



Zoning Bylaw

Rural Municipality of Stanley No. 215

2019

Zoning Bylaw for the RM of Stanley No. 215

The Rural Municipality of Stanley No. 215

Bylaw No. 2-2019

A Bylaw of the Rural Municipality of Stanley No. 215 (RM) to adopt a Zoning Bylaw.

The Council of the Rural Municipality of Stanley, in the Province of Saskatchewan, in open meeting assembled enacts as follows:

- 1) Pursuant to Section 46(1) of *The Planning and Development Act, 2007* the Council of the Rural Municipality of Stanley hereby adopts the Rural Municipality of Stanley No. 215 Zoning Bylaw, identified as Schedule "A" to this bylaw.
- 2) The Reeve and municipal Administrator are hereby authorized to sign and seal Schedule "A" which is attached to and forms part of this Bylaw.
- 3) This bylaw shall come into force on the date of final approval by the Minister of Government Relations.

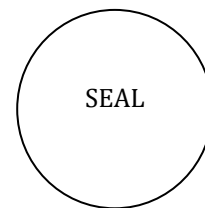
Read a First Time the 8th day of January, 2019.

Read a Second Time the 12th day of February, 2019.

Read a Third Time the 12th day of February, 2019.

Adoption of this Bylaw this 12th day of February, 2019.

REEVE



ADMINISTRATOR

Zoning Bylaw for the RM of Stanley No. 215

Schedule A:

Rural Municipality of Stanley No. 215

Zoning Bylaw

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1 Introduction

1.1 Authority

Under the authority granted by *The Planning and Development Act, 2007* (hereinafter referred to as the Act), the Reeve and Council of the Rural Municipality of Stanley No. 215 (hereinafter referred to as the RM or the Municipality) in the Province of Saskatchewan, in open meeting hereby enact as follows:

1.2 Title

This bylaw shall be known as the “Zoning Bylaw of the Rural Municipality of Stanley No. 215”.

1.3 Purpose

1.3.1 The purpose of this bylaw is to regulate development and the use of land in the RM, in accordance with the Official Community Plan Bylaw No. 1-2019 (hereinafter referred to as the OCP or the Plan). The bylaw will provide for the health, safety, and general welfare of the residents of the RM.

1.3.2 The intent of this zoning bylaw is to provide for the amenity of the area within the RM and for the health, safety and general welfare of the inhabitants:

- a) To minimize land use conflicts;
- b) To establish minimum standards for development;
- c) To ensure development is consistent with the physical limitations of the land;
- d) To restrict development that places undue financial demand on the RM for services; and
- e) To provide for land use and development that is consistent with the goals, objectives, and policies of the Plan.

1.4 Scope

This bylaw applies to all land within the RM boundaries. All new development within the limits of the municipality shall comply with the provisions of this bylaw.

1.5 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, the validity, effectiveness, or enforceability of the bylaw as a whole, or any other part, section or provision of this bylaw will not be affected.

2 Administration

2.1 Development Officer

- 2.1.1 The RM Administrator, or anyone else designated by Council, shall be the Development Officer responsible for the administration of this bylaw. In their absence, Council may designate another employee of the Municipality.
- 2.1.2 The Development Officer shall:
- a) Receive, record, and review development permit applications and issue decisions in consultation with Council, particularly those involving subdivisions, discretionary uses, development permit conditions, development agreements, and servicing agreements;
 - b) Maintain, for inspection by the public during office hours, a copy of this bylaw, zoning map(s), and amendments thereto and ensure copies are available to the public for a reasonable cost;
 - c) Make available, for public inspection, during office hours, a register of all development permits and decisions on subdivision applications;
 - d) Collect development fees, according to Section 2.16 of this bylaw or the fee schedule established by a separate municipal fees bylaw; and
 - e) Perform other duties as determined by Council.

2.2 Council

- 2.2.1 Council shall make all decisions regarding discretionary uses, development agreements, and servicing agreements, and amendments to the planning bylaws.
- 2.2.2 Council shall receive and review all subdivision applications circulated to it by Saskatchewan Ministry of Government Relations. Council shall endeavour to submit a recommendation to the Ministry within the given timeframe and prior to a decision being finalized by the Ministry.
- 2.2.3 Council shall act on discretionary use, rezoning, and subdivision applications in accordance with the procedures established by the Act and in accordance with the OCP and the zoning bylaw.

2.3 Interpretation

- 2.3.1 Where any provision of this bylaw appears unclear, Council shall make the final bylaw interpretation.
- 2.3.2 All bylaw requirements shall be based on the stated metric units. The imperial units shown in this bylaw shall be approximate guidelines only.
- 2.3.3 No existing development or site shall be deemed non-conforming due to non-compliance with the metric units used in the zoning bylaw.

2.4 Bylaw Compliance

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

2.5 Development Not Requiring a Permit

The following developments are exempt from obtaining a development permit, but shall meet the requirements of this zoning bylaw:

2.5.1 Agricultural District:

- a) The planting, management and harvesting of field crops and gardens.
- b) The management of pastures, which are not part of an intensive livestock operation (ILO).
- c) Uses, structures and buildings, which are accessory to an approved principal use, provided they are not part of an intensive livestock operation (ILO).

2.5.2 All Zoning Districts

- a) Uses, structures and buildings, which are accessory to an approved principal use and which are less than 10.0 square metres (107.6 square feet) in area.
- b) Public utilities and municipal facilities, buildings and uses.
- c) Fences, subject to Section 4.9.
- d) Landscaping on private lands, excluding major excavations, filling or alteration to on-site or off-site drainage.
- e) Signs, subject to Section 3.14.
- f) Potable and non-potable water wells on existing, developed sites. Wells on new or undeveloped sites are subject to permit requirements.

2.5.3 Temporary Development: Unless otherwise stated, development incidental to an approved construction site

2.6 Application for a Development Permit

2.6.1 Unless the proposed development or use is exempt from development permit requirements, no person shall commence a development without an approved development permit. Prior to beginning any development, every developer shall complete and submit a development permit application.

2.6.2 The development permit application shall be in the form prescribed by the Development Officer and shall include:

- a) A description of the intended use or proposed development, including any change in building use or land use;
- b) Legal land description;
- c) The signature of the applicant and the registered landowner(s);
- d) A copy of the Certificate of Title;
- e) Estimated commencement and completion dates, including any phasing;
- f) Floor plans and elevations of the proposed development (which will be kept at the municipal office for future reference);
- g) Written evidence that the regional health authority, or the Water Security Agency, has approved the water supply and method of sewage disposal, or evidence that an application for approval has been sent to the regional health authority. If approval has not been obtained at the time of

application, the approval of such systems may be included as a condition of development permit approval.

- h) An attached site plan which shall include:
 - i. All adjacent roads, highways, service roads and access to the site (label on site plan);
 - ii. Rights-of-way and easements (gas, oil, power, drainage, etc.);
 - iii. All drainage courses;
 - iv. Existing development on the site;
 - v. Location of proposed development;
 - vi. Landscaping details (existing trees, removal of trees, proposed plantings, berms, water features, etc.);
 - vii. Setbacks to the property line, road, services, and other buildings on-site;
 - viii. Water bodies and the top of the bank;
 - ix. Location of existing and proposed services: well or cistern and method of sewage disposal;
 - x. Signs: location and details like artwork, colors, size, lights, etc.;
 - xi. Parking and loading facilities;
 - xii. Sidewalks, patios, playgrounds;
 - xiii. North arrow; and
 - xiv. Any additional information deemed necessary by Council or the Development Officer.

2.7 Referral of Application

- 2.7.1 The Development Officer may refer any application to Council for a decision regarding the interpretation of the bylaw or regarding special conditions provided for in the bylaw. The Development Officer 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 any additional information necessary to finalize a decision.
- 2.7.2 The Development Officer may refer the application to any internal or external department or organization for review or comment prior to issuing a development permit. Any recommendations received may be applied as conditions to the development permit.
- 2.7.3 The Development Officer shall maintain a record of all approved development permit applications that involve the installation of water and sanitary services, should provincial officials request such information under the *Public Health Act, 1994*.

2.8 Procedure for Issuing Development Permits

Upon completion of the review of an application for development, including external referrals, the Development Officer shall determine if the proposed development is permitted, discretionary or prohibited.

2.8.1 Permitted Use

- a) The Development Officer shall be authorized to issue a decision on a development permit application for a permitted use.
- b) The Development Officer will issue a written decision on a development permit when the application conforms to the zoning bylaw. The permit may include any special regulations, conditions, performance standards or development standards authorized by this bylaw.
- c) The Development Officer will issue a written refusal, when the application does not comply with a provision or regulation of this bylaw. The decision shall state the reason(s) for refusal.

2.8.2 Discretionary Use

- a) The Development Officer shall review the application for conformance with the OCP and the zoning bylaw, particularly the development criteria listed in Sections 4 and 11 of this bylaw, and any other relevant policies, regulations and legislation.
- b) The Development Officer will prepare a report for Council. The report shall include the criteria for consideration of the discretionary use. The application and report shall be referred to Council for a decision.
- c) At least seven (7) days before the application is to be considered by Council, the Development Officer shall provide public notice of the discretionary use application and the related public hearing. The notice must be provided to:
 - i. The assessed owners of property within 75 metres (246 feet) of the boundaries of the applicant's land; and
 - ii. Any other landowners the Development Officer feels should be notified, or who may be affected by the proposal.
- d) Council shall finalize a decision on a discretionary use, by resolution. The decision shall approve, approve with development standards or conditions, or refuse the application and direct the Development Officer to:
 - i. Where the development complies with the standards of this bylaw, issue a development permit in writing and incorporate any specific development standards set by Council;
 - ii. Where the development does not comply with the standards of this bylaw, issue a notice of refusal, in writing, to the applicant stating the reasons for the refusal. The decision shall reference the specific discretionary use criteria the application did not meet;
 - iii. Provide all applicants with the effective date of the decision and information on their right of appeal.
 - iv. Council may approve a discretionary use application for a limited period of time if it is considered necessary to monitor and re-evaluate the proposal and its conformance with the provisions of this bylaw or the official community plan.

2.8.3 Prohibited Use

If the proposed development is not listed as a permitted or discretionary use in the applicable zoning district, it is considered a prohibited use.

2.9 Development Permit for a Temporary Use

- 2.9.1 The Development Officer may issue a development permit for a temporary use, with specified conditions for a specified period of time, to accommodate developments incidental to approved

construction, temporary accommodation, temporary gravel operations or asphalt plants, or other appropriate temporary uses.

- 2.9.2 Nothing in this bylaw shall prevent the use of land, or the erection or use of any building or structure for a construction camp, tool shed, scaffold, or other building or structure incidental to and necessary for construction work on the premises, but only for so long as such use, building, or structure is necessary for such construction work as has not been finished or abandoned.
- 2.9.3 Every temporary use shall be approved for a specified period. Unless otherwise stated in this bylaw, a temporary use shall not exceed twelve months.
- 2.9.4 Where a development permit for a temporary use is granted for less than twelve months, the permit may be renewed at Council's discretion for another period of not more than twelve months.
- 2.9.5 Upon expiration of the period for which the temporary use was approved, the use shall be discontinued and all temporary structures removed.
- 2.9.6 A temporary use must meet the zoning requirements of the applicable zoning district.
- 2.9.7 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 use.

2.10 Development Permit Validity

- 2.10.1 Unless otherwise stated, all development permits are valid for a period of twelve months.
- 2.10.2 Council or the Development Officer may cancel a development permit, and when cancelled, development shall cease:
 - a) If the proposed development is not commenced within the time period for which the permit is valid.
 - b) If the proposed development is legally suspended, or discontinued, for a period of six or more months, unless otherwise indicated by Council or the Development Officer;
 - c) If the development is deemed to be undertaken in contravention to this bylaw, the development permit and/or specified development standards;
 - d) When the RM receives notice that an appeal regarding the development permit has been filed with the Development Appeals Board;
 - e) If the intensity of use increases;
 - f) If the development is varied from the application as approved;
 - g) Where Council or the Development Officer is satisfied that a development permit was issued based on false or mistaken information;
 - h) Where new information is identified pertaining to environmental protection, flood potential, or slope instability; or
 - i) When a developer requests a development permit modification.

2.11 Building Permits, Licenses, and Compliance with Other Bylaws

- 2.11.1 Nothing in this bylaw shall exempt any person from complying with the municipal building bylaw or any other municipal bylaw.
- 2.11.2 In addition to the requirements of this bylaw, an applicant must comply with federal and provincial legislation and regulations.
- 2.11.3 A building permit, where required, shall not be issued for a development unless a required development permit has been issued, or is issued concurrently. A building permit issued before a development permit is not valid until the required development permit has been issued.

2.12 Development Appeals Board

- 2.12.1 Council shall appoint a Development Appeals Board (the Board) in accordance with Sections 49 and 214 to 218 of the Act.
- 2.12.2 The composition of the Board, the secretary, remuneration and expenses, powers, duties and responsibilities shall be as per Council's policy, which shall be adopted by resolution.
- 2.12.3 The 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, by the Development Officer, to issue a development permit because the proposal contravenes the zoning bylaw;
 - c) The development standards or conditions attached to Council's approval of a discretionary use; or
 - d) An order to repair or correct contraventions under a nuisance bylaw adopted under *The Municipalities Act* (Sections 364 and 365) or a zoning bylaw *The Planning and Development Act, 2007* (Section 242).
- 2.12.4 The Board does not have the authority to hear an appeal based on:
 - a) The refusal of a discretionary use application;
 - b) The refusal of a zoning bylaw amendment including rezoning; or
 - c) A decision concerning a subdivision application.
- 2.12.5 Anyone applying for an appeal must send written notice of appeal to the Secretary of the Board within:
 - a) Thirty (30) days of a Development Officer's decision being issued;
 - b) Thirty (30) days of the failure of a Council to finalize a decision;
 - c) Thirty (30) days of receiving a permit with terms and conditions; or
 - d) Fifteen (15) days if appealed under *The Municipalities Act*, or thirty (30) days under *The Planning and Development Act, 2007*, of an order being served to repair or correct contraventions.
- 2.12.6 In making an appeal to the Board, and hearing such appeal, the provisions of *The Planning and Development Act, 2007* shall apply.

2.13 Minor Variance

- 2.13.1 Council may vary the requirements of this zoning bylaw for the:

- a) Minimum required distance of a building from the lot line;
 - b) Minimum required distance of a building to any other building on the lot.
- 2.13.2 The maximum amount of variance given by Council shall not exceed 10% from the requirements established in this zoning bylaw.
- 2.13.3 The development must conform to all other land use requirements established in this zoning bylaw and the relaxation of the bylaw requirement shall not injuriously affect neighbouring properties.
- 2.13.4 A minor variance shall not be granted for a discretionary use or form of development.
- 2.13.5 The Development Officer shall refer the application for a minor variance to Council. Council shall approve, approve with conditions or refuse the minor variance.
- 2.13.6 If Council refuses the application, the Development Officer shall provide written notice to the applicant and provide reason(s) for the refusal.
- 2.13.7 Where Council, approves the application, with or without conditions, the Development Officer shall provide written notice, delivered by registered mail, to the applicant and to the assessed owners of property who have a common boundary with the applicant's land. The notice shall include:
- a) A summary of the application;
 - b) Reasons for Council's approval;
 - c) The effective date of the decision;
 - d) Notice that the assessed owners of adjoining property may lodge a written objection to Council or the Development Officer within twenty (20) days of receiving the notice. If an objection is lodged, the approval is deemed revoked and the Development Officer shall notify the development permit applicant, in writing, of the revocation of the approval and the applicant's right to appeal the revocation to the Development Appeals Board.
- 2.13.8 If an application for a minor variance is refused, the applicant may appeal the refusal to the Development Appeals Board within thirty (30) days of that decision.
- 2.13.9 The Development Officer shall maintain a complete and current record of all applications and decisions for minor variances.

2.14 Amending the Zoning Bylaw

- 2.14.1 Any person who seeks to amend this zoning bylaw must apply to the Development Officer for amendment. The Development Officer shall review the application for conformity with the OCP and Section 11 of this bylaw. The Development Officer will then refer the application to Council for consideration.
- 2.14.2 The application for a zoning amendment is subject to fees as set out in Section 2.16 of this bylaw or in the fee schedule established by a separate municipal fee bylaw.
- 2.14.3 Prior to Council's review, the Development Officer may refer the amendment application to any internal or external departments or organizations for review or comment.
- 2.14.4 The process for public notification and public participation during the bylaw adoption process shall be

as per Part X of *The Planning and Development Act, 2007*.

- 2.14.5 Premature rezoning of land for development shall not be common practice.
- 2.14.6 Council shall consider zoning bylaw amendments to accommodate proposals, only when specific development proposals, subdivision applications, servicing agreements, and other required information, have been presented to and reviewed by Council.

2.15 Agreements

- 2.15.1 Council may require an applicant of a subdivision or development permit to enter into a servicing agreement or development levy agreement, respectively. The agreement should ensure conformity with the OCP and zoning bylaw and ensure adequate financing for on-site and off-site infrastructure as per *The Planning and Development Act, 2007*.
- 2.15.2 As part of a servicing agreement or development levy agreement, Council may require the applicant to post and maintain a performance bond, irrevocable letter of credit or similar legal mechanism to ensure performance and to protect municipal and public interests.
- 2.15.3 Council will require the applicant to provide and maintain liability insurance to protect the applicant, the municipality and the public.
- 2.15.4 By entering into a servicing or development levy agreement, Council will ensure there is adequate municipal infrastructure and public facilities to support the proposed development. The agreement may address sewage disposal, garbage disposal, availability and adequacy of water, recreational facilities, etc.

2.16 Fees and Advertising

- 2.16.1 When an application is made to Council for a development permit, a discretionary use, a minor variance, or an amendment to this bylaw, the applicant making the request shall bear the actual cost of any advertising, as permitted by *The Planning and Development Act, 2007*. In addition, the applicant shall pay all costs incurred in carrying out a public hearing.
- 2.16.2 Pursuant to Section 51 of *The Planning and Development Act, 2007*, the municipality may adopt a separate municipal fee bylaw. Such bylaw would establish a schedule of fees to be charged for planning and development.

2.17 Offences and Penalties

- 2.17.1 Pursuant to Section 242 of *The Planning and Development Act, 2007* the Development Officer may issue a written order to the owner, operator or occupant of the land, building or premises for any contravention to this zoning bylaw or the OCP.
- 2.17.2 Any person who violates this zoning bylaw is guilty of an offence and is liable, on summary conviction, to the penalties outlined in Section 243 of *The Planning and Development Act, 2007*.

3 General Regulations

The following regulations shall apply to all lands within the Rural Municipality of Stanley No. 215:

3.1 Natural Hazard Lands

- 3.1.1 Land identified on the Development Opportunities and Constraints Map as being a waterbody, watercourse, or quarry and land adjacent to these areas shall be considered potentially hazardous.
- 3.1.2 Where a development is proposed in an area identified on the Development Constraint Map as being potentially hazardous, or where local knowledge identifies the potential for hazard, Council will require the applicant to submit sufficient supporting information to determine if the development is appropriate for the site. Such proposals, and the supporting information, may be referred to federal or provincial departments, or other relevant environmental agencies, for comments prior to finalizing a decision.
- 3.1.3 Supporting information shall be in the form of a report or an assessment, the cost of which shall be borne by the developer. The report shall be prepared by a qualified professional, and should assess the suitability of the site for the proposed development. The report should address:
- a) The potential for flooding and the locations of the floodway and flood fringe of the 1:500 flood elevation;
 - b) The potential for slope instability before and after the development and any proposed improvements (geotechnical report);
 - c) The suitability of the location for the proposed use or building, given the site constraints;
 - d) Any other potential, or residual, environmental hazards;
 - e) Actions to avoid, prevent, mitigate or remedy hazards, which will be incorporated as a condition of a development permit.
- 3.1.4 No new development shall be permitted in any readily eroded or unstable slope area if the proposed development will be affected by, or increase, the potential hazard presented by erosion or slope instability.
- 3.1.5 Development of new buildings and additions to buildings in the flood way of the 1:500 year flood elevation of any watercourse or water body will be prohibited.
- 3.1.6 Flood proofing of new buildings and additions to buildings to an elevation of 0.5 metres (1.64 feet) above the 1:500 flood elevation of any watercourses or water bodies will be required in the flood fringe.
- 3.1.7 A development permit will be refused if the developer's proposed mitigation measures are inadequate to address the adverse conditions or will result in excessive municipal costs.
- 3.1.8 For the purpose of this bylaw, appropriate flood proofing measures shall mean:

- a) That all buildings shall be designed to prevent structural damage by flood waters;
- b) The first floor of all buildings shall be constructed above the designated safe building elevation;
and
- c) All electrical and mechanical equipment within a building shall be located above the designated safe building elevation.

3.2 Groundwater Protection

- 3.2.1 No development or use 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 furnished to the satisfaction of the regional health authority and/or the Water Security Agency.
- 3.2.2 If in the opinion of Council, the groundwater may be adversely affected; a professional report shall be prepared at the cost of the developer. The report/study shall determine whether the proposed development would adversely affect the groundwater or the stability of the land and shall include conditions under which appropriate development may be approved. Council shall make a recommendation for a subdivision or development permit based on the information in the study and estimated cost of municipal servicing.

3.3 Wildlife Habitat and Environmentally Sensitive Land

- 3.3.1 Where development is proposed in an area identified on the Development Opportunities and Constraints Map, or by other means, as containing critical wildlife habitat or environmentally sensitive areas, the Development Officer may require the applicant to provide additional information as required by Council in order to make an informed decision.
- 3.3.2 Such supporting information may be in the form of a report or assessment by a qualified professional or comments from the relevant provincial agency(ies).

3.4 Heritage Sensitive Land

- 3.4.1 Where development is proposed in an area identified on the Development Opportunities and Constraints Map as being potentially heritage sensitive:
 - a) The Development Officer may require the applicant to provide additional information as required by the applicable provincial legislation.
 - b) The RM will refer a developer to the “Exempt Activities Checklist for Private Landowners” and the “Developer’s Online Screening Tool”, both administered by the Heritage Conservation Branch, to determine if a proposed development is exempt from archaeological heritage screening.
 - c) A developer shall demonstrate clearance from the Heritage Conservation Branch prior to the RM issuing a development permit.

3.5 First Nations, Metis and Crown Land

- 3.5.1 Development proposals on or adjacent to unoccupied Crown land or in proximity to a First Nations or Metis community will require additional consultation prior to finalizing a decision.
- 3.5.2 Consultation may involve information letters, phone calls, meetings, or other forms of engagement.

The level of consultation will depend on the potential for impact.

- 3.5.3 Where there is a potential for proposed development to negatively impact First Nations or Metis communities, further investigation will be required in order to identify and reduce or eliminate potential impacts. If sufficient mitigation is not possible, the proposal will be refused.

3.6 Number of Principal Buildings and Uses on a Parcel

- 3.6.1 Not more than one principal building or use shall be permitted on any one site except for:
- a) Public utilities;
 - b) Institutional uses;
 - c) Agricultural uses;
 - d) Accessory uses as specifically provided for in this bylaw;
 - e) Natural resource development; and
 - f) Recreational uses.

3.7 Uses Permitted in All Zoning Districts

- 3.7.1 Nothing in this bylaw shall prevent the use of any land as a public street or public park.
- 3.7.2 Nothing in this bylaw shall prevent the erection of any properly authorized traffic sign or signal, or any sign or notice of any local or other government department or authority.
- 3.7.3 Nothing in this bylaw shall prevent the use of any land for the erection of buildings or structures, or the installation of other facilities, essential to the operation of public works or utilities, provided that such use, building, or structure shall be in substantial compliance with the relevant provisions of this bylaw and would not adversely affect the character or amenity of the area in which the same is located.

3.8 Accessory Uses, Structures and Buildings

- 3.8.1 Unless otherwise stated, accessory uses, structures, and buildings are subject to the following:
- a) An accessory use, structure or building is permitted when accessory to an established, approved principal use.
 - b) An accessory building or structure may not be constructed, erected, or moved onto any site prior to the time of construction of the principal building to which it is accessory.
 - c) Where a building on a site is attached to a principal building by a solid roof or by structural rafters, the building is deemed to be part of the principal building.
 - d) An accessory building shall not be used as a dwelling.
 - e) Accessory buildings and structures shall be subject to the site requirements.

3.9 Public Utilities and Municipal Facilities

- 3.9.1 Public utilities and municipal facilities, except solid and liquid waste disposal sites, shall be allowed in all districts unless otherwise specified by this bylaw. Site area and yard requirements shall not apply.
- 3.9.2 Where a distribution line, crosses a municipal road, Council may apply special design standards as

considered necessary to maintain the safety and integrity of the roadway.

3.10 Restoration to a Safe Condition

Nothing in this bylaw shall prevent the structural improvement or restoration to a safe condition of any building or structure, provided that such structural improvement or restoration shall not increase the height, area or volume so as to contravene the provisions of this bylaw.

3.11 Grading and Levelling of Sites

- 3.11.1 Every development shall be graded and levelled at the owner's expense to provide for adequate surface drainage that does not adversely affect adjacent property, or the stability of the land.
- 3.11.2 Adequate surface water drainage is required throughout the municipality to avoid flooding, erosion and pollution. Consideration shall be given to the ecological, habitat and drainage effects of development, including upstream and downstream implications.
- 3.11.3 Where an area exhibits the potential for poor drainage due to snowmelt or prolonged rainfall events, all proposed building sites shall be located outside of those areas. Otherwise, the proponent shall provide a suitable amount of fill at the building site to provide a satisfactory level of protection for the buildings.
- 3.11.4 Unauthorized drainage of surface water runoff from any land in the municipality shall be prohibited. Water courses shall not be filled or altered without the prior approval of the Water Security Agency, Ministry of the Environment and the Municipality.
- 3.11.5 New developments, and subdivisions, that are adjacent to water courses shall be developed to minimize erosion and to maximize water quality.

3.12 Non-conforming Uses, Sites and Buildings

- 3.12.1 The adoption or amendment of this bylaw does not affect legally non-conforming buildings, non-conforming uses or non-conforming sites.
- 3.12.2 An existing non-conforming use or intensity of use may continue if the use existed when this bylaw was adopted and has not been discontinued for a period of twelve consecutive months, or more.
- 3.12.3 Non-conforming buildings and non-conforming sites may continue to be used, maintained and repaired in their present form.
- 3.12.4 Any parcel of land, which does not conform to the site requirements, as set out in this bylaw, shall be deemed to be conforming with regard to site size, provided a registered title for the site existed prior to this bylaw coming into force.

3.13 Prohibited and Noxious Uses

- 3.13.1 Any use, which, by its nature, or the materials used therein, is declared by *The Public Health Act* to be a noxious trade, business, or manufacture, shall be prohibited.
- 3.13.2 Notwithstanding any use contained within a building, no land shall be used and no building or structure shall be erected, altered, or used for any purpose that is noxious and, without limiting the generality of

this subsection, for any purpose that creates or is likely to become a nuisance or offence:

- a) By the creation of noise or vibration;
- b) By the emission of light and glare;
- c) By reason of the emission of gas, fumes, smoke, dust or objectionable odour;
- d) By reason of the unsightly storage of goods, salvage, wastes, motor vehicles, machinery or other similar material.

3.14 Vehicle Storage

- 3.14.1 Notwithstanding anything in this bylaw, no person shall use any site in any zoning district for the parking or storage of any vehicle that is not in running order, with the exception that not more than five such vehicles may be stored on any site in the agricultural or commercial-industrial district, or in the case of permitted vehicle storage establishment, auto wreckers or similar uses.
- 3.14.2 Where any outside storage of vehicles is proposed, the site shall be kept tidy and orderly. The Municipality may require that the outside storage of vehicles be screened from roadways or neighbouring properties by landscaping, fencing or other forms of screening.

3.15 Signs and Billboards

- 3.15.1 Signs located in a highway sign corridor shall be regulated by the requirements of *The Provincial Highway Sign Control Regulations, 2012*, or amendments thereto, and shall not require a development permit from the RM.
- 3.15.2 Signs other than those located in a highway sign corridor shall require a development permit and shall comply with the following:
 - a) Any sign may only advertise agricultural commercial uses, home-based businesses, the principal use of a site, or the principal products offered for sale on the premises.
 - b) A maximum of two (2) advertising signs are permitted on any site or quarter section.
 - c) Government signs, memorial signs, and directional signs with no advertising, including traffic control, no trespassing, hunting restriction and similar signs, are exempt from restriction.
 - d) Temporary signs and real estate signs are permitted only as long as the temporary condition exists for the property.
 - e) Billboard and other off-site advertising signs are prohibited, except in a highway sign corridor
 - f) All private signs shall be located so that no part of the sign is over a public right-of-way or jeopardizes the safety of the public.

3.16 Access and Approaches

- 3.16.1 A development permit shall not be issued unless the site has frontage on a graded, all-weather, registered road, or unless a satisfactory agreement has been made with Council for the improvement or construction of a road.
- 3.16.2 All approaches to public roads require the approval of the Municipality. All approaches shall be constructed in accordance with the engineering standards of the Municipality.

- 3.16.3 The Development Officer shall decide upon all approach applications and may approve or refuse an application for an approach based on: location, traffic flow, drainage, sight lines, road standards and safety considerations.
- 3.16.4 To provide for the safety of the travelling public, the number of approaches from the highway or municipal road should be limited. Parcels within a subdivision may be required to have access from an internal subdivision or service road.

3.17 Sight Triangle

- 3.17.1 No building, structure, earth pile, vegetation, etc. shall obstruct the view of drivers within a sight line triangle.
- 3.17.2 The sight triangle area shall be measured by connecting straight lines, which are measured from the intersection of centrelines of the roadways to points established along these centrelines, as follows:
- a) Provincial highways – 230 metres (754.6 feet)
 - b) Municipal grid roads or railways – 90 metres (295.3 feet)

3.18 Setbacks

- 3.18.1 No person shall hereafter plant trees or shrubs or place stone, earth or gravel piles, sumps, portable structures, machinery or other objects/structures or buildings on private property within:
- a) 46 metres (150.9 feet) from the centre line of a municipal road.
 - b) Council may, by resolution, allow a relaxation of the setback in 3.18.1(a), to a minimum of 30 metres (100 feet) from the centreline of the municipal road, where:
 - i. The relaxation is for an accessory use (a relaxation of the setback will not be allowed for principal buildings, uses, or structures);
 - ii. The relaxation would not create any visual obstruction from the roadway; and
 - iii. The relaxation would not jeopardize the safety or general welfare of the landowner or of the travelling public.
 - c) No residence shall be located with less than the minimum separation distance to an operation, other than the residence of the operation, as follows:
 - i. The separation to an ILO shall be as per the agricultural district regulations.
 - ii. 457 metres (1499.34 feet) from a licensed public or private liquid waste disposal facility.
 - iii. 457 metres (1499.34 feet) from a licensed public or private solid waste disposal facility.
 - iv. 305 metres (1000.66 feet) from a honey processing facility.
 - v. 305 metres (1000.66 feet) to a non-refrigerated anhydrous ammonia facility licensed by Province of Saskatchewan.
 - vi. 600 metres (1968.50 feet) to a refrigerated anhydrous ammonia facility licensed by the Province of Saskatchewan.
 - vii. No dwelling or other building shall be located within the approach surface for any functional airport or airstrip.
- 3.18.2 Where a proposed development or subdivision is in adjacent to a provincial highway, the application

shall be referred to the Ministry of Highways and Infrastructure for review and comment. Ministerial requirements may be applied as a condition of development permit approval.

3.19 Concept Plan

- 3.19.1 Council may require the completion of a concept plan for an application for a large-scale development, multi-parcel subdivision, or amendment to the official community plan or zoning bylaw.
- 3.19.2 The purpose of this plan is to identify and address potential social, environmental, health and economic issues, and to ensure responsible development. The scope and required detail of the concept plan will be based on the scale and location of the proposed development, and address such items as:
- a) The proposed land use(s);
 - b) The potential impacts on adjacent land uses;
 - c) Integration of the natural landscape with respect to the design of the proposal;
 - d) The location of, and access to, major transportation routes and utility corridors;
 - e) The provision of services, including emergency response, in relation to the planning for future infrastructure in the municipality;
 - f) Sustainable development and environmental management practices with respect to surface and groundwater resources, storm water management, flooding, slope stability and protection of significant natural areas; and
 - g) Appropriate information specific to the particular land use (residential, commercial or industrial).
- 3.19.3 Where a concept plan is required, Council shall not finalize a decision on the application until all the required information has been received. The responsibility for undertaking all technical investigations and hosting public meetings, should they be required, shall be borne by the applicant.

4 Standards and Criteria for Specific Uses

This section addresses criteria and development standards that apply to specific uses. These criteria, provisions and development standards apply in addition to any standards of the relevant zoning district and the criteria listed in Section 11.

4.1 General Criteria Applicable to all Discretionary Uses

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

- 4.1.1 The proposal must be in conformance with all relevant sections of the OCP and zoning bylaw;
- 4.1.2 There must be a reasonable demand for the proposed use in the general area, and a supply of land available and capable of supporting the proposed use;
- 4.1.3 It must be cost-effective to provide services (roads, water, sewer, community facilities, etc.) to the development;
- 4.1.4 The proposal shall not be detrimental to the health, safety, convenience or general welfare of persons residing or working in the vicinity nor shall it be injurious to property, improvements, or potential future development in the vicinity;
- 4.1.5 There shall be a high regard for environmental protection and public safety;
- 4.1.6 Vehicle access points shall be provided in suitable locations so as to minimize traffic congestion and possible hazards;
- 4.1.7 The density, size, height and location of principal or accessory structures shall not detract from the character and amenity of the neighbourhood; and
- 4.1.8 Council may attach special conditions to the development permit to regulate sound, light, glare, heat, dust, electrical interference, and emissions, if in Council's opinion, it would detract from the amenity of the neighbourhood.

4.2 RTM (Ready-to-Move) and Modular Homes

- 4.2.1 A modular or RTM home is considered a residence for the purpose of this bylaw. Unless otherwise stated, where this bylaw allows a single detached dwelling unit, the dwelling may be in the form of a modular or RTM home.
- 4.2.2 A mobile home or recreational vehicle shall only be allowed as a residential unit where specifically stated in this bylaw.
- 4.2.3 Prior to occupancy, all modular and RTM homes, shall be attached to a permanent engineered foundation, with or without a basement; mobile homes shall be securely anchored to the ground and skirted.
- 4.2.4 Every RTM, mobile and modular home shall bear the applicable CSA certification.

4.3 Work Camps

- 4.3.1 Work camps accessory to and located on the same site as an industrial resource development shall be considered part of the industrial resource development and should be included in the development permit application for that use.
- 4.3.2 Work camps accessory to but not located on the same site as an industrial resource development requires a separate development permit application.
- 4.3.3 Access to the site must be from a developed all-weather road.
- 4.3.4 Work camps shall consist of a residential use, which may also include separate eating, laundry and recreational space.
- 4.3.5 All work camps shall be located within proximity to a provincial highway or major roadway.
- 4.3.6 Work camps shall provide for onsite parking of vehicles. There shall be no parking of vehicles on municipal roads or approaches to public or private lands.
- 4.3.7 All work camp sites shall be reclaimed after the use is no longer needed. All structures shall be removed and all waste cleared.
- 4.3.8 A development permit for a temporary work camp may be issued for up two (2) years. The permit may be renewed at Council's discretion. Consideration for renewal will depend on compliance with the existing permit conditions and compatibility with existing and planned adjacent uses.
- 4.3.9 Conditions of approval may include:
- a) Requirement for municipal road upgrading (if required) or entering into a road maintenance agreement with respect to impacts on the roadway used to provide access to the camp, such as dust control and other matters;
 - b) Requirement to limit noise to daytime hours (generally 7am to 11 pm), with the exception of generator noise, which must be mitigated by shielding or other method when it may be detrimental to an adjacent property;
 - c) Requirement to maintain any existing natural buffers (trees, etc.);
 - d) Requirement to mitigate traffic impact by using vans or buses for transporting workers to and from job sites or urban areas; and
 - e) Council may require proof that the regional health authority and/or the Water Security Agency has approved the water supply and wastewater disposal prior to issuing development permit or it may be attached as a condition of approval.

4.4 Salvage Yards

- 4.4.1 All permitted salvage yards shall be screened from roadways or neighbouring properties with landscaping, fencing or a combination of both; appropriate screening will be determined by the Development Officer.
- 4.4.2 Salvage yards shall not be located on environmentally sensitive or hazardous land or within 150 metres (492.13 feet) of a stream, river or water body.

4.5 Solid and Liquid Waste Disposal Facilities

- 4.5.1 Development of a new solid or liquid waste disposal facility, or expansion of an existing facility, will be subject to the following, as specified by Council:
- a) Private landfills and lagoons will be considered, provided they meet provincial requirements and are located so they will not interfere with existing or future residential, recreational, or tourism development.
 - b) A municipal or regional landfill or lagoon project must undergo a provincial environmental impact assessment and a public hearing process to determine if the proposal is considered suitable for the area.
 - c) When considering an application for a disposal site, Council shall consider the provincial setback requirements.
 - d) A lagoon or sanitary landfill disposal area shall be surrounded by a vegetated (trees or shrubs) buffer strip or berm.
 - e) Any solid or liquid waste disposal facility shall be fenced to provincial standards.
 - f) Development standards or mitigation measures will be specified as conditions of the permit approval.
- 4.5.2 Contaminated or hazardous waste must be disposed of in compliance with all provincial and municipal requirements.

4.6 Home-based Businesses

- 4.6.1 A home-based business shall be ancillary to the principal farm or residential use on the site.
- 4.6.2 Home-based businesses shall not cause any variation in the residential or residential farm character and appearance of the dwelling, accessory building, or land, except for permitted signs.
- 4.6.3 All permits issued for home-based businesses shall be subject to the condition that the permit may be revoked at any time if, in the opinion of the Council, the conditions under which the permit was originally issued are no longer met. Where a permit is revoked, the use shall cease immediately.
- 4.6.4 Any increase in intensity of the operation as approved shall require a new permit approval.
- 4.6.5 In any country residential or hamlet district, no mechanical, electrical, or construction equipment shall be used, except such as is normally used for domestic, office, or personal care purposes.
- 4.6.6 The operator of the business shall be a resident of the dwelling unit.
- 4.6.7 The total floor area for all home-based businesses shall not exceed 20% of the gross floor area of the dwelling unit and accessory structure.

4.7 Bed-and-Breakfast Homes and Vacation Farm Operations

- 4.7.1 A bed-and-breakfast or vacation farm shall be secondary to the principal residence or farm operation on the site.
- 4.7.2 Bed-and-breakfast homes shall be located in a single detached dwelling used as the operator's principal

residence.

- 4.7.3 Council may specify the maximum number of cabins permitted as part of a vacation farm operation.
- 4.7.4 On-site signs shall be permitted in accordance with subsection 3.14.
- 4.7.5 Bed and breakfasts and vacation farms shall meet the requirements of *The Public Accommodation Regulations*.
- 4.7.6 Council will consider applications with respect to the following criteria:
 - a) The suitability and comfort of the structures for the proposed development;
 - b) There is a water source of suitable quality and quantity to support the use;
 - c) There are suitable utilities and a sewage disposal system for the facility;
 - d) There is appropriate access to the site and adequate off-street or road parking for the users of the facility; and
 - e) The development will not conflict with adjacent other on-site uses.

4.8 Campgrounds

- 4.8.1 The operator of a campground shall provide the Development Officer with a plan of the campground. The plan shall identify all buildings, land uses, the location of all roadways and trailer coach or tent campsites, and shall include dimensions.
- 4.8.2 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 new development permit, and the operator shall submit for approval an amended plan showing the changes.
- 4.8.3 Each campsite shall have direct and convenient access to a developed internal roadway.
- 4.8.4 Each campsite shall be large enough to allow for at least 4.5 metres (14.7 feet) between recreational vehicles.
- 4.8.5 The space provided for roadways within a campground shall be at least 7.5 metres (24.6 feet) in width. No portion of any campsite, other use, or structure shall be located in any roadway.
- 4.8.6 A campground may include ancillary uses, such as a laundromat, a confectionery, and shower and washroom facilities designed to meet the needs of the occupants of the campsites, and one (1) single detached dwelling for the accommodation of the campground operator.
- 4.8.7 *The Public Health Act*, and associated regulations, must be satisfied with respect to the development and operation of the campground.
- 4.8.8 Council will consider the following criteria when reviewing an application for a campground:

- a) The site is located with convenient access to the recreational features or facilities that it is intended to serve;
- b) The size and shape of the parcel and the design of the campground will ensure that each site is accessible from an internal roadway;
- c) There is a water source of suitable quality and quantity for public consumption at the campground;
- d) There are suitable utilities, sewage disposal systems and facilities for the campground;
- e) The development will not conflict with adjacent or other on-site uses;
- f) An emergency services plan shall be discussed and agreed to by the service providers and operator.

4.9 Fences

- 4.9.1 Fences (including snow fences) shall not obstruct the view or sight lines from public roads or approaches.
- 4.9.2 All barbed wire fences shall be erected on or within the property line of private land.

4.10 Sea and Rail Containers

- 4.10.1 A development permit is required for sea and rail containers; the containers must meet setbacks of the zoning district.
- 4.10.2 In the hamlet district, sea and rail containers may only be located in the rear yard of a site.
- 4.10.3 Containers shall not be used for human or animal habitation.
- 4.10.4 Storage of dangerous or hazardous materials is not permitted.

4.11 Storage of Chemicals, Fertilizers and Combustible Materials

The storage of chemicals, fertilizers and combustible materials are subject to the requirements of the federal and provincial governments. All necessary approvals from other regulatory agencies must be obtained prior to issuance of a development permit.

4.12 Railways

- 4.12.1 Notwithstanding anything contained in this bylaw, where any public street crosses a railway at the same grade, no building or structure shall be erected within 46 metres (150.91 feet) of the point of intersection of the centre line of both the railway and the street.
- 4.12.2 Future residential developments shall take into consideration the Guidelines for New Development in Proximity to Railway Operations document.
- 4.12.3 Consultation with the railway company may be required prior to issuing a permit for a proposed development or prior to proceeding with a subdivision. Consultation should address:

- a) The location of the site in relation to the rail corridor;
- b) The nature of the proposed development;
- c) The frequency, types, and speeds of trains travelling within the corridor;
- d) The potential for expansion of train traffic within the corridor;
- e) Any concerns the railway company may have with the new development or with specific uses proposed for the new development;
- f) The ability to accommodate the required mitigation measures;
- g) Suggestions for alternate mitigation measures that may be appropriate for the site;
- h) Proposed drainage and storm water management; and
- i) The specifications required for the project.

4.13 Communication Towers

The erection of cellular telephone transmission towers shall not be permitted in, or closer than 50 metres (4 feet) to any residential or hamlet district.

4.14 Wind Farm Energy Systems (Commercial)

- 4.14.1 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.
- 4.14.2 As a condition of the development permit, Council may require, the developer to enter into an agreement with the municipality to ensure all roads and approaches are constructed to municipal standards.
- 4.14.3 Prior to Council's decision; the developer shall consult with adjacent properties and those within a 5.0 km (3.11 miles) radius of the proposal. Consultation shall be in the form prescribed by Council and shall be at the cost of the developer.
- 4.14.4 Setback distances from a commercial wind energy tower to a residence shall be:
 - a) From any property line: 1.5 tower/system height
 - b) From on-site dwelling 1.5 tower/system height
 - c) When in proximity to environmentally sensitive areas, wetlands, or other protected areas, setback distances will be based on consultations and/or studies, by qualified professionals or provincial departments. The cost of any studies shall be borne by the developer.
- 4.14.5 Site Suitability:
 - a) Wind energy systems shall not be located on land that is potentially environmentally sensitive.
 - b) Council may require the developer to submit a study from a qualified professional to ensure the development results in minimal environmental impacts and to identify mitigation measures needed to eliminate or reduce impacts to the environment.
- 4.14.6 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 professional engineer licensed to practice in Saskatchewan.
- 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 sound, 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 apply mitigation measures to ensure the development produces minimal disturbance to the surrounding lands.
- d) Where deemed necessary by Council, the developer shall be required to provide screening, fencing or landscaping in order to maintain the safety, protection and the character of the surrounding area.
- e) No advertising shall appear on the tower or blades.
- f) Any changes to the development permit as approved shall require a new permit.

4.15 Private Wind Energy Systems

- 4.15.1 Only one wind energy system shall be permitted, as an accessory use, subject to the minimum site size requirements in the applicable zoning district.
- 4.15.2 Unless otherwise stated in the zoning district, the maximum total wind tower height or total system height shall be:
 - a) 6.0 metres (19.68 feet) above grade level in the country residential district;
 - b) 45.0 metres (147.64 feet) above grade level, in all other permitted zones;
- 4.15.3 Wind tower setbacks (measured from the base of the tower):
 - a) From any property line: 1.5 times tower/system height
 - b) From on-site dwelling: 1.5 times tower/system height
 - c) From neighbouring dwellings:
 - < 10 Kw: 100.0 metres (328.08 feet)
 - > 10 Kw: 300.0 metres (984.25 feet)
- 4.15.4 For residential applications, wind energy towers and components shall be erected in rear yards only.
- 4.15.5 The bottom point of an operating rotor shall be above grade to the manufacturer's specification, at minimum, but in no case nearer than 5.0 metres (16.4 feet) above grade.
- 4.15.6 All wind energy systems and towers shall be enclosed within a locked protective chain link fence. The fence shall be a minimum of 1.85 metres (6.01 feet) in height; the location and design of the fence shall be included in the development permit application.
- 4.15.7 Development and building permit applications for a private wind energy system shall include either a manufacturer's engineering certificate of structural safety or certification of structural safety from a professional engineer licensed to practice in Saskatchewan.

- 4.15.8 Installation plans (concrete specifications, anchoring specifications) shall be certified by a professional engineer licensed to practice in Saskatchewan.
- 4.15.9 Proof of an approved electrical permit shall be provided to the municipality.
- 4.15.10 The small wind energy system shall be finished in a non-reflective matte colour to the satisfaction of Council.

4.16 Solar Farms (Commercial)

- 4.16.1 Height: Systems, equipment and structures shall not exceed 7.6 metres (25 feet) in height when mounted to the ground.
- 4.16.2 Setbacks: Active solar system structures must meet the setbacks of the zoning district.
- 4.16.3 Distribution lines: To the extent practical, all new distribution lines to any building, structure or utility connection shall be located above ground.
- 4.16.4 Approved solar components: Electric solar system components must have a UL listing or equivalent safety certification.
- 4.16.5 Compliance with building code: All active solar systems shall meet all requirements of the National Building Code and the municipal building bylaw, and shall be inspected by the Municipality's building inspector or Municipal Engineer.
- 4.16.6 Compliance with applicable electrical code: All photovoltaic systems shall comply with the applicable electrical code.
- 4.16.7 Utility notification: A grid-tied photovoltaic system shall not be installed until evidence has been provided to the Municipality that the owner has obtained approval from SaskPower to install the system. Off-grid systems shall be exempt from this requirement.
- 4.16.8 Abandonment
 - a) It is the responsibility of the parcel owner to remove all obsolete or unused systems within twelve (12) months of cessation of operations.
 - b) Site reclamation will be required and will be the responsibility of the developer.
- 4.16.9 A security fence shall surround the perimeter of the solar farm.
- 4.16.10 Nuisance control (i.e. weeds, rodents, etc.) will be required as a condition of the development permit.
- 4.16.11 Reasonable accessibility for emergency service vehicles shall be required.
- 4.16.12 No signage is allowed on the solar farm fencing except for a sign not to exceed thirty-two (32) square feet displaying the facility name, address and emergency contact information.

4.17 Satellite Dishes and Individual Solar Collectors

- 4.17.1 The installation and operation of a free-standing satellite dish, antennae, or private solar collector, and their supporting structures, shall be permitted in all zoning districts, subject to the following:

- a) In any district, such structures shall not be located in any front or side yard. In the case of a corner site, such structures shall not be located in any portion of the rear yard within 3 metres of the side property line adjacent to a flanking street, unless the Development Officer is satisfied that it is adequately screened from the flanking street.
- b) In any district, such structures, if freestanding, shall not exceed a height of 10 metres above grade;
- c) In any district, such structures, if attached to a principal building, shall not exceed a height of 10 metres above the lowest elevation of: roof surface of a flat roof; the decking of a mansard roof; and the eaves of a gable, hip or gambrel roof; and,
- d) In any district, such structures, if attached to or erected upon an accessory building, shall not exceed the maximum building height allowed in the zoning district.

4.18 Cannabis Production Facilities

- 4.18.1 Cannabis production facilities shall meet all applicable federal, provincial and municipal regulations. Proof of compliance and applicable federal licences will be required as part of the development permit application.
- 4.18.2 Any structural or electrical alterations to the building(s) must comply with the National Building Code of Canada.
- 4.18.3 The building and site shall display a high visual quality and shall be integrated into the surrounding environment by virtue of appropriate design, location and landscaping.
- 4.18.4 Council shall determine the compatibility of all neighbouring land uses with the proposed cannabis production facility before issuing a decision.
- 4.18.5 The development must be carried out in a manner where all processes and functions are fully enclosed within a building. This shall include all loading stalls, docks, garbage containers and waste material. There shall be no outdoor storage or display of goods, materials or supplies.
- 4.18.6 In order for the safety and security of the public, all buildings and related structures shall be securely fenced. Council may require additional security measures as a condition of the development permit, including but not limited to a locking gate, limited site access, etc.
- 4.18.7 Where a licensed cannabis production facility ceases operation, the facility and buildings shall be decommissioned and remediated in accordance with applicable provincial and federal regulations. A decommissioning plan may be required at the time the development permit application is made.
- 4.18.8 Nothing shall be done which is, or could become, a nuisance to the surrounding areas by reason of unsightliness, the emission of odours, liquid effluence, dust, fumes, smoke, vibration, noise or glare nor shall anything be done which creates or causes a health, fire or explosion hazard, electrical interference or undue traffic congestion. The proponent shall submit to Council a plan to mitigate potential nuisances.
- 4.18.9 One residence may be allowed on the same site as the cannabis facility production for the owner/operator.

4.19 Aggregate Resource (Sand and Gravel) Development

- 4.19.1 Approval for an aggregate extraction development permit will be issued for a maximum of five (5) years and may be renewed at the discretion of Council through the development permit process. Existing gravel pits that have been inactive for a period of more than twelve (12) consecutive months will require a new development permit.
- 4.19.2 Land use incompatibility, public safety, dust, noise, nuisance and pollution shall be minimized by considering appropriate routes, fencing, signage, buffers and screening.
- 4.19.3 Upon the request of Council, the developer may be required to undertake an extraction study prior to development permit approval to determine specific development requirements and standards.
- 4.19.4 Where an aggregate operation is proposed within the vicinity of a water source, the development permit application should be accompanied by a hydrological or environmental study, which outlines necessary mitigation measures.
- 4.19.5 Where applicable, Council will specify development conditions in conjunction with recommendations from provincial agencies or a report from a qualified person regarding site development, services, modifications to application and location of operation and any other mitigation measures deemed necessary.
- 4.19.6 Council may specify conditions regarding cost recovery and cost-sharing of municipal road construction and maintenance due to increased hauling of resources. The applicant, operator or person that hauls the sand and gravel may be required by the RM to enter into a road maintenance agreement.
- 4.19.7 All gravel operations shall have direct access to a developed road of a suitable standard.
- 4.19.8 All development including any new excavation on existing gravel pits (prior to the adoption of this bylaw) shall be reclaimed to a land capability that is equivalent to its pre-developed state or to a condition which is satisfactory to the RM. These procedures shall be in accordance with all applicable provincial requirements. The restoration of the site shall commence immediately upon termination of the operation.
- 4.19.9 In addition to the public notification requirement for discretionary uses contained in this bylaw, Council shall require that details of the application be circulated to property owners adjacent to the proposed haul roads to obtain public input on the proposed site prior to development consideration.
- 4.19.10 The applicant shall keep the site in a clean and tidy condition that is free from garbage and non-aggregate debris.
- 4.19.11 Approaches to the development shall be located away from existing residences.
- 4.19.12 The applicant shall be responsible for providing a bond or other method of security/ financial guarantee, in a form acceptable to the RM, equal to the cost of reclamation of the pit, to be held by the Municipality for the lifespan of the operation to ensure the land is reclaimed to a satisfactory condition. The bond or other acceptable security must be in place before development proceeds. Once the site has been satisfactorily restored, the bond or security will be discharged or returned to the applicant or their predecessor.
- 4.19.13 Applicants will be required to provide:

- a) A plan showing the location of the proposed area of operation, site boundaries, storage of extracted materials, the depth of excavation and the quantity of topsoil to be removed;
- b) A description of the excavation, disposal, and stripping or grading operation;
- c) A detailed timing and phasing of the project including the length of the proposed operation and hours of operation;
- d) A plan showing the final site conditions and post-development land use plan following the completion of the operation (reclamation plan) including the phasing of remediation (progressive restoration is expected while extraction is ongoing in other sections of the pit);
- e) A description of the measures to be taken for the prevention or mitigation of dust, noise, public safety, erosion and other effects to surrounding land uses and the public, during and after the operation;
- f) Information that identifies the projected volume of truck traffic on roads, the proposed road impacts (e.g. road deterioration), and the proposed measures to minimize negative (e.g. noise, dust, excessive speed) impacts on other road users and the public;
- g) Method for storm water management, drainage control, and erosion and sediment control; and
- h) Any other information that Council deems necessary.

4.19.14 Separation requirements for the mining, excavation or stockpiling of aggregate resources are shown in Table 4-1.

Table 4-1

Minimum Separation Distances for Aggregate Resource	
A dwelling not occupied by the owner or operator of the aggregate development	805 metres
The limit of any road allowance or provincial highway	46 metres
Recreational development	805 metres
Heritage sensitive land	805 metres
Hazard land	30 metres

4.20 Potash Exploration and Development

- 4.20.1 Potash mining operations may include: mines, mine offices, maintenance and processing buildings, head frames, wells, pipelines and storage facilities.
- 4.20.2 Related processing and service development (tailing ponds, tailing piles, etc.) will be considered accessory to a mining operation.
- 4.20.3 A proposal for mineral resource development will not be approved unless there is suitable access to a developed municipal road or a provincial highway.
- 4.20.4 The operation shall not negatively change the character of the immediate area or the use and enjoyment of adjacent lands.

- 4.20.5 New development that may conflict with the existing or future expansion of mineral resource operations will be discouraged within 2.0 km (1.2 miles) of known resources.
- 4.20.6 Appropriate transportation routes, buffers and screening shall be used to minimize land use incompatibility, nuisance, pollution, odour and dust.
- 4.20.7 Signage, fencing, lighting restrictions or other safety measures may be required at the developer's expense.
- 4.20.8 The developer may be required to submit a professional report to demonstrate that the development will not negatively impact water resources, either in quantity or quality.
- 4.20.9 A proposal for a mineral resource development will not be approved unless there are adequate plans for decommission, site reclamation and post-development land use. The site reclamation plan must show the final site conditions following the completion of the operation and the phasing of remediation.

4.21 Oil and Gas Development

- 4.21.1 Petroleum extraction development shall include wells, pipelines, compressor stations and storage facilities. Primary processing (land farms for contaminated soil, oil storage, batteries, etc.) may be accommodated as uses accessory to the operation.
- 4.21.2 Exploration and development of oil and gas shall be subject to all federal and provincial requirements, and such activities must comply with the objectives and policies outlined in the official community plan.
- 4.21.3 Upon approval by the Municipality, the owner of the pipeline shall provide the Municipality at least 48 hours' notice of the operator's intention to commence work. A written request must be made to the RM before construction begins and the operator shall obtain municipal standards for constructing approaches and for constructing pipelines (flow lines), which cross road allowances.
- 4.21.4 Council may apply special development standards as outlined in *The Municipalities Act, 2005* to protect municipal roads when transportation, utility and pipeline facilities cross municipal roads, or when seismic activity is proposed on roads or road allowances.
- 4.21.5 To minimize conflict between mineral resource extraction, or oil and gas operations and surrounding land uses, the separation distances provided in Table 4-2 shall be applied. These separation distances shall be used to ensure adequate separation distances between mineral resource extraction, oil and gas operations and other uses which may conflict with this industry or land uses which should not be developed due to problems with air quality or in proximity to pipelines.

4.22 Separation Distances for Mineral, Potash, and Oil and Gas

- 4.22.1 To minimize conflict between mineral extraction, ethanol, potash or oil and gas operations and surrounding land uses, the following separation distances shall be applied.

Table 4-2

Minimum Separation Distances for Natural Resource Development		
Land Use	Oil and Gas Development	Potash, Fertilizer or Ethanol Development
Single dwelling or tourist accommodation	500 m from sour gas wells 125 m from other (non-sour) gas and oil wells	500 m
Multi-parcel country residential subdivision, town village or hamlet	1 km from sour gas wells 125 m from other gas and oil wells	1 km
Commercial use	At Council's discretion	At Council's discretion
Recreational use	At Council's discretion	At Council's discretion
Fertilizer, potash or ethanol development	n/a	800 m
Oil and gas development	800 m	n/a

4.23 Rodeo Facilities and Equestrian Centers

- 4.23.1 Shall be located on sites of at least 16 hectares (40 acres).
- 4.23.2 Shall provide a water source suitable for public consumption at the rodeo facility or equestrian center and may be subject to provincial permits.
- 4.23.3 Shall have sewage disposal and other necessary utilities for domestic and public use in accordance with public health regulations.
- 4.23.4 Council may require the proponent to obtain recommendations from appropriate agencies regarding water supply, quality and quantity, manure management, and any other issues Council deems relevant for the purpose of ensuring environmental protection.
- 4.23.5 *The Agricultural Operations Act* and other provincial legislation may apply to the development of a rodeo facility or equestrian center. When considering the operational or environmental aspects of a proposed project that does not trigger a provincial review, Council may refer a development permit application to the appropriate agencies for advice and recommendations.
- 4.23.6 The developer shall provide, as part of their application, a manure management plan.
- 4.23.7 In order to minimize the potential for a rodeo or equestrian facility to impact nearby residents, Council may require separation distances or landscaped buffers as a condition of approval.
- 4.23.8 As a condition of approval, Council may specify the maximum number of animal units for which the approval is made.

5 Zoning Districts

5.1 Districts

- 5.1.1 For the purpose of applying this bylaw, the municipality is divided into zoning districts that may be referred to by the following symbols:
- a) Agricultural-Resource District (A-R)
 - b) Country Residential District (CR)
 - c) Hamlet District (H)
 - d) Commercial-Industrial District (C-I)

5.2 Zoning District Map

The map, bearing the statement “Zoning Districts Map” signed by the Reeve and Administrator and under the seal of the RM, shall be known as the zoning map. Such map is hereby declared to be an integral part of this bylaw.

5.3 Boundaries

The boundaries of all zoning districts are shown on the attached zoning map. Boundaries of the districts shall follow site lines, centre lines of streets, lanes, roads or such lines extended, and the municipal boundaries.

5.4 Regulations

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

6 Agricultural-Resource District (A-R)

The purpose of the agricultural district is to preserve and provide for large parcels of land, which are able to accommodate a diverse range of agricultural operations, natural resource development and related activities.

6.1 Permitted Uses

- 6.1.1 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, and hatcheries.
- 6.1.2 Intensive agricultural operations (tree gardens, nurseries, market gardens, greenhouses, orchards, vegetable, horticultural or fruit gardens, etc.)
- 6.1.3 One single detached dwelling, including a modular or RTM unit
- 6.1.4 Mineral resource exploration and extraction (including accessory buildings and uses):
 - a) Petroleum and pipeline exploration, extraction and related facilities
 - b) Potash exploration, extraction, and related facilities
- 6.1.5 Places of worship and cemeteries
- 6.1.6 Communications towers
- 6.1.7 Public parks and public recreational facilities
- 6.1.8 Historical sites, archaeological sites, wildlife and conservation management areas
- 6.1.9 Rodeo and equestrian centres
- 6.1.10 Agricultural product processing, contracting and service establishments
- 6.1.11 Agricultural equipment, fuel and chemical supply establishment
- 6.1.12 Commercial recreational uses (sports arenas, golf courses, campgrounds, or similar uses)
- 6.1.13 Home-based businesses
- 6.1.14 Vacation farms
- 6.1.15 Bed-and-breakfasts
- 6.1.16 Institutional uses
- 6.1.17 Accessory uses:

- a) Unless otherwise stated, uses, structures and buildings typically associated with an approved principal use.
- b) Sea and rail containers for storage
- c) Private solar energy systems

6.2 Discretionary Uses

- 6.2.1 New or expanded intensive livestock operations (ILO)
- 6.2.2 Commercial agricultural operations
- 6.2.3 Petroleum and mineral resource processing and related facilities (including buildings and uses)
- 6.2.4 Two additional residences on agricultural operations on a parcel of at least 64.7 hectares (160 acres).
- 6.2.5 Solid and liquid waste disposal facilities
- 6.2.6 Salvage yards
- 6.2.7 Machine shops and metal fabricators
- 6.2.8 Wholesale distributors
- 6.2.9 Work camps (located on the same or separate site as a resource-based development)
- 6.2.10 Aggregate (sand and gravel) extraction and crushing operations including accessory uses and buildings
- 6.2.11 Cannabis production facility (medical or non-medical)
- 6.2.12 Commercial wind energy farms
- 6.2.13 Commercial solar energy farms
- 6.2.14 Abattoirs and skinning processing facilities
- 6.2.15 Accessory uses:
 - a) Private wind energy systems
 - b) Dwellings ancillary to an institutional, recreational or commercial use

6.3 Subdivision and Site Regulations

- 6.3.1 Four subdivisions will be allowed per quarter section (five separate titles per quarter section in total) before requiring rezoning to the appropriate district.
- 6.3.2 Additional site(s) may be considered where the site to be added is physically separated from the remainder of the parcel by a registered road plan, railway or natural feature provided:

- a) the parcel would have direct access to a registered, developed road;
- b) on-site water supply and sewage disposal facilities can be accommodated; and
- c) the parcel includes a building area of suitable size and elevation to accommodate a residence and accessory buildings.
- d) In such cases, site area requirements shall not apply.

6.3.3 Site Regulations:

Table 6-1

Subdivision and Site Regulations	
Minimum site area	Non-intensive agriculture: 32 hectares Intensive agriculture and livestock: 1 hectre Non-farm residential: 2 hectares Cannabis production facility: 4 hectares Commercial wind farms: 2 hectares Equestrian and rodeo facilities: 16 hectares All other uses: 1 hectare
Maximum site area	Non-farm residential: 8 hectares All other uses no maximum
Minimum site frontage	20 metres
Minimum front yard	46 metres from the centreline of an RM or provincial road 15 metres from the centreline of an internal subdivision or service road Storage is not permitted in the front yard
Minimum side and rear yard	46 metres from the centreline of an RM or provincial road 15 metres from the centreline of an internal subdivision or service road

- 6.3.4 At the request of the landowner of a site to be subdivided, Council may increase the maximum site size requirement by no more than 100% where the change:
- a) is required to include additional land required for water supply, waste disposal, or other utility systems which exist on or are proposed for the site; or
 - b) is requested to include or facilitate existing landscaping, buildings, structures, or natural features on the site.

6.4 Supplementary Development Standards for the Agricultural-Resource District

- 6.4.1 Any proposed commercial development or commercial agricultural development must be located within near or adjacent to a road deemed appropriate by Council. If required, the operator will enter into a road use agreement with the RM.
- 6.4.2 Any unsightly outdoor storage of materials related to the development including any salvage yards shall be adequately screened from the public's view.

6.4.3 Temporary Uses:

- a) A trailer coach used for farm employees during the farming season shall be accommodated as a temporary or seasonal use on a permitted agricultural site.
- b) In the case of an existing, currently habitable dwelling, which is being replaced by a new one, the existing dwelling, may, as a condition of the development permit, remain occupied during construction, only until the new building is habitable. Once construction of the new dwelling is complete, the existing dwelling shall be demolished or removed from the site within thirty (30) days.
- c) Grain storage bags
 - i. Shall not be used or stored in any required yard setback;
 - ii. Shall not become a nuisance or impede visibility at the approach of an intersection or obstruct snow removal or other road maintenance activities.

6.4.4 Livestock on Non-Farm Residential Sites

- a) The keeping of livestock on non-farm residential sites in the agricultural district shall be permitted in accordance with Table 6-2.
- 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.

Table 6-2

Parcel Size (ha)	Maximum Number of Animal Units
0 - 0.39	0
0.4 - 0.79	1
0.8 and greater	2

6.4.5 Intensive Livestock Operations (ILOs)

- a) Applications for ILOs are to be submitted to the Saskatchewan Ministry of Agriculture. A copy of the application should also be sent to the RM for review.
- b) Separation Criteria:
 - i. All ILOs are subject to the separation criteria listed in Table 6-3.
 - ii. Distances are measured between livestock buildings or facilities and building development of the residential site or boundary of the urban centre.
 - iii. Separation requirements do not apply to residences associated with the operation.
- c) Separation Reduction:
 - i. Council, at its discretion, may consider lesser separation distances than prescribed in Table 6-3, subject to the following:
 - Where a lesser separation distance will not negatively impact the adjacent use or surrounding development, Council may grant a reduction of the location separation

criteria. Prior to granting a reduction, Council will consult with appropriate agencies and the affected neighbouring landowners.

- The developer shall provide written notice, which has been approved by Council, to the owners of all residences within the distance provided in Table 6-3, to the hamlet board of a hamlet, or Council of an urban municipality within the specified distance.
- Where Council approves a lesser separation distance than given in Table 6-3, a written agreement between the ILO operator, the landowner(s) and the Municipality agreeing to the lesser separation distance shall be registered against all the applicable parcel titles. The cost of the interest registration shall be borne by the developer.

Table 6-3

Separation Criteria for ILOs					
Specific Use	No. of Animal Units				
	100-299	300-499	500-2000	2000-5000	>5000
	Separation Distance (metres)				
Residence, tourist accommodation, or campground	300 (450)	400 (600)	800 (1200)	1200 (1600)	1600 (2000)
Hamlet, urban municipality <100 population	400 (600)	800 (1200)	1200 (1600)	1600 (2400)	2000 (2400)
Urban municipality 100-500 population	800 (1200)	1200 (1600)	1600 (2400)	2400 (2400)	2400 (2400)
Urban municipality 501-5000	1200 (1600)	1600 (2000)	2400 (2400)	3200 (3200)	3200 (3200)
Urban municipality >5000	1600 (2000)	2400 (2400)	3200 (3200)	3200 (3200)	3200 (3200)

Distances are measured from livestock facilities to 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

d) **Public Consultation**

- i. Council will advertise any proposal for an ILO, as defined by this bylaw, in the local newspaper and will provide an opportunity for public comment for a minimum of 21 days prior to finalizing a decision. All costs associated with advertising will be the responsibility of the developer.
- ii. Council will encourage developers to hold a separate public open house, prior to development permit consideration, to provide information to affected landowners. If the developer does not hold a public open house, Council will hold a separate public meeting prior to development permit consideration to ensure community interests are considered before a decision is made Council. Additional consultation will be at the cost of the developer.
- iii. Council will decide on a proposed ILO within 45 days of receiving all information necessary to decide. If an extension is required, Council will notify the developer in writing, including reasons for the extension, and the length of the extension.

e) Water Supply and Protection

There shall be a water supply adequate for the proposed development and the development shall not contaminate any water source. Either prior to approval or as a condition of approval, Council may:

- i. Require the applicant to demonstrate that appropriate measures will be in place to minimize the risk of contamination of water sources.
- ii. Require the applicant to demonstrate that an adequate water supply is available for the development and that the supply for neighbouring developments will not be adversely affected by the proposed operation.
- iii. The developer may be required to provide Council with a hydrological or other environmental study or assessment by a qualified professional, at the developer's own cost.

f) Additional Information

- i. Council may require the applicant to obtain recommendations from appropriate agencies and address issues regarding water supply, quality and quantity considerations and manure management plans to evaluate the suitability of the site.
- ii. The Agricultural Operations Act and other provincial legislation may apply to the development of an ILO. When considering the operational or environmental aspects of a proposed project that does not trigger a provincial review, Council may wish to refer a development permit application to the appropriate agencies for advice and recommendations.

g) Permit Conditions

- i. As a condition of approval, Council shall specify the maximum number of animal units for which the approval is made to reduce the potential for land use conflicts with neighbouring uses.
- ii. Council may impose development standards which specify the location of holding areas, buildings or manure storage facilities on the site, the locations may vary from the separation criteria in Table 6-3.

h) Existing Livestock Operations

ILOs existing at the time of the adoption of this bylaw may continue. However, any expansion of the operation, or change of animal species, or type of operation will require approval from Council in accordance with the requirements and conditions of this bylaw.

i) Development permits are required for any proposed:

- i. New ILO;
- ii. Expansion of the area of an existing ILO;
- iii. Any temporary facility or part of a site not including temporary confinement of animals;
- iv. Change of animal species, intensity or type of operation;
- v. When a new approval is required from the Ministry of Agriculture.

6.4.6 Manure Application:

- a) Cropland or improved pasture, which is not associated with an ILO, may be used for the disposal of manure wastes from an ILO by spreading of manure. Such manure shall be incorporated into

the soil within twenty-four hours of spreading, unless incorporation is prevented by adverse weather conditions, in which case, incorporation shall be completed as soon as is practical.

- b) The RM may require, or allow, manure injection into the soil or innovative technologies other than conventional stockpiling and spreading for manure management. The Ministry of Agriculture may be consulted regarding manure management.
- c) Separation distances required for manure application on a site not associated with an ILO are shown in Table 6-4.

Table 6-4

Separation Criteria for Manure Application			
Method of Manure Application	Injected	Incorporated within 24 hours	No incorporation
Hamlet, urban municipality <100 population	200 metres	400 metres	800 metres
Urban municipality 100-500 population	200 metres	400 metres	800 metres
Urban municipality 501-5000	400 metres	800 metres	1200 metres
Urban municipality >5000	400 metres	800 metres	1600 metres

6.4.7 Uses that involve the housing of agricultural animals

- a) For any use that involves the sale, shipping, housing, or confinement of agricultural animals, Council is bound by the location criteria for ILOs, included in the official community plan and zoning bylaw.
- b) In issuing a development permit, Council may apply special standards limiting the number of animals that may be harbored on the site at any point in time.

7 Country Residential District (CR)

The purpose of the country residential district is to provide for the subdivision and development of low-density, non-farm residential sites on lands with low agricultural productivity. The district will accommodate residential development where there are more sites proposed than are allowed in the Agricultural-Resource District.

7.1 Permitted Uses

- 7.1.1 Single detached dwellings including modular and RTM units, but not including mobile homes or recreational vehicles
- 7.1.2 Residential care homes
- 7.1.3 Daycares
- 7.1.4 Public recreational uses and facilities
- 7.1.5 Accessory uses:
 - a) Unless otherwise stated, uses, structures and buildings typically associated with an approved principal use, if 10 m² (107 ft²) or less in area.
 - b) Storage units, including sea and rail containers, as an accessory use

7.2 Discretionary Uses

- 7.2.1 Commercial recreational development
- 7.2.2 Artisan or craft workshop
- 7.2.3 Home-based businesses
- 7.2.4 Bed-and-breakfast homes
- 7.2.5 Accessory uses:
 - a) Unless otherwise stated, accessory uses, structures and buildings greater than 10 m² (107 ft²) in area
 - b) Private solar energy systems
 - c) Private wind energy systems

7.3 Subdivision and Site Regulations

- 7.3.1 There shall be no restriction on the number of subdivisions allowed per quarter section in this district.
- 7.3.2 Site Regulations:

Table 7-1

Subdivision and Site Regulations	
Minimum site area	Residential: 0.4 hectares All other uses: 1 hectare
Maximum site area	Residential: 8 hectares All other uses no maximum
Minimum site frontage	20 metres
Minimum front yard	46 metres from the centreline of an RM or provincial road 15 metres from the centreline of an internal subdivision or service road Outside storage is not permitted in the front yard
Minimum side and rear yard	46 metres from the centreline of an RM or provincial road 15 metres from the centreline of an internal subdivision or service road 6 metres from an adjacent lot
Maximum building height	11 metres

- 7.3.3 Country residential parcels may be exempted from site area requirements in the case of a parcel physically separated as a result of road right-of-way or railway plans, drainage ditch, pipeline or transmission line, development, or natural features such as watercourses or water bodies, provided:
- a) On-site water supply and sewage disposal facilities can be accommodated;
 - b) The parcel includes a building area of suitable size and elevation to accommodate a residence and accessory buildings.

7.4 Supplementary Development Standards for the Country Residential District

7.4.1 Commercial Recreational Uses

- a) Council will consider the following when reviewing proposals for commercial recreational or community facilities:
 - i. If part of a multi-parcel residential development, the use should be located at or near the entry to a residential subdivision and should not require access through the residential development.
 - ii. An application for a golf course and any accessory residence will require a concept plan addressing transportation, utilities, and design, as well as any other site requirements identified by Council.

7.4.2 Temporary Uses:

- a) In the case of an existing, currently habitable dwelling, which is being replaced by a new one, the existing dwelling, mobile home, or recreational vehicle may, as a condition of the development permit, remain occupied during construction, only until the new building is habitable. Once

construction of the new dwelling is complete, the existing dwelling shall be demolished or removed from the site within thirty (30) days.

- b) A mobile home or recreational vehicle may be permitted as a temporary residence during construction of a new residence. The temporary residence must be addressed in the development permit for the principal residence. Once construction of the new dwelling is complete, the existing dwelling shall be demolished or removed from the site within thirty (30) days.

7.4.3 Keeping of Animals

- a) Large animals, which include only horses, cattle, sheep, goats, llamas and alpaca, are permitted. The number of large animals permitted per site is listed in Table 7-2. All other animals shall be limited to domestic pets.
- b) Animals shall not be pastured within 15 meters (49.2 feet) of any dwelling not owned by the owner of the animals, and no buildings or structures intended to contain animals shall be located within 30 meters (98.4 feet) of an adjacent property line.

Table 7-2

Parcel Size (ha)	Maximum Number of Animal Units
0 - 0.39	0
0.4 - 0.79	1
0.8 and greater	2

7.4.4 Landscaping

- a) Areas not occupied by buildings, parking, or loading areas, shall be landscaped with trees, shrubs, grasses, paving stones, or other similar material.
- b) All landscaping shall be maintained in a neat and tidy condition.
- c) The Development Officer shall not approve an application for a development permit for landscaping unless:
 - i. A landscape plan has been submitted; and
 - ii. The landscape plan provides, in the opinion of the Development Officer, appropriate soft or hard landscape features to enhance the visual amenity of the site and provide for adequate visual screening, if necessary.

7.4.5 Home-based businesses

- a) Home-based businesses shall only be permitted in single detached, semi-detached, duplex, and mobile homes or associated accessory buildings.
- b) No equipment or processes used in the business shall create dust, noise, vibration, glare, fumes, odour, or pollution that is detectable at or beyond the property lines of the lot on which the home-based business is located.
- c) No mechanical, electrical or construction equipment shall be used, except such as is normally used for domestic, office, or personal care purposes.
- d) The home-based business shall not cause or add to on-street parking congestion or cause an increase in traffic.

8 Commercial-Industrial District (C-I)

The objective of this district is to provide for commercial and industrial development uses within the RM. Council encourages commercial development to locate in close proximity to existing provincial highways.

8.1 Permitted Uses

- 8.1.1 Service, dealers, contracting and supply establishments
- 8.1.2 Commercial nurseries or greenhouses, including retail
- 8.1.3 Service stations with or without a confectionary
- 8.1.4 Vehicle and machinery dealers and service establishments
- 8.1.5 Motels and hotels
- 8.1.6 Restaurants
- 8.1.7 Retail stores and personal service shops
- 8.1.8 Public utilities, excluding solid and liquid waste disposal facilities
- 8.1.9 Construction trades
- 8.1.10 Commercial uses related to the mineral and resource sector
- 8.1.11 Commercial recreational uses
- 8.1.12 Storage compounds
- 8.1.13 Commercial trucking establishments
- 8.1.14 Warehousing, supply and distribution facilities
- 8.1.15 Accessory Uses:
 - a) Uses and buildings, 10 m² (107 ft²) or less and accessory to an approved use
 - b) Storage units, including sea and rail containers
 - c) One residence for the owner/operator of an approved commercial use

8.2 Discretionary Uses

- 8.2.1 Abattoirs, skinning and tanning facilities
- 8.2.2 Veterinary clinics and animal hospitals
- 8.2.3 Manufacturing operations
- 8.2.4 Fabricating operations
- 8.2.5 Product processing
- 8.2.6 Auction mart
- 8.2.7 Salvage yards

8.2.8 Solid and liquid waste disposal facilities

8.2.9 Accessory uses:

- a) Uses and buildings, greater than 10 m² (107 ft²) and accessory to an approved use

8.3 Subdivision and Site Regulations

8.3.1 There shall be no restriction on the number of subdivisions allowed per quarter section.

8.3.2 Site Regulations:

Table 8-1

Subdivision and Site Regulations	
Minimum site area	1000 sq. m.
Maximum site area	No maximum
Minimum site frontage	20 metres
Minimum front yard	46 metres from the centreline of an RM or provincial road 15 metres from the centreline of an internal subdivision or service road Outside storage is no permitted in the front yard
Minimum side and rear yard	46 metres from the centreline of an RM or provincial road 15 metres from the centreline of an internal subdivision or service road 1.5 metres from an adjacent lot

8.4 Supplementary Regulations for the Commercial-Industrial District

8.4.1 All Commercial and Industrial Uses

- a) All commercial uses shall be separated from a residence not occupied by the operator of the use, by a distance of at least 300 metres (984.25 feet) unless the applicant can establish to the satisfaction of Council that the use will not emit noxious odours, smoke, dust and noise limiting the enjoyment or use of the residence.
- b) Performance Standards for Commercial and Industrial Uses:

- i. Noise – there shall be no noise of industrial production audible beyond the boundary of the lot on which the operation takes place.
- ii. Smoke, dust or ash – processes involving the emission of smoke, dust, fly ash, or other particulate matter is prohibited.
- iii. Odour – the emission of any odorous gas or other odorous matter is prohibited.
- iv. Toxic gases – the emission of any toxic gases or other toxic substance is prohibited.
- v. Glare or heat – no industrial operation shall be carried out that would produce glare or heat discernible beyond the property line of the lot.
- vi. Industrial wastes – waste which does not conform to the standards established by the RM, shall not be discharged into any municipal lagoon.
- vii. The onus of demonstrating, to Council’s satisfaction, that a proposed development will comply with these requirements rests with the developer.

8.4.2 Signs

- a) Where multiple businesses operate within a single structure one business logo sign is allowed per visible business front. The maximum dimension of the sign shall not exceed three meters in vertical or horizontal direction, parallel to the front of the building, nor exceed a depth of 0.3 metre (0.98 feet).
- b) One (1) business name sign is allowed per visible business unit front, and shall not exceed 15% of the area of the front of the building and shall not exceed 30 square metres (322.9 square feet), parallel to the front of the building, nor exceed a depth of 0.3 metre (0.98 foot).

8.4.3 Accessory dwelling units

- a) One dwelling unit is permitted as an accessory use to an approved commercial use; provided the principal operation is undergoing.
- b) Dwelling units shall have a floor area smaller than, or equal to, the floor area of the commercial use.
- c) Dwelling units shall be located above or at the rear of the principal building and may be attached or separate from the principal use. If attached to the commercial buildings, the dwelling unit shall have an entrance that is separate from that of the commercial establishment.
- d) Residences, which are accessory to a commercial use, shall meet all provincial requirements for health, safety, and fire regulations.

8.4.4 Uses that involve the housing of agricultural animals

- c) For any use that involves the sale, shipping, housing, or confinement of agricultural animals, Council is bound by the location criteria for ILOs, included in the official community plan and zoning bylaw.
- d) In issuing a development permit, Council may apply special standards limiting the number of animals that may be harbored on the site at any point in time.

9 Hamlet District (H)

The purpose of the hamlet district is to accommodate the exiting hamlet area(s) in the RM and to encourage additional orderly medium to high-density growth. The hamlet district will also provide a service and social centre for the surrounding rural area.

9.1 Permitted Uses

9.1.1 Residential

- a) Single detached dwellings, including modular and RTM homes, but not including mobile homes or recreational vehicles
- b) Semi-detached dwellings

9.1.2 Commercial

- a) Retail Stores
- b) Restaurants, confectioneries, and other places for the sale and consumption of food and related items
- c) Establishments for the servicing, storage, and sale of motor vehicles, farm machinery, and equipment
- d) Hotels and motels
- e) Service stations

9.1.3 Community and Recreational

- a) Sports fields
- b) Rinks
- c) Parks
- d) Golf courses
- e) Community halls, public museums, and libraries

9.1.4 Other

- a) Schools and educational institutions
- b) Places of worship
- c) Public utilities and related structures
- d) Historical and archaeological sites

9.1.5 Accessory uses

- a) Unless otherwise stated, uses, structures and buildings typically associated with an approved principal use

9.2 Discretionary Uses

9.2.1 Food processing plants

- 9.2.2 Industrial uses
- 9.2.3 Agricultural equipment, motor vehicle, or recreational equipment dealers and service establishments
- 9.2.4 Agricultural seed, fuel, and chemical supply establishments
- 9.2.5 Agricultural product storage, transshipment, service and contracting establishments, excluding facilities for the handling of large animals
- 9.2.6 Construction trades
- 9.2.7 Manufacturing or processing establishments
- 9.2.8 Welding, machine shops, and metal fabricating
- 9.2.9 Uses accessory to a residence
 - a) Bed-and-breakfast operation
 - b) Home-based business

9.3 Subdivision and Site Regulations

9.3.1 Site Regulations:

Table 9-1

Residential Uses		
	Single Detached	Semi-detached (per unit)
Frontage	15 m with a lane 18 m without a lane	11 m with a lane 15 m without a lane
Site area	657 sq. m.	396 sq. m.
Front yard	6 m	6 m
Side yard	2 m unless on a corner lot, then the side yard shall be 3 m.	2 m unless on a corner lot, then the side yard shall be 3 m. Where units share a wall, there shall be no required side yard
Rear yard	6 m	6 m
Maximum site coverage	50%	50%
Maximum building height	11 m.	11 m.

Table 9-2

Commercial Uses	
Frontage	7.5 m except for service stations, which shall be 30 m
Site area	278 sq. m. except for service stations, which shall be 929 sq. m.
Front yard	No requirement except for service stations, which shall be 7.5 m
Side yard	No requirement
Rear yard	6 m

Table 9-3

All Other Uses	
Frontage	15 m
Site area	To be determined on specific land use needs
Front yard	7.5 m
Side yard	No requirement
Rear yard	6 m

9.4 Supplementary Development Standards for the Hamlet District

- 9.4.1 The keeping of large breed animals, or animals typically associated with farming, is prohibited.
- 9.4.2 Accessory Buildings
- a) All accessory uses and buildings shall be defined as any building, structure, or use that is customarily accessory to the principal use of the site, but only if the principal use or building has been established.
 - b) All accessory uses, building, or structures require the submission of an application for a development permit prior to commencing the use or construction unless it is identified as exempt by this bylaw from development permit requirements.
 - c) Permitted accessory buildings located on a single site in this district shall not exceed a floor area of 67 m² (721.2 ft²).
 - d) General performance standards for accessory uses and buildings shall meet the same requirements as the principal use or building.
- 9.4.3 Landscaping

- a) Areas not occupied by buildings, parking, or loading areas, shall be landscaped with trees, shrubs, grasses, paving stones, or other similar material.
- b) All landscaping shall be maintained in a neat and tidy condition.
- c) The Development Officer shall not approve an application for a development permit for landscaping unless:
 - i. A landscape plan has been submitted; and
 - ii. The landscape plan provides, in the opinion of the Development Officer, appropriate soft or hard landscape features to enhance the visual amenity of the site and provide for adequate visual screening, if necessary.

9.4.4 Home-based businesses

- e) Home-based businesses shall only be permitted in single detached, semi-detached, duplex, and mobile homes or associated accessory buildings.
- f) No equipment or processes used in the business shall create dust, noise, vibration, glare, fumes, odour, or pollution that is detectable at or beyond the property lines of the lot on which the home-based business is located.
- g) No mechanical, electrical or construction equipment shall be used, except such as is normally used for domestic, office, or personal care purposes.
- h) The home-based business shall not cause or add to on-street parking congestion or cause an increase in traffic.

10 Definitions

In this Bylaw when the following words or terms are used, they have the following meaning, unless the context provides otherwise:

- 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.*
- Administrator: The official administrator for the Municipality pursuant to The Municipalities Act.
- Agricultural Operation: An operation, which produces field and horticultural crops, including vegetables, fruit, mushrooms, sod, trees, shrubs, flowers, and greenhouse crops but excluding cannabis.
- Alteration: Any structural change or addition made to any building or structure.
- Ancillary Residence: A dwelling unit that is used by the owner/operator of the principal use and is located on the same site.
- Ancillary Use: A use that is secondary and subordinate in size, extent and purpose to the principal use on the same site, but is not necessary for the operation of the principal use on that site.
- Animal Unit: The kind and number of animals calculated in accordance with the following table:

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

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Other	
Domesticated native ungulates (deer, elk, bison, etc.)	1

- Applicant:** A developer or person applying for a development permit under this Bylaw, for a subdivision approval to an approving authority under The Act.
- Bed-And-Breakfast Home:** A residence defined under The Public Accommodation Regulations, in which overnight accommodation within the unit, along with one meal served before noon, is provided to the travelling public for a charge.
- Building:** A structure used for the shelter or accommodation of persons, animals, or goods.
- Building, Accessory:** A subordinate detached building apart from the main building or main use and located in the same site, which provides better and more convenient function of the main building or main use.
- Building Permit:** A permit issued under a Building Bylaw of the Municipality authorizing the construction of all or part of any building.
- Campground:** The seasonal operation of an area of land managed as a unit, providing temporary short-term accommodation for tents, tent trailers, travel trailers, recreational vehicles and campers, used by travelers and tourists.
- Cannabis** Means cannabis plant, fresh cannabis, dried cannabis, cannabis oil, cannabis plant seeds, edible products that contain cannabis, and any other substance defined as cannabis in the *Cannabis Act* (Canada) and the associated regulations, as amended from time to time and includes
- Cannabis Production Facility** A federally licensed facility for growing cannabis plants and harvesting material from those plants, or the manufacturing, packaging and labeling of cannabis products destined for sale to consumers for recreational purposes, and the intra-industry sale of these products, including provincially authorized distribution, or both.
- Communal Dwelling:** Is identified as the dwelling unit(s) on land where the land is used for agricultural, educational, religious and other shared purposes.
- Council:** The Council of the Rural Municipality of Stanley No. 215.
- Developed Road:** An existing paved or graded all-weather road on a registered right of way, or a road for which arrangement have been made with Council to provide for the construction of the road on a registered right of way to a standard approved by Council.
- Development:** The carrying out of any building, engineering, mining or other operations in, on or over land or the making of any material change in the use or intensity of the use of any building or land.
- Development Permit:** A document authorizing a development issued pursuant to this bylaw.
- Discretionary Use:** A use of land or buildings or form of development that:
- Is prescribed as a discretionary use in this bylaw; and

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- Requires the approval of council pursuant to section 56 of the act and this Bylaw.

Dwelling:	A building or part of a building intended for residential occupancy.
Dwelling, Duplex	A building, which is divided either vertically or horizontally into two dwelling units with separate entrances.
Dwelling, Semi-detached	A building divided vertically into two dwelling units by a common wall extending from the base of the foundation to the roofline.
Dwelling, Single Detached:	A detached building consisting of one dwelling unit as defined here; and occupied or intended to be occupied as a permanent home or residence, but shall not include a mobile home, modular home, or trailer coach as defined here.
Dwelling, Townhouse	A dwelling, designed as one cohesive building in terms of architectural design, which contains three or more similar attached dwelling units each of which fronts on a street, has direct access to the outside at grade and is not wholly or partly above another dwelling.
Dwelling Unit:	One (1) or more habitable rooms constituting a self-contained unit and used or intended to be used together for living and sleeping purposes by one (1) or more persons.
Dwelling Group:	A group of principal buildings used as dwellings, located on a single parcel, developed as a project including, rental, condominium or bare land condominium forms of tenure.
Farmstead:	A confined area on a quarter section or equivalent and includes the residence of the farm operator, and buildings and facilities related to the farm operation.
Flood Way:	The portion of the flood plain adjoining the channel where the waters in the 1:500 year flood are projected to meet or exceed a depth of one metre or a velocity of 1 metre (3.28 feet) per second.
Flood Fringe:	The portion of the flood plain where the waters in the 1:500 year flood are projected to be less than a depth of 1 metre (3.28 feet) or a velocity of 1 metre (3.28 feet) per second.
Floor Area:	The sum of horizontal area contained within the outside of the outside walls of a building at each floor level at or above grade, excluding in the case of a dwelling, any private garage, porch, veranda, sun lounge, or unfinished room or attic.
Frontage:	The full length/width of a site measured alongside the road onto which the site fronts.
Greenhouse, Commercial	A greenhouse that includes a retail aspect and caters to the general horticultural needs of the public for financial gain and may include outdoor storage of landscaping supplies, but does not include the growth of cannabis.
Grocery Store:	The use of a building, or a portion of a building, for the sale of foodstuffs and convenience goods to serve the needs of the surrounding residents and the traveling public.

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Hazard Land:	Land which may be prone to flooding, slumping, subsidence, landslides, erosion, any other instability, or is located within the flood plain of a river, stream or lake.
Home-based Business:	An occupation, trade, profession or craft customarily conducted for gain in a dwelling unit or accessory building by the resident or residents, which is clearly incidental and secondary to the principal use of the site and which does not create or become a public nuisance as a result of noise, traffic, parking or pollution. Home-based businesses shall not occupy more than 20% of the total finished floor area of a dwelling unit.
Hotel:	A building which provides sleeping accommodation for which a fee is charged and may also contain commercial uses, facilities or services such as a restaurant, dining room, room service or convention room.
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 Ministry of Saskatchewan Highways and Infrastructure entitled "The Provincial Highway Sign Control Regulation, 2012", as may be amended or replaced from time to time.
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 confinement or feeding of poultry, hogs, sheep, goats, cattle, horses, or domesticated game animals where the site provides less than 370 square metres (3982.65 square feet) of space for each animal unit and will contain one hundred (100) or more animal units.
Kennel:	Development used for the breeding, boarding, caring or training of dogs. Typical facilities include dog boarding and dog training establishments, and animal rescue homes.
Medical Cannabis Production Facility	A facility licensed by the Federal Government of Canada and used solely for the production, manufacture, processing, testing, packaging, and shipping of cannabis and cannabis products for medical purposes.
Mobile Home:	A trailer coach bearing CSA Z240 certification for mobile homes (or a replacement thereof): <ul style="list-style-type: none">• That is used as a temporary dwelling;• That has water faucets and shower, or other bathing facilities, that may be connected to a water distribution system that is equipped with facilities for washing and water closet; or• other similar facility, which may be connected to a sewage system.
Modular Home:	A factory-built home that is manufactured as a whole or modular unit and is designed to be moved on a removable chassis to be used as one dwelling unit, and

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	is certified by the manufacturer that it complies with the Canadian Standards Association Code CSA-A277 standard.
Motel:	A building or group of buildings on a site designed and operated to provide temporary accommodation and contains separate sleeping units, each of which is provided with an adjoining conveniently located parking stall.
Municipality:	The Rural Municipality of Stanley No. 215
Non-Conforming Building:	A building: <ul style="list-style-type: none">• That is lawfully constructed or lawfully under construction, or with respect to which all required permits have been issued, at the date a Zoning Bylaw or any amendment to a Zoning Bylaw affecting the building or land on which the building is situated or will be situated becomes effective• That on the date a zoning bylaw or any amendment to a Zoning Bylaw becomes effective does not, or when constructed will not, comply with the zoning bylaw.
Non-Conforming Site:	A site, consisting of one or more contiguous parcels, that, on the date a zoning bylaw or any amendment to a zoning bylaw becomes effective, contains a use that conforms to the bylaw, but the site area or site dimensions do not conform to the standards of the bylaw for that use.
Non-Conforming Use:	A lawful specific use: <ul style="list-style-type: none">• Being made of land or a building or intended to be made of land or of a building lawfully under construction, or with respect to which all required permits have been issued, at the date the zoning bylaw or any amendment to the zoning bylaw affecting the land or building becomes effective• That on the date the zoning bylaw or any amendment to the zoning bylaw becomes effective does not, or in the case of a building under construction or with respect to which all required permits have been issued will not, comply with the zoning bylaw.
Outside Storage:	The storing, stockpiling or accumulating of goods, equipment or material in an area that is open or exposed to the natural elements.
Pasture:	A site that is used for the raising and feeding of livestock by grazing.
Park Model Trailer Home	A residential unit designed for long-term or permanent installation on a permanent foundation (may have a basement), having architectural features similar to permanent residential dwellings, and conforming to Canadian Standards Association (CSA) Standard A277.
Permitted Use:	A use or form of development rightfully allowed in a zoning District, subject to the regulations contained in this Bylaw.
Personal Service Shops:	A facility for providing a service to individuals, including but not limited to barbershops, professional services, medical clinics, drycleaners, etc.
Principal Use:	The main activities conducted on a site.

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Principal Building:	The main building in which the principal use of the site is conducted.
Public Road:	A road allowance or a legally surveyed road vested in the name of Ministry of Highways and Infrastructure.
Public Utility:	Excluding wind energy, a government or private enterprise, which provides a service to the general public.
Quarter Section (Or Equivalent):	A quarter section (64.75 hectares (160 acres)) as defined by the Township Plan of Survey in the Land Titles Office, including any partial quarter Section defined on the Township Plan of Survey which is exclusive of any registered road, road widening, or railway right of way, but in no case shall equivalent be allowed to be less than 48.56 hectares (120 acres).
Recreational Vehicle:	Any motor-home, travel trailer, or fifth wheel trailer; any camper when it is not mounted on a truck, but placed on the ground, on a stand or otherwise stored; or other similar vehicle. A large recreational vehicle shall not include: small utility trailers; camper van conversions; tent trailers; campers which are mounted in trucks; boats; snowmobiles; all-terrain vehicles; jet skis; or motorcycles and trailers to carry them.
Reeve:	The Reeve of the Rural Municipality of Stanley No. 215
Residence:	A single detached dwelling, mobile home or modular home
RTM (Ready-to-Move Home)	A residential dwelling that is constructed off-site in a yard or factory to Canadian National Building Code and transported as a single unit to a site for permanent installation on a permanent foundation.
School:	A site, building or other premises and improvements that is utilized for the purposes of educating students with a faculty.
Sign:	Any writing (including letter or word), pictorial representation (including illustration or decoration), emblem (including devise, symbol or trademark), flag (including banner or pennant), or any other figure of similar character which: <ul style="list-style-type: none">• Is a structure or any part thereof, or is attached to, painted on, or in any manner represented on a building• Is used to announce or direct attention to, or advertise• Is visible from outside the building.
Site:	An area of land with fixed boundaries that 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:	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.

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Street:	A public road or thoroughfare registered by plan of survey which affords the principal means of access to abutting property, but shall not include an easement or lane.
Structure:	Anything that is built, constructed, or erected, located in, on, or over the ground, or attached to something located in or over the ground.
Subdivision:	A division of land, and includes a division of a quarter Section into legal subdivisions as described in the regulations made pursuant to The Land Surveys Titles Act, 2000.
Units of Measure:	Units of measure in this Bylaw are metric abbreviated as follows: <ul style="list-style-type: none">○ m - metre(s)○ m² - square metre(s)○ km - kilometre(s)○ ha - hectare(s)○ ac - acre(s)○ ft - foot (feet)
Use:	The purpose or activity for which a piece of land or its buildings are 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: <ul style="list-style-type: none">• 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• A tract of land on which one or more camping, tenting or parking sites is located, where electricity, potable water and toilet facilities are provided to the persons, families, or groups occupying any of the sites.
Waste Disposal Facility, Liquid:	A facility to accommodate any liquid waste from residential, commercial, institutional and industrial sources, but does not include a septic system for a single residence or farmstead, or a manure storage area for an intensive livestock operation.
Waste Disposal Facility, Solid:	A facility, not including a waste transfer station or a temporary storage facility, to accommodate discarded materials, substances or objects which originated from residential, commercial, institutional and industrial sources which are typically disposed of in municipal or private landfills, but not including dangerous goods, hazardous waste or biomedical waste.
Yard:	The open, unoccupied space on a lot between the property line and the nearest wall of a building.
Yard, Front:	That part of a site that extends across the full width of a site between the front site line and the nearest main wall of a building or structure.
Yard, Rear:	That part of a site which extends across the full width of a site between the rear site line and the nearest main wall of a building or structure.

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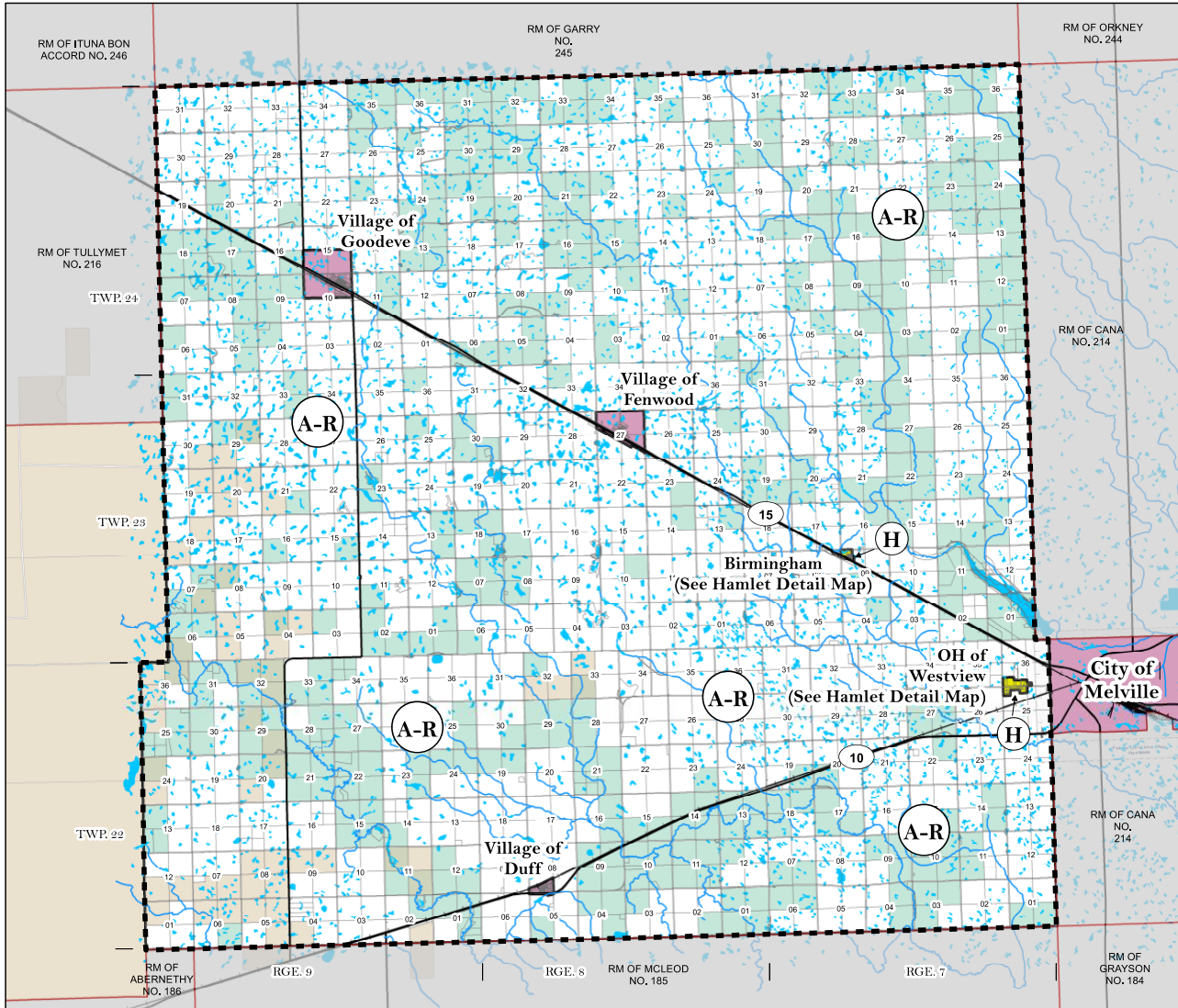
Yard, Required: The minimum yard required by a provision of this bylaw.

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

11 Appendix A Development Review Criteria

- 11.1.1 When considering an application to subdivide or develop land, or to amend the planning bylaws, Council shall consider the following:
- a. Does the proposal satisfy the goals, objectives and policies of the OCP and the development standards of the zoning bylaw
 - b. Is there a reasonable need or a demand for the proposed use?
 - c. Is the location suitable, are the necessary services accessible and economical, is the proposal sustainable with respect to municipal capacity?
 - d. Would an alternative site or building be more suitable for the proposal with respect to achieving the intent of the OCP?
 - e. Is the RM capable of providing the services needed to support the use or development? Servicing agreements or development levy agreements, will be required to ensure the costs do not fall on the municipality or general tax base.
 - f. Is the proposed use compatible with nearby land uses, existing and potential public utilities, the character of the area, and does it conform to municipal policies for environmental protection?
 - g. How will the proposed development impact current and future municipal projects, as identified in the bylaw?
 - h. Is additional information needed in order to make an informed decision? (Reports, studies, development issues, resident concerns, provincial comments and public hearing submissions, etc.)
- 11.1.2 Subdivision and development proposals shall not be approved where the proposal:
- a. Is detrimental to the health, safety, convenience, or general welfare of persons residing or working in the area;
 - b. Is injurious to, or incompatible with, existing or proposed developments or public utilities;
 - c. In Council's opinion, involves prohibitively expensive public utility construction or maintenance costs;
 - d. Involves the refusal of a developer to enter into a servicing or development levy agreement;
 - e. Is not appropriately located, designed or serviced, or is not environmentally responsible.
- 11.1.3 Where a subdivision or development proposal affects the municipal road system, the municipality may, at its discretion, and pursuant Section 22 of *The Municipalities Act*, require the landowner or developer to enter into a road maintenance agreement.

12 Appendix B - Zoning Map



RM OF STANLEY NO. 215 Zoning Districts Map

- Zoning Districts**
- Agricultural-Resource District - A-R
 - Country Residential - CR
 - Hamlet District - H
 - Commercial-Industrial- C-I
- Watercourse
 - Railways
 - Highways
 - Waterbody
 - Urban Municipality
 - First Nation Reserve
 - Heritage Potential / Sensitive Areas
 - RM Boundary

RGE. 25

THIS IS THE ZONING DISTRICT MAP
REFERRED TO IN BYLAW No. _____
ADOPTED BY THE RM of STANLEY No. 215

REEVE

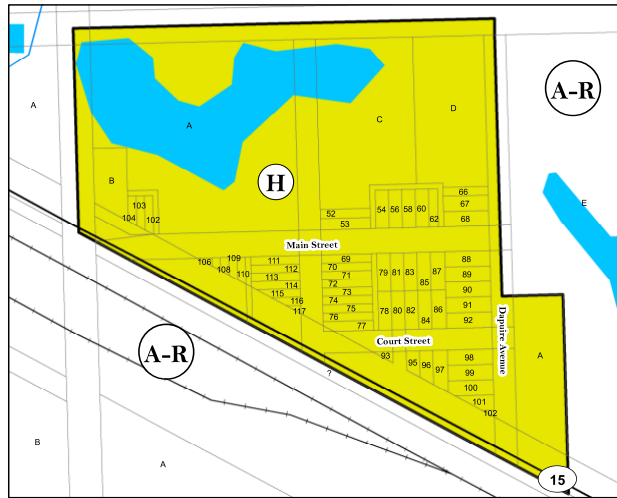
ADMINISTRATOR

APPROVED ON THE ____ DAY OF _____, 2019

MINISTRY OF GOVERNMENT RELATIONS

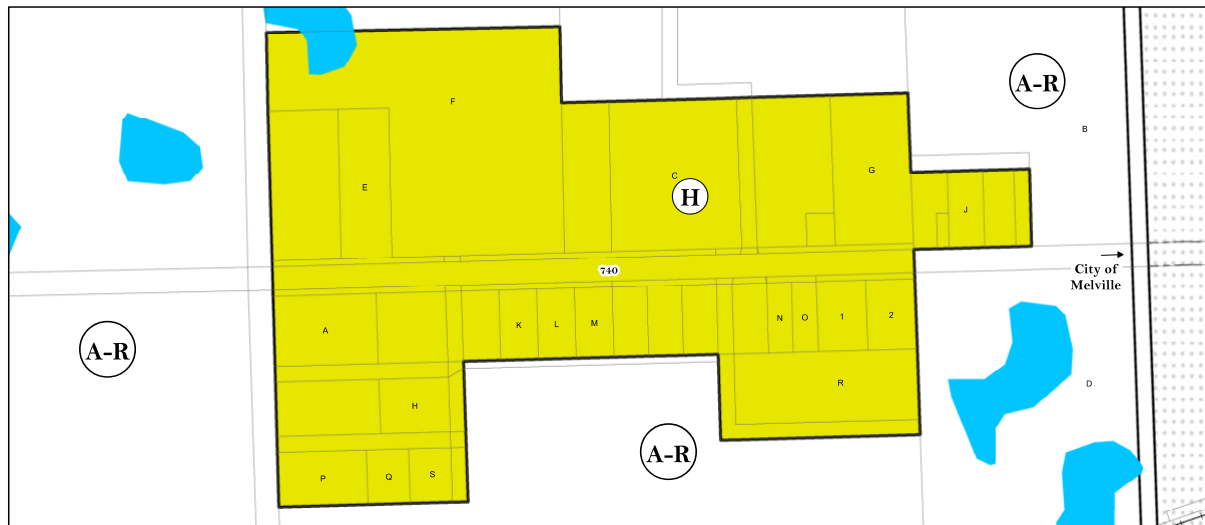
0 2.5 5 km





Organized Hamlet of Birmingham













Organized Hamlet of Westview



RM OF STANLEY NO. 215

Zoning Districts Map

HAMLET DETAIL

- Zoning Districts
-  Agricultural-Resource District - A-R
 -  Country Residential - CR
 -  Hamlet District - H
 -  Commercial-Industrial- C-1
- Watercourse
-  Watercourse
-  Railways
-  Highways
-  Waterbody
-  Urban Municipality
-  First Nation Reserve
-  Heritage Potential / Sensitive Areas
-  RM Boundary

THIS IS THE ZONING DISTRICT MAP REFERRED TO IN BYLAW No. 215 ADOPTED BY THE RM OF STANLEY No. 215

REEVE

ADMINISTRATOR

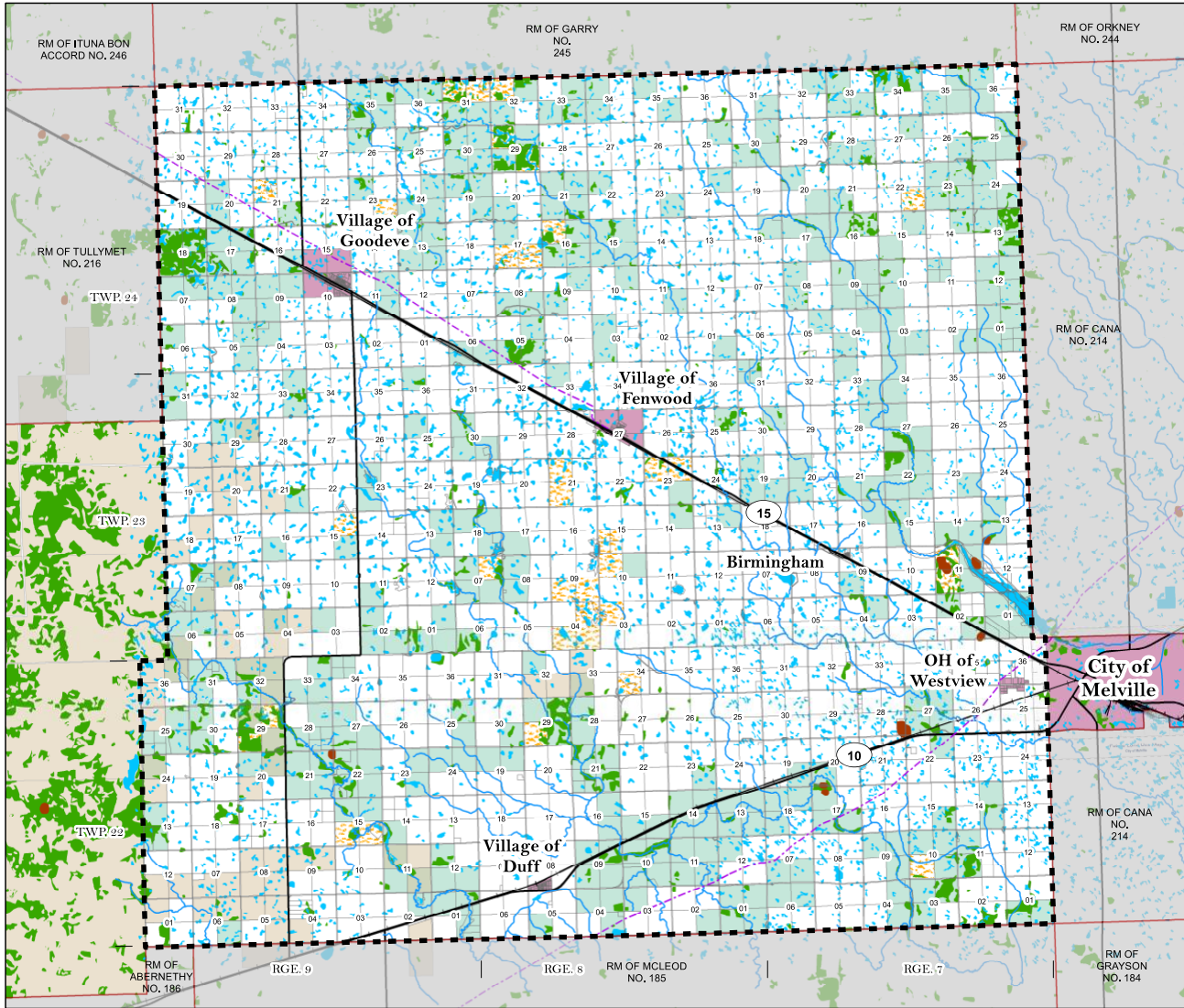
APPROVED ON THE ___ DAY OF _____, 2019

MINISTRY OF GOVERNMENT RELATIONS

0 0.05 0.1 km



13 Appendix C Development Opportunities and Constraints Map



RM OF STANLEY NO. 215 Development Opportunities and Constraints

- Opportunities and Constraints
- Natural Gas Pipeline
 - Watercourse
 - Railways
 - Highways
 - Quarry
 - Vegetated Areas
 - Waterbody
 - Crown Lands
 - Urban Municipality
 - First Nation Reserve
 - Heritage Potential / Sensitive Areas
 - RM Boundary

0 2.5 5 km



