

BYLAW 13-2025

A BYLAW OF THE RURAL MUNICIPALITY OF DUNDURN NO. 314 TO AMEND BYLAW 6-2024, KNOWN AS THE ZONING BYLAW

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

Bylaw 6-2024 is amended as hereinafter set forth:

1. In subsection 3.12.2(1)(b) by adding “Discretionary Use – Aggregate Extraction: \$5000.00” after “Discretionary Use: \$200.00”
2. By removing LC and RC from Section 3.12.2(3)(b);
3. By adding the following to Table 7-2 under Residential Uses:

(2)	Two Unit Dwelling	D	--	.4	4.0	30	7.5 ⁽¹⁾	3	3	15	50
(3)	Multiple Unit Dwelling	D	--	.4	4.0	30	7.5 ⁽¹⁾	3	3	15	50
(4)	Dwelling Group	D	--	.4	4.0	30	7.5 ⁽¹⁾	3	3	15	50

4. By adding Section 4.2.4;
 - (1) As per The Statements of Provincial Interest Regulations, insofar as is practical, the development of new buildings and additions to buildings in the floodway in the 1:200 year flood elevation or any watercourse or waterbody shall be prohibited (or higher standard if flood records are available).
 - (2) As per The Statements of Provincial Interest Regulations, insofar as is practical, development of new buildings and additions to buildings to an elevation of 0.5 metres above the 1:200 year flood elevation of any watercourse or waterbody in the flood fringe shall be flood-proofed (or higher standard if flood records are available).
 - (3) Where subdivision or development is proposed for land that council considered to be hazardous due to slope instability, or proximity to the 1:200 year flood elevation level, council may request the applicant to submit a site specific geotechnical report. Said report must be prepared by a professional certified to assess relevant factors, together with any required mitigation measures. Council may refuse to authorize development on hazard land or may permit development only in accordance with specified mitigation measures. These measures may be attached as a condition for a development permit approval. The costs associated with undertaking specified mitigation measures, and with providing the required documentation related to any specified mitigation will be borne by the applicant or proponent of the proposed development.
5. Remove “and” from subsection 4.13.5(1).

6. By adding Section 4.25 Railways;

As required by the Planning and Development Act, the RM of Dundurn will implement the following standards regulating the development in proximity to railways.

- (1) The minimum setback of all buildings shall be at least 30m from any railway corridor.
- (2) Applications for residential development may be required to provide a stamped letter from a qualified acoustical consultant confirming applicable standards have been met as per the requirements of the applicable rail company.
- (3) Applications for residential development within 75m may be required to provide a stamped letter from a qualified acoustical or vibration consultant confirming the applicable standards have been met as per the requirements of the applicable rail company.

7. By rezoning from Agriculture District to C1 – Commercial and Light Industrial District all that portion of NE 31-34-4-W3 Ext 2 as shown in bold outline on Zoning Map No. 1 within Schedule “A” which is attached to and forms part of this bylaw.

8. Amend Section 5.1.6(c)(iv) by replacing offsite with off-street.

9. Remove and replace Section 5.1.7 Rental Suites;

Rental Suites may be permitted as a discretionary use to any Single Detached Dwelling in any zoning district, subject to the following requirements:

(1) Occupancy:

- (a) Only one (1) Rental Suite shall be permitted per parcel.
- (b) A Rental Suite may not be established on a site where a Garden Suite or Business Dwelling is located.

(2) Size:

- (a) The Rental Suite shall not exceed 80% of the gross floor area of the principal dwelling or 80 square metres (860 sq. ft.), whichever is less.
- (b) In the case of a Rental Suite located in a detached garage, the maximum floor area shall not exceed 80 square metres.

(3) Access and Entrances:

- (a) A separate, clearly defined entrance must be provided for the Rental Suite, either from the side, rear, or interior of the principal dwelling or detached garage.
- (b) Exterior stairways or fire escapes must be located at the side or rear of the building and must not be visible from the front façade.

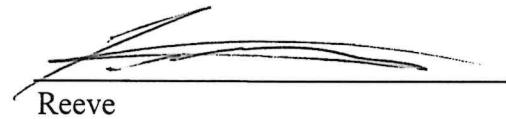
(4) Parking:

- (a) A minimum of one (1) off-street parking space must be provided for the Rental Suite, in addition to the parking required for the principal dwelling.

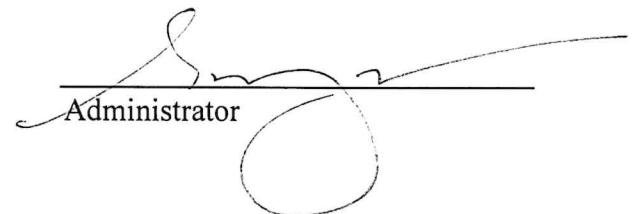
(5) Privacy and Design Compatibility:

(a) The design and siting of the Rental Suite shall be compatible with the character of the surrounding neighborhood.

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 the Original
this 18 day of November, 2025.



Administrator

APPROVED
REGINA, SASK.
JAN 16 2026



Minister of Government Relations

Schedule "A"
Part of Bylaw 13-2025
Zoning Map Detail No. 1
NE 31-34-4-W3 Ext 2

