1 within Schedule "A" which is attached to and forms part of this bylaw.

This Bylaw shall come into force on the date of the final approval of the Minister of Government Relations.



Som

Administrator

Certified a true copy of Bylaw 6-2022 adopted by resolution of the Council on the \_\_\_\_\_\_ day of \_\_\_\_\_\_\_ 2022.

Administrator

APPROVED REGINA, SASK.

MAY 2 5 2023

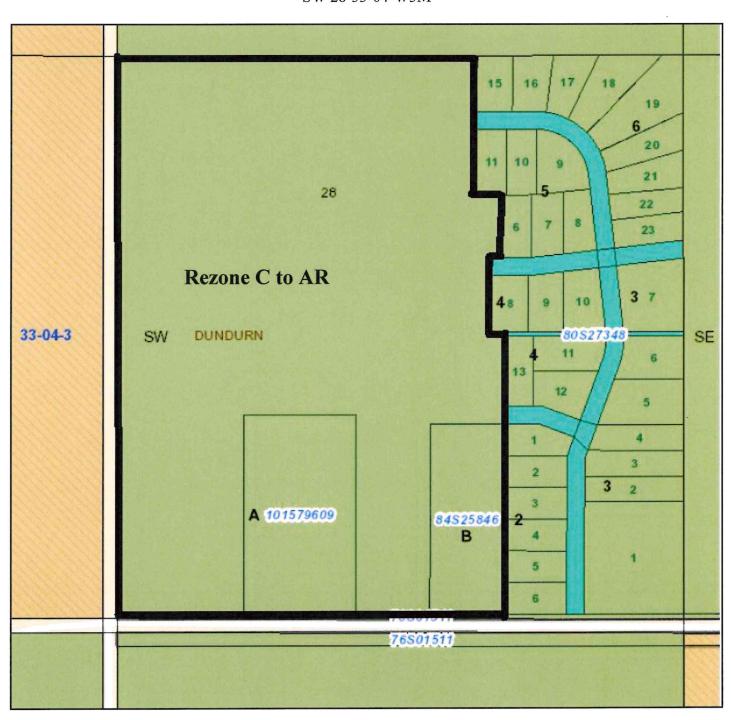
Minister of Government Relations

Schedule "A"

## Part of Bylaw 06-2022

## Zoning Detail No. 1

SW 28-33-04-W3M



## BYLAW 05-2023

## A BYLAW OF THE RURAL MUNICIPALITY OF DUNDURN NO. 314 TO AMEND BYLAW 9-2017, KNOWN AS THE ZONING BYLAW.

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

1. Bylaw 9-2017 is amended as hereinafter set forth:

By rezoning from AR - Agricultural Residential District to M-Industrial District (H) Holding all that portion of Parcel B - Plan No. 102224988 part of NW  $\frac{1}{4}$  Section 32-34-04-W3M as shown in bold outline on Zoning Detail No. 1 within Schedule "A" which is attached to and forms part of this bylaw.

This Bylaw shall come into force on the date of the final approval of the Minister of Government Relations.



Reeve

Administrator

Certified a true copy of Bylaw 05-2023 adopted by resolution of the Council on the day of

December, 2023.

Administrator

APPROVED REGINA, SASK.

JAN 0 5 2024

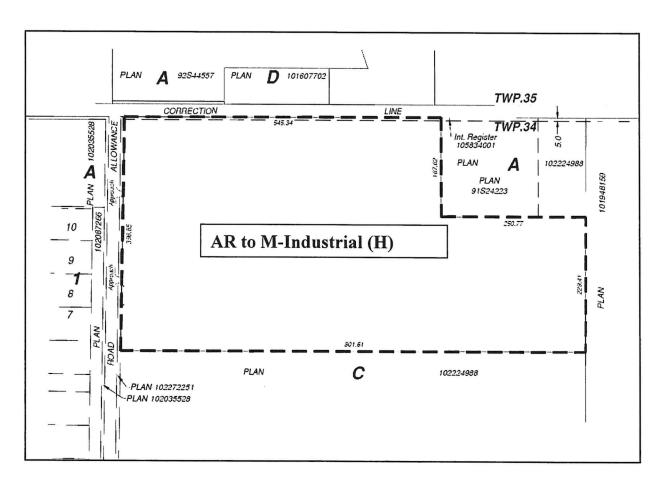
Minister-of-Government Relations

## Schedule "A"

## Part of Bylaw 05-2023

## Zoning Detail No. 1

## Parcel B - Plan No. 102224988 part of NW 1/4 Section 32-34-04-W3M







## AMENDING SECTIONS

Exhibit "A"

## **BYLAW 18/2018**

## A BYLAW TO AMEND BYLAW 09/2017, BEING A BYLAW REGULATING DEVELOPMENT

A Bylaw to amend Bylaw 09/2017 known as the Zoning Bylaw of the R.M. of Dundurn No. 314 The Council of the R.M. of Dundurn No. 314 in the Province of Saskatchewan enacts to amend Bylaw 09/2017 as follows:

## 1. Section 4.18.2 d) Table 1, is repealed and replaced with the following:

Table 1
Location Separation Criteria for I.L.O. to Specific Uses (in meters)

		Anima	al Units		
Specific Use	100-299	300-499	500-2000	2000-5000	>5000
Residence, tourist accommodation, or	300	400	600	800	1000
	(450)	(600)	(800)	(1000)	(1200)
Area authorized for residential use, hamlet, urban municipality< 100 population	400	800	1200	1600	2000
	(600)	(1200)	(1600)	(2400)	(2400)
Urban Municipality	800	1200	1600	2400	2400
100-500 population	(1200)	(1600)	(2000)	(2400)	(2400)
Urban Municipality	1200	1600	2400	3200	3200
501-5000	(1600)	(2000)	(2400)	(3200)	(3200)
Urban Municipality	1600	2400	3200	3200	3200
>5000	(2000)	(2400)	(3200)	(3200)	(3200)

- Distance are measured between livestock facilities and building development.
- Numbers in brackets apply where open liquid manure storage facilities are used or proposed
- Distances do not apply to residences associated with the operation

Distances do i	not apply to residences associated with the operation	
2. This Bylaw will come Minister of Governm	into force and take effect upon date of final approvent Relations.	al by <b>ARPROVED</b> REGINA, SASK.
Read a first time this Read a second time this Read a third time this	day of May, 2018.  day of May, 2019.  day of May, 2011.	JUL 23 2019 Assistant Deputy Minister
CHALITY OF CHARMAN SERVING SER	Certified a True Copy of the Original This day of 20.	Ministry of Government Relations
SEAL SEAL	Réeve Administrator	

## **RURAL MUNICIPALITY OF DUNDURN NO. 314**

### BYLAW 19/2018

A Bylaw to amend Bylaw 09/2017 known as the Zoning Bylaw of the R.M. of Dundurn No. 314 The Council of the R.M. of Dundurn No. 314 in the Province of Saskatchewan enacts to amend Bylaw 09/2017 as follows:

- 1. Part II Definitions is amended by adding the following new definition:
  - a) "Distilleries, Wineries and Breweries: means facilities for the production of alcoholic and other beverage, including the distillation, aging, blending, fermenting, bottling, storage, distribution, promotion and sale of said beverage"
- 2. Section 6: (AR) Agricultural Residential District
  - a) 6.3 Discretionary Uses is amended as follows:
    - 6.3.3 Commercial Uses
    - j) Distilleries, wineries and breweries
  - Section 8: (C) Commercial District
  - a) 8.2 Permitted Uses
    - 8.2.1 Commercial
    - k) Distilleries, wineries and breweries

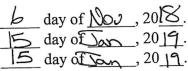
APPROVED

Assistant Deputy Minister Ministry of Government Relations

REGINA, SASK.

- Section 9: (M) Industrial
- a) 9.2 Permitted Uses
  - 9.2.1 Industrial and Commercial Uses:
  - l) Distilleries, wineries and breweries
- 3. This Bylaw will come into force and take effect upon date of final approval by the Minister of Government Relations.

Read a first time this Read a second time this Read a third time this





"Exhibit A"

## **RURAL MUNICIPALITY OF DUNDURN NO. 314**

#### BYLAW 20/2018

A Bylaw to amend Bylaw 09/2017 known as the Zoning Bylaw of the R.M. of Dundurn No. 314

The Council of the R.M. of Dundurn No. 314 in the Province of Saskatchewan enacts to amend Bylaw 09/2017 as follows:

1. Section 2, Definitions is amended by adding the following new definition in alphabetical order:

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's process or of finished products manufactured on the premises and the storage and maintenance of required equipment.

- 2. Section 3.5, Issue of Permits, is amended by adding the following directly after Section 3.5.3:
  - 3.5.4 Temporary Development Permits
    - a) 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.
    - b) Every temporary development or use shall be approved for a specified period, but in no case shall it exceed twelve (12) months.
    - c) Where a development permit for a temporary use is granted for less than twelve (12) months, the permit may be renewed at Council's discretion for another period of not more than twelve (12) months.
    - d) Upon expiration of the period for which the temporary use was approved, the use shall be discontinued and all temporary structures removed.
    - e) A temporary use may be approved for development in any zone, unless specified elsewhere in this bylaw.
    - f) 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.
    - g) Temporary uses include, but are not limited to the following:

- i) Temporary asphalt and asphalt mixing plants: Where such development complies with the Ministry of Environment's Environmental Guideline for Saskatchewan Asphalt Plants.
- ii) Small temporary, seasonally or periodically used commercial topsoil stripping operations, including accessory equipment.
- iii) 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 houses), excluding a mobile home.
- iv) Temporary Residence: Council may issue a development permit for a temporary residence where an existing residence is damaged or destroyed as a result of a disastrous situation (e.g. fire).
- 3. This Bylaw will come into force and take effect upon date of final approval by Minister of Government Relations.

Read a first time this  Read a second time this  Read a third time this	6 day of $2018$ . 6 day of $2019$ . 6 day of $2019$ . 6 day of $2019$ .
SEALTCHEIGHT AND THE STATE OF T	Reeve
Certified a True Copy This day of Administrator	of the Original SASKATCHEWAY
JUN Assistant Den	ROVED INA, SASK.  1 7 2019  uty Minister vernment Relations

## Rural Municipality of Dundurn No. 314

## Bylaw No. 01-2022

A bylaw to amend Bylaw No. 09/2017 known as the Zoning Bylaw of the Rural Municipality of Dundurn No. 314.

The council of the R.M. of Dundurn, in the Province of Saskatchewan, enacts to amend the Zoning Bylaw as follows:

1. Section 2 – Definitions is amended by adding the following new definition immediately following the definition for "Council":

"Deck:

shall mean a floor structure, at ground level or raised, with or without railing, constructed of any material beside patio blocks."

2. Section 2 – Definitions is amended by adding the following new definition immediately following the definition for "Campground":

"Campground Operator:

Shall mean the owner or manager of an RV Park or

Campground."

3. Section 2 – Definitions is amended by adding the following new definitions immediately following the definition for 'Recreational Vehicle':

"Recreational Vehicle (RV) Park:

means a facility for the temporary sitting of recreational vehicles which may have community facilities such as recreational rooms, swimming pools, and laundry

facilities.

Recreational Vehicle (RV) Site, Seasonal:

Shall mean an area designated within A Recreational Vehicle (RV) Park for no more than one (1) Recreational Vehicle

or Park Model Trailer.

Recreational Vehicle (RV) Site, Temporary: Shall mean an area designated within a

Recreational Vehicle (RV)Park for no more than one (1) Recreational Vehicle or Park Model Trailer, which is provides temporary accommodations for a period

not exceeding four weeks."

4. Section 2 – Definitions is amended by adding the follow new definition immediately following the definition for "Non-conforming Site":

"Sunroom: Shall mean a roof structure with three (3) screened or structured walls, abutting a recreational vehicle, with a deck as the floor of the structure and with no permanent electrical wiring."

5. Section 4 – General Regulation is amended by adding the following new subsection:

### "4.36 Recreational Vehicle (RV) Parks

- 4.36.1 An applicant for a discretionary use approval of a new RV Park or expansion to an existing RV Park, shall provide documentation to Council's satisfaction a site plan, drawn to scale, of the proposed development, including location and dimensions of all sites, roadways, buildings street names and site numbers clearly indicated.
- 4.36.2 All RV Parks shall have a minimum of two access points to a developed public roadway.
- 4.36.3 Each RV site shall have direct and convenient access to a developed roadway, which shall not be located in any required buffer area.
- 4.36.4 An RV Park shall have, within its boundaries, a buffer area abutting the site 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
- 4.36.5 The space provided for roadways within a RV Site shall be at least 7.5 metres in width, or 15 metres in width where the roadway is located between campsites. No portion of any RV site, other use or structure shall be located in any roadway within the Seasonal Campground.
- 4.36.6 No portion of any RV Site shall be located on an internal roadway or within the required buffer area described in Section 4.36.5 above.
- 4.36.7 Private internal roadways shall be a minimum of 7.5 m in width and shall be kept clear of any buildings or structures.
- 4.36.8 All streets shall have street signs, where applicable, and site numbers shall be displayed and correspond with the site plan provided to the RM of Dundurn.
- 4.36.9 Each RV Site shall be designated and clearly marked on the ground and have direct and convenient access to a developed internal roadway.
- 4.36.10 The RV Site Operator shall provide an on-site sewage dumping station, on-site garbage collection infrastructure and shall be responsible for the collection and

- disposal of the RV park's solid and liquid waste, as approved by Public Health regulations and guidelines.
- 4.36.11 Upon issuance of an approved development permit after March 1, 2022, all RV Parks must designate 25% of the total number of sites available within the park to be temporary sites. These campsites must be clearly signed and correspond with the site plan provided to the RM of Dundurn No. 314.
- 4.36.12 Minimum RV Site Size: 149 m2 (1,600 ft2)
- 4.36.13 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.
- 4.36.14 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)
- 4.36.15 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.
- 4.36.16 Accessory Buildings:
  - (a) RV Site, Seasonal:
    - (i) Maximum Size: Accessory Buildings shall not exceed 9.29 m2 (100 ft2) in area.
    - (ii) Maximum Number:
      - a. for RV Sites less than or equal to 232 m2 (2,500 ft2) in area: one (1)
      - b. for RV Sites greater than 232 m2 (2,500 ft2) in area: two (2)
    - (iii) Accessory Buildings are included in site coverage calculations.
    - (iv) 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.
  - (b) RV Park:

- (i) All RV Parks may include as an ancillary use, a laundromat, convenience store, or any other reasonable amenity designed to meet the needs of occupants of the RV park provided they are accessory in nature to the principal use.
- (ii) an RV Park may include a single one-unit dwelling for accommodation of the park operator,

### 4.36.17 Decks:

(a) Minimum distance from an RV Site boundary buffer area: 1.5 m

## 4.36.18 Off Street Parking:

- RV Site, Seasonal: each 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.
- (b) RV Site, Temporary: each site shall have a minimum of one off-street parking spots that are at least 2.4 m (7.9 ft) wide and 8.5 m (28 ft) long.
- 4.36.19 The Public Health Act, and Regulations passed thereunder, shall apply to RV Parks."
- 6. Section 12 (IR) Institutional Recreation District, subsection 12.3 Discretionary Uses is amended by adding the following new discretionary use: Recreational Vehicle Park" "12.3.5
- 7. Section 13 (CR) Commercial Recreation District, subsection 12.3 Discretionary Uses is amended by adding the following new discretionary use: "13.3.8 Recreational Vehicle Park"

8. This bylaw shall become effective on the date of approval of the Minister of Government Relations. Rural Municipal Administrator

This Bylaw read a first time on

This Bylaw read a third time and adopted on

APPROVED REGINA, SASK.

SEP 0 7 2022

Certified a True Copy of the Original This 14 day of June

Administrator