

Rural Municipality of Lakeside No. 338



**ZONING BYLAW
2015**

Bylaw and Repeal

The Rural Municipality of Lakeside No. 338

Bylaw No. 3-15

A Bylaw of the Rural Municipality of Lakeside No. 338 to adopt a Zoning Bylaw.

The Council of the Rural Municipality of Lakeside No. 338, in the Province of Saskatchewan, in open meeting assembled enacts as follows:

- (1) Pursuant to Section 34(1) of *The Planning and Development Act, 2007* the Council of the Rural Municipality of Lakeside hereby adopts the Rural Municipality of Lakeside Zoning Bylaw, identified as Schedule "A" to this Bylaw.
- (2) The Reeve and Rural Administrator are hereby authorized to sign and seal Schedule "A" which is attached to and forms part of this Bylaw.
- (3) Bylaw No. 3-02, known as the Zoning Bylaw, as amended, is hereby repealed.
- (4) This Bylaw shall come into force on the date of final approval by the Minister of Government Relations.

Read a First Time the _____ day of _____,

Read a Second Time the _____ day of _____,

Read a Third Time the _____ day of _____,

Adoption of this Bylaw this _____ day of _____,

(Reeve)

(SEAL)

(Rural Municipality Administrator)

Schedule "A"

The Rural Municipality of Lakeside Zoning Bylaw

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PART A – Introduction & Administration

Section 1 Introduction

1.1 Title

This bylaw shall be known as the "Zoning Bylaw of the Rural Municipality of Lakeside No. 338"

1.2 Purpose

- 1.2.1 The purpose of this Zoning Bylaw is to regulate the use of land and the locations and use of buildings and other structures in the Rural Municipality of Lakeside as to provide for the amenity of the Municipality and the health, safety and general welfare of the inhabitants.
- 1.2.2 The Zoning Bylaw is subject to the policies contained within the Official Community Plan adopted by the RM; all applications for development, rezoning and subdivision shall be in accordance with the growth policies in the Official Community Plan.

1.3 Scope

- 1.3.1 All development within the limits of the municipality shall be in conformity with the provisions of this bylaw.
- 1.3.2 Where the Zoning Bylaw sets out two or more regulations that could apply to a situation, the more restrictive or more specific regulation shall apply.

1.4 Severability

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

1.5 Compliance with Legislation

- 1.5.1 All federal, provincial and municipal legislation shall be complied with.
- 1.5.2 The Zoning Bylaw does not exempt a person from obtaining any permit, license, permission, authority or approval required by this or any other bylaw of the municipality, provincial government or federal government.

Section 2 Definitions

Accessory Building or Use: A building or use customarily incidental, subordinate

and exclusively devoted to the principal use or building and is located on the same site as the principal use or building.

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

Agricultural-related Commercial Use: A use to serve the agricultural economy such as:

- a. fertilizer distribution;
- b. agricultural implement and machinery assemblage, sales and service;
- c. veterinary clinics;
- d. bulk fuel depots and sales;
- e. stock yards and auction markets; and
- f. other uses which are similar and agriculturally related.

Agricultural-related Industrial Use: A use to enhance agricultural production, such as:

- a. grain and seed cleaning, drying and storage;
- b. fertilizing mixing sales (provincial regulations apply);
- c. livestock and poultry breeding services;
- d. abattoirs;
- e. food processing plants;
- f. grain elevators;
- g. hatcheries
- h. apiaries
- i. feed mills
- j. oil seed processing plants
- k. other industrial uses which are

agriculturally related

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

Animal Unit (AU): the kind and number of animals calculated in accordance with the following table:

Kind of Animal	# that = 1 AU
Poultry	
• hens, cockerels, capons	100
• chicks, broiler chicken	200
• turkeys, geese, ducks	50
• ostriches	7
• emus	16
Hogs	
• boars, sows	3
• gilts	4
• feeder pigs	6
• weanling pigs	20
Sheep	
• rams, ewes	7
• lambs	14
• goats, llamas, alpacas, etc.	7
Cattle	
• cows, bulls	1
• feeder cattle	1.5
• replacement heifers	2
• calves	4
Horses	
• Colts, ponies	2
Other	
• bison cows, bison bulls	1
• bison calves	4
• elk, reindeer	4
• deer	7

Applicant: a developer, landowner, or any other person applying for any approval, authorization or permit to Council under this Bylaw or to any approving authority under the *Planning and Development Act, 2007*.

Asphalt Plant: an industrial establishment used for the production of asphalt, or asphalt products used in building or construction and includes facilities for the administration and

management of the business, the stockpiling of bulk materials used in the production process or a finished product manufactured on the premises and the storage and maintenance of the required equipment, but does not include the retail sale of finished asphalt.

Auto and Minor Recreation Sales and Rentals: the development used for the retail sale and rental of new or used automobiles, motorcycles, snowmobiles, tent trailers, boats, travel trailers or similar light recreational vehicles or crafts, together with incidental maintenance services, sales of parts, automotive accessories, accessory recreational equipment and supplies.

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

- a) the development meets provincial regulations
- b) the occupants reside in the dwelling

Billboard: a private free standing sign, including supporting structures, which advertises goods, products, services, organizations or facilities that are available from, located on, or refer to, a site other than the site on which the sign is located and which is greater than 2 square meters in facial area.

Boarding or Lodging Home: a dwelling unit in which the owner supplies either a room or room and board for compensation to not more than four persons, but is not open to the general public.

Building: any structure constructed or placed on, in or over land and including any structured covered by a roof and supported by walls and columns.

Building Height: the vertical distance measured from the grade level in front of the building to:

- a) the highest point of a flat roof;
- b) the mean level between eaves and ridge of a pitched roof; or
- c) the deck line of a mansard roof

Building Line- Established: a line, parallel to the front site line (in the case of a corner site, a line, parallel to the side site line along the flanking street) and set back the average distance from the edge of the road to the main walls of the existing buildings on a side of a road where the majority of the lots are being built on.

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

Building – Principal: a building which serves as the main or primary use of the site on which the building is situated.

Bulk Fuel Depot: the development for the storage of fuel, which may in

include hazardous substances or dangerous goods, in accordance with provincial and federal regulations.

Campground, Tourist: the seasonal operation of any 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.

Campground, Long-term: a year-round operation of any area of land managed as a unit, providing long-term accommodation for travel trailers, recreational vehicles and campers, used by workers or seasonal campers.

Cemetery: the development of a parcel of land primarily used for the entombment of the deceased and accessory uses.

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

Commercial Accessory Dwelling: the development of one dwelling unit contained within a building used primarily for commercial purposes and intended for use by the operator of one or more businesses in that building.

Community Facility: a building or facility which is owned by the RM or

neighbouring municipality which is used for recreational, social, educational or cultural activities including:

- a) auditoriums;
- b) libraries;
- c) museums and art galleries;
- d) cemeteries; and
- e) similar uses.

Council: the Council of the Rural Municipality of Lakeside No. 338

Development: the carrying out of any construction, engineering, mining or other operations in, on or over land or the making of any material change in the use or the intensity of the use of any building or land.

Development Permit: a permit issued by the Development Officer, which authorizes development in the RM, in accordance with the Zoning Bylaw.

Discretionary Use: development that may be considered in a district at the discretion of Council, in accordance with the Zoning Bylaw.

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

Dwelling – Multiple Unit: a building divided into three or more dwelling units and may include townhouses, apartment buildings, but does not include boarding, lodging or hotels or motels.

Dwelling – Semi-Detached: a building

divided into two dwelling units, joined side by side to one another with a common wall and each unit having at least one separate entrance (duplex).

Dwelling – Single Detached: a building consisting of only one dwelling unit.

Dwelling Unit: a self-contained building or portion of building used as a household for sleeping, cooking, and sanitary facilities and is intended to be a residence with an independent entrance.

Education Facility: a building and land used to educate a body of pupils that is organized as a unit for educational purposes, that comprises one or more instructional groups or classes together with teachers, instructors and other educators.

Family Child Care Home: a principal place of residence of a family child care provider used for the care and supervision of between 3 and 12 children, in accordance with provincial regulations.

Farm Operation: an operation where conditions or activities occur in connection with the commercial production of farm products and includes all non-residential buildings and machinery related to the operation but does not include intensive operations.

Farm Products: plants and animals useful to man including but not limited to the following:

- a) forages and sod crops
- b) grains and feed crops
- c) dairy and dairy products
- d) poultry and poultry products
- e) livestock; breeding and grazing
- f) fruits
- g) vegetables
- h) flowers
- i) seeds
- j) grasses
- k) trees
- l) apiaries and honey production
- m) equine and other similar products
- n) other products that incorporate the use of food, feed, fiber or fur.

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

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

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

Food Processing Plant: a facility that includes operations by which raw foodstuffs are made suitable for consumption, cooking or storage.

Garage – Private: a building used for the purpose of storing a home occupant's personal property.

Garage – Public: a building connected with an operation for personal gain, which is used for repair, rental, greasing,

washing, servicing, adjusting or equipping of automobiles or other motor vehicles, including, painting, body work and major repairs.

Garage – Storage: a building connected with an operation for personal gain, which is used solely for the storage of motor vehicles, no repairs.

Greenhouse or Plant Nursery: a development for the growing, acclimating, propagating, harvesting, displaying and selling of bedding, household, and ornamental plans and may also include accessory uses and sale of related products.

Hazard Land: land which may be prone to flooding, slumping, subsidence, landslides, erosion or any other instability, or is located within the flood hazard area of a waterbody or water course.

Hazardous Substance or Dangerous Goods – as defined in *The Hazardous Substances and Waste Dangerous Goods Regulations*.

Home-Based Business: an occupation, trade, profession or craft conducted for gain from a dwelling unit, which is incidental and secondary to the residential use of the dwelling and does not change the characteristic of the property.

Hotel: a building or part of a building used as a place for sleeping, with or without meals, and which may have a

licensed beverage room, but does not include a motel, boarding, or lodging house

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 provincial regulations.

Industrial Use: shall mean any of the following activities:

- a) the processing of raw or finished materials;
- b) the manufacturing or assembly of goods, products or equipment;
- c) the cleaning, servicing, repairing or testing of materials, goods and equipment not suited in areas of residential or business development;
- d) the storage or transshipment of materials, goods, and equipment, such as warehouses;
- e) training facilities for industrial operations; and
- f) the display of goods and office operations accessory to the industrial use.

Intensive Agricultural Operations: 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.

Intensive Livestock Operation: the

operation or facilities for the permanent confinement or feeding of poultry, bison, hogs, sheep, goats, cattle, horses, or domesticated game animals where the site provides less than 370 m² of space for each animal unit and will contain 100 or more animal units

Junk and Salvage Yard: uses involved in salvaging, storing or selling scrap metal, paper, plastic, glass, wood or other waste material including unlicensed junked vehicles and machinery parts.

Kennel: the boarding and breeding of small (domestic) animals including accessory uses, shelters and buildings.

Landscaping: the modification and enhancement of a site through vegetation, non-vegetative materials and architectural elements.

Lot: a parcel of land with fixed boundaries on record at Information Services Corporation by Certificate of Title.

Lot Line: the boundary line that divides one lot from another or a lot from a road or public space.

Mineral Mines and Extraction Facilities: operations and facilities related to the extraction of mineral resources.

Mineral Resources: as defined in *The Mineral Resources Act, 1985*.

Mobile Home: a manufactured home (including a double wide) that complies with CSA Z240 MH Series, for mobile homes, as amended and:

- a) that is used as a dwelling unit
- b) that is attached to a permanent foundation
- c) that has water faucets and shower and other bathing facilities that may be connected to a water distribution system
- d) that is equipped with facilities for washing and water closet or other similar facility, which may be connected to a sewage system

Mobile Home Court: any parcel of land on where two or more occupied mobile homes are located on surveyed sites (without their own certificate of title) and includes any structure used or intended to be used as part of the equipment of such mobile home court.

Modular Home: a manufactured home that complies with CSA construction standard No. A277, for modular homes, and attached to a permanent foundation.

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 a parking stall adjacent to the sleeping unit.

Municipal Facility: land and/or services owned by the RM used for the following:

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

Municipality: the Rural Municipality of Lakeside No. 338.

Non-conforming Building: as defined by *The Planning and Development Act, 2007*.

Non-conforming Site: as defined by *The Planning and Development Act, 2007*.

Non-conforming Use: as defined by *The Planning and Development Act, 2007*.

Occupant: a person residing at a property or a person entitled to the property's possession if there is no person residing there and a leaseholder.

Official Community Plan (OCP): the Official Community Plan of the RM of Lakeside No. 338

Outfitting: a business providing equipment, supplies, lodging and trained guides for hunting.

Pasture: a site use for the raising and feeding of livestock by grazing.

Performance Guaranty: a security to ensure services and improvements are made in accordance with requirements of the Zoning Bylaw and as per RM policy.

Permitted Use: development permitted in a district of this Zoning Bylaw and which conforms to the regulations in this Zoning Bylaw.

Personal Service Establishment: development used for the provision of personal service to an individual, which

are related to the care and appearance of the body, or the cleaning and repair of personal effects including uses such as barbershops, hairdressers, beauty salons, tanning salons, tailors, dressmakers, shoe repair shops, and similar services.

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

Public Work: means:

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

Quarter Section: defined by the Township Plan of Survey of record at Information Services Corporation (ISC), exclusive of any registered road, road widening, or railway right of way, but

including any partial quarter section defined on the Township Plan of Survey.

Recreational Vehicle: a motor vehicle or travel trailer equipped with a living space and amenities use for short term living accommodations.

Recycling Depot: a development for the buying and temporary storage of bottles, cans, newspapers, and similar household goods for reuse where all storage is contained within an enclosed building.

Religious Assembly: a place used for worship and related religious, philanthropic or social activities and includes accessory buildings and rooms.

Residential Care Home: a care home governed by provincial regulations which is the primary residence of the care provider who provides 24 hour care of persons in need of personal assistance for daily living.

Restaurants and Drinking Establishments: development for the service to the public where food and beverages are offered for sale.

Retail Store: retail sale of goods and minor services, such as postal services, within an enclosed building.

Screening: the concealment of a property, structure or activity through landscaping, fencing, or other structures and features.

Service Station: building used for the servicing of vehicles and accessory sale

of food and convenience related items.

Setback: the distance between the site line and the development, unless otherwise defined.

Sign: any writing (letter, number or word), pictorial representation (illustration or decoration), emblem, flag (not including nation, organizations of nations or provincial) or any other figures of similar character which:

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

Site: an area of land with fixed boundaries and which has a certificate of title and for which all portions of the land are consolidated under a single title or the titles or the parcels are tied.

Site Area: the area of land contained within the boundaries of the site as shown on a plan.

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

Site Depth: the average distance between the front and rear site lines and, in the case of a triangular site, the perpendicular distance from the front site line of the apex of the angle formed by the intersection of the side site lines.

Site – Frontage:

- a) for rectangular sites: the horizontal distance between the side site lines of the site measured along the front site line.
- b) for non-rectangular sites: the average of the horizontal distances between the side site lines of the site measured along the front and rear site lines.

Site Line – Front: the boundary that divides the site from the road. In the case of a corner site, the front site line shall be boundary separating the narrowest street frontage of the site from the road.

Site Line – Rear: the boundary at the rear of the site, opposite the front site line.

Site Line - Side: the site boundary other than the front or rear site line.

Site Plan: a plan, to scale, showing uses and structures proposed for the site and includes site lines, roads, open space, buildings, landscaping and utilities.

Site Width: the average distance between the side site lines and in the case of a triangular site, the perpendicular distance from the one side site line to the apex of the angle formed by the intersection of the front and rear site lines.

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

Storage Compound / Facility: enclosed or screened land or buildings used for the storage of vehicles, personal items and related products.

Structure: anything that is built, constructed or erected, located in, on, or over the grounds, or attached to something located in or over the ground.

Subdivision: a division of land which includes a division of a quarter section into legal subdivisions as described by provincial legislation.

Swimming Pool: an artificially created water basin used for swimming, diving, wading or similar activity, includes in-ground and above ground.

Telecommunication Towers: towers used for transmitting and receiving signals.

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

Vacation Farm: an operating farm which may, on a day basis or for overnight purposes, offer a farm life experience to groups, families or individuals and which may provide either or both of the following:

- a) rental accommodation in the farm dwelling or adjacent private cabins comprising one or more rooms furnished to enable the preparation of meals if full board is not provided
- b) a tract of land on which one or

more camping, tenting or parking sites is located, and the provision of electricity, potable water and toilet facilities to any of the persons, families, groups occupying any of such sites.

Veterinary Clinic: a center for the care and treatment of animals including on-site patient care and overnight hospitalization either inside or outside.

Waste Managements or Disposal Facility

– **Liquid:** a facility to accommodate any waste which contains animal, mineral or vegetable matter in solution or suspension, but does not include a manure storage area for an Intensive Livestock Operation.

Waste Managements or Disposal Facility

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

Wind Turbine: a device that converts wind energy into electricity.

Work Camp: buildings used for housing workers on a temporary basis to support short-term housing demands for contracted projects and may include sleeping areas, eating areas, recreation areas, parking and administration.

Yard: the open, unoccupied space on a site between the site line and the nearest wall of a building.

Yard – Front: the part of the site that extends across the full width of a site between the rear site line and the nearest main wall of a building or structure.

Yard – Rear: the part of the site that extends across the full width of a site between the rear site line and the nearest main wall of a building or structure.

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

Section 3 Administration

3.1 Development Officer

- 3.1.1 The Rural Municipal Administrator shall be the Development Officer responsible for the administration of this bylaw, however in their absence, Council may designate an alternative.

3.2 Development Permit Application

- 3.2.1 Prior to commencing, all development within the RM of Lakeside, shall have received written development permit approval, with or without conditions in accordance with the provisions of this Zoning Bylaw, unless specifically listed as exempt from permit approval in Section 3.3.
- 3.2.2 The application for development permit approval shall be in the form approved or amended by resolution of Council.
- 3.2.3 The application shall have attached a site plan which includes adequate information regarding the site and the proposed use of land to render a decision on the development, in accordance with this Zoning Bylaw, including:
- a) boundaries of the site
 - b) location and boundaries of the buildings and structures
 - c) location of proposed use
 - d) location of utilities

- e) location of access, parking and storage areas
- f) other information as requested by the Development Officer

3.2.4 The application shall be submitted to the Development Officer along with the required application fee.

3.3 No Development Permit Required

3.3.1 Accessory farm buildings and structures including barns, sheds, outbuildings, where accessory to an agricultural use.

3.3.2 Single storey accessory building 9.5m² or less in any district.

3.3.3 Facility installed and operated by the RM.

3.3.4 Fence or gate.

3.3.5 Public utilities.

3.3.6 Building maintenance or repair (excludes alterations and major renovations).

3.3.7 The establishment of a home-based business provided it complies with all other Bylaw requirements.

3.3.8 Production of Farm Products (does not include intensive operations).

3.4 Non-Conforming Buildings, Uses and Sites

3.4.1 Any building or structure lawfully existing at the time of passing this Zoning Bylaw that is rendered non-conforming by the enactment of this Zoning Bylaw or any subsequent amendments, may be continued, transferred or sold.

3.4.2 Any use lawfully existing at the time of passing this Zoning Bylaw that is rendered non-conforming by the enactment of this Zoning Bylaw or any subsequent amendments, may be continued; but, where that use is discontinued for a period of at least 12 consecutive months, any future use of the land or building shall conform with any current Zoning Bylaw.

3.4.3 A non-conforming use of part of a building may be extended throughout the building but the building, whether or not it is a non-conforming building, shall not be enlarged or added to and no structural alterations except those required by statute of bylaw are to be made to or in that building. Repairs, maintenance or installation that do not alter the size of the building or involve the re-arrangement or replacement of structural supporting elements are not considered to be structural alterations.

- 3.4.4 Any non-conforming building may continue to be used and any structural alterations and additions, which conform to the requirements of this Zoning Bylaw, may be made, but the element of non-conformity is not to be increased by those alterations or additions.
- 3.4.5 Where the extent of damage to a non-conforming building is more than 75% of the value of the building above its foundation, the building is not to be repaired or rebuilt except in accordance with this Zoning Bylaw.

3.5 Permitted Use – Development Permit Application Process

- 3.5.1 The Development Officer shall issue a development permit for a permitted use that complies with the provisions of this Zoning Bylaw and other municipal bylaws, including the Official Community Plan and Provincial requirements including the Statements of Provincial Interest Regulations and *The Planning and Development Act, 2007* as amended.
- 3.5.2 The Development Officer will notify the applicant in writing of the decision of the permitted use including:
- a) If approved, any conditions or standards to be complied with to proceed
 - b) If refused, the reason for refusal including the sections or regulations of the Zoning Bylaw that the application did not comply with and information on the applicants right to appeal to the Development Appeals Board
- 3.5.3 The Development Officer may, after reasonable notice to the owner and occupant of any property subject to approval, enter the property at reasonable hours for the purposes of inspection.
- 3.5.4 The Development Officer may submit any application to Council for a decision on the interpretation of the bylaw and shall inform the applicant of the date and time when Council will consider the matter. The Development Officer may require the applicant to provide further information to make a decision.

3.6 Discretionary Use – Development Permit Application Process

- 3.6.1 Council shall consider development permit applications for discretionary uses that comply with the provisions of this Zoning Bylaw and other municipal bylaws, including the Official Community Plan and Provincial requirements including the Statements of Provincial Interest Regulations and *The Planning and Development Act, 2007* as amended.
- 3.6.2 In addition to the requirements for application, the Development Officer may

also require a developer to address the following for a discretionary use:

- a) traffic volumes as a result of the use
- b) details of the operation including hours of operation, number of employees, etc.
- c) efforts to reduce noise, dust and odours to neighbouring properties
- d) verification of an adequate and sustainable water supply
- e) waste disposal plan, including solid and liquid waste

3.6.3 After receipt of the application, the Development Officer may refer the application to:

- a) an internal or external department for review or comment
- b) Council to establish a date for the Council meeting in which the application decision will be made

3.6.4 Notification of Discretionary Use

- a) The Development Officer will post the notice of application in the municipal office prior to Council making a decision on the proposal.
- b) The Development Officer will provide notice to all assessed landowners, via personal service or registered mail, within 75 m of the boundary of the site for which the application is being made.
- c) If deemed appropriate by the Development Officer, the assessed landowners within a greater distance of the boundary of the site may also be provided notice, in order to provide for a wider notification area.
- d) The notice shall include the following information:
 - i. the legal description and civic address of the land which is subject of the application
 - ii. the purpose of the proposed application
 - iii. the date, place and time that Council will be considering the application
- e) All costs associated with any notice provided shall be borne by the applicant.

3.6.5 Criteria for Consideration of Discretionary Use Applications

- a) Site layout and density
 - i. consistent scale and intensity with existing development in the area
 - ii. complies with Zoning Bylaw regulations
 - iii. storage areas are appropriately screened and buffered from

- adjoining land uses
 - iv. appropriate and adequate landscaping and vegetation retention to enhance the appearance of the site
- b) Existing infrastructure available
 - i. water supply
 - ii. sewer system
 - iii. storm drainage
 - iv. solid waste
 - v. utilities
 - vi. schools
 - vii. roadways
- c) Traffic volumes
 - i. anticipated traffic generated by proposal
 - ii. parking requirements
 - iii. access
 - iv. traffic hazards
- d) Environment and public safety
 - i. goods and materials storage
 - ii. emissions
 - iii. storm water runoff
 - iv. fire protection
 - v. salvageable debris from demolition
 - vi. wildlife habitat and wetland retention
- e) Consultations
 - i. public input and comments
 - ii. internal and external reviews and comments
- f) Mitigation measures
 - i. if the proposed use will create any negative effects, Council will consider measures that may mitigate those effects and require mitigation measures as a condition of approval.

3.6.6 Development Standards for Discretionary Uses Approvals

- a) Council may prescribe standards for development related to:
 - i. storm water management and site drainage
 - ii. building location
 - iii. access and parking
 - iv. mitigating measures for negative effects created by the proposed use
 - v. landscaping and buffer required

- vi. any other standards to address the criteria for consideration

3.6.7 Notice of Decision

- a) Council shall make a decision on the application and direct the Development Officer to provide notice in writing indicating:
 - i. Permit refusal, stating the reason for refusal based on the sections or regulations of the Zoning Bylaw or the decision criteria considered by Council; or
 - ii. Permit approval, incorporating any conditions or standards to be complied with to proceed and any time limitations for the approval; and
 - iii. Where an application for a discretionary use has been approved by Council with prescribed development standards, the applicant shall be provided information on the right to appeal to the Development Appeals Board

- 3.6.8 If Council refuses a discretionary use application, the RM shall not be required to accept another application on the same land for the same or similar development proposal until six months have passed after the date of such refusal.

3.7 Minor Variances

- 3.7.1 All applications for a minor variance shall be accompanied by a non-refundable application fee.
- 3.7.2 Council may vary the requirements of this Zoning Bylaw for the:
- a) Minimum required distance of a building from the lot line; and
 - b) Minimum required distance of a building to any other building on the lot
- 3.7.3 The maximum amount of variance given by Council shall not exceed 10% from the requirements established in this Zoning Bylaw. The development must conform to the land use requirements established in this Zoning Bylaw and shall not affect neighbouring properties.
- 3.7.4 The Development Officer shall refer the development permit application for the minor variance to Council. Council shall approve, approve with conditions or refuse the minor variance.
- 3.7.5 If the application is refused by Council, the Development Officer shall provide written notice to the applicant and provide reason for the refusal.

- 3.7.6 If the application is approved by Council, 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 contain a summary of the application and reasons for Council's approval as well as the effective date of the decision. The assessed property owners may lodge a written objection to Council or the Development Officer within 20 days after the receipt of the notice. If an objection is lodged, the approval is deemed to be revoked and the Development Officer shall notify the development permit applicant, in writing, of the revocation of the approval and the applicants write to appeal the revocation to the Development Appeals Board within 30 days after receiving the notice.
- 3.7.7 If an application for a minor variance is refused, the applicant may appeal the refusal to the District Development Appeals Board within 30 days of that decision
- 3.7.8 The Development Officer shall keep a record of all approved minor variance applications.

3.8 Validity of Permit

- 3.8.1 No Development Permit shall be valid unless it conforms with the Zoning Bylaw and the provisions of the Act and all amendments thereto.
- 3.8.2 The Development Officer may revoke a development permit where:
- a) the development permit has been issued in error;
 - b) an approved development is not being developed or operated in accordance with the provisions of the Zoning Bylaw or in accordance with the standards or conditions of the issued development permit; or
 - c) a development is subject to an agreement that has been cancelled by Council, pursuant to the Act.
- 3.8.3 If the development authorized by a development permit is not substantially commenced within one year from the date of issue, the permit shall be considered expired.

3.9 Development Appeals Board

- 3.9.1 Council shall appoint a Development Appeals Board or a District Development Appeals Board to hear appeals pursuant to and in accordance with the provision of the Act.

- 3.9.2 The Development Officer shall make available to all interested persons copies of the provisions of the Act, respecting decisions of the Development Officer and the right of appeal.
- 3.9.3 Any person who wishes to appeal to the Development Appeals Board shall, within 30 days of receiving the permit or notice, file a written notice of intention to appeal and the appeal fee, to the Secretary of the Development Appeals Board.

3.10 Amending the Bylaws

- 3.10.1 Council may amend the Zoning Bylaw and Official Community Plan in accordance with the Act.
- 3.10.2 All applications submitted for amendments to either the Zoning Bylaw or the Official Community Plan shall include:
- a) the change requested;
 - b) reasons to support the change;
 - c) the legal description of the property;
 - d) contact information of the applicant and registered property owners;
 - e) information regarding the surrounding land uses;
 - f) the applicable fee; and
 - g) any additional information that may be required to make a decision.
- 3.10.3 After receipt of the application, the Development Officer may refer the application:
- a) to an internal or external department for review or comment; and after
 - b) to Council for first reading and to establish a date for a public hearing.
- 3.10.4 Notification of Amendment
- a) The Development Officer will post the notice of application in the municipal office prior to Council making a decision on the proposal.
 - b) The Development Officer will provide notice for the amendment, as per the Act.
 - c) The notice shall include the following information:
 - i. the legal description and civic address of the land which is subject of the application;
 - ii. the purpose of the proposed amendment;
 - iii. the date, place and time that Council will be considering the application;

- iv. the location where a copy of the amendment may be inspected by the public during reasonable hours; and
 - v. an outline of the procedures to be followed at the public hearing.
- d) All costs associated with any notice provided shall be borne by the applicant.

3.10.5 Decision of Council

- a) Council, after considering any representations made at the public hearing, other relevant information and documentations, legislation or regulations, may proceed to approve the amendment as presented, alter the amendment, request more information before making a decision or refuse the application.
- b) If any alterations to the amendment application are required, the alteration must be re-advertised in accordance with the provisions of the Act.
- c) If Council refuses a bylaw amendment application, the RM shall not be required to accept another application on the same land for the same or similar proposal until six months have passed after the date of such refusal.

3.11 Servicing Agreement

3.11.1 Community Planning Branch of Saskatchewan Ministry of Government Relations is the approving authority for subdivisions within the RM.

3.11.2 Pursuant to the Act, the RM will require the applicant to enter into a servicing agreement to recover all or part of the municipality's capital cost of providing, altering, expanding or upgrading infrastructure and services associated either directly or indirectly with a proposed development, including:

- a) sewage, water and drainage works
- b) public highways and other municipal roads
- c) parks
- d) recreational facility

3.12 Development Agreement

3.12.1 Pursuant to the Act, Council may authorize the use of development levies by adopting a Development Levy Bylaw. The purpose of the Development Levy Bylaw shall be to recover all or part of the municipality's capital costs of providing, altering, expanding or upgrading the following services associated, either directly or indirectly, with a proposed development:

- a) sewage, water and drainage works
- b) public highways and other municipal roads
- c) parks
- d) recreational facility

3.13 Offenses and Penalties

3.13.1 All offenses and penalties shall be subject to the provisions of the Act.

3.14 Enforcement

3.14.1 The Development Officer is authorized to undertake necessary actions in order to ensure compliance with this Zoning Bylaw, pursuant to the Act.

PART B – Provisions and Regulations

Section 4 General Provisions

4.1 Moved Buildings

- 4.1.1 No building shall be moved within, or into the Rural Municipality, without first obtaining a Development Permit from the Development Officer.

4.2 Development on Hazard Lands

- 4.2.1 Where a proposed development of a building is located within 150 m of an area identified as hazard land or potential hazard land either on official maps or through local knowledge, the Development Officer shall require the developer to submit sufficient topographic or hydrological information to determine if the development will be within:

- a) 50 metres of any slope that may be unstable
- b) 1:500 year flood hazard level

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

- a) the potential for slope instability;
- b) the required mitigation measures for construction on slopes; and
- c) the required mitigation measures for construction in areas within the flood hazard area (excluding the flood way of the 1:500 year flood elevation of any watercourse or water body).

- 4.2.3 Development in flood fringe areas shall be subject to the following:

- a) all development, redevelopment or major alterations and additions shall be adequately flood proofed to at least 0.5 m above the established safe building elevation;
- b) the bottom of the joists on the first floor, or the bottom surface of the slab on grade, of the building or structure shall be at least 0.5 m above the established safe building elevation;
- c) basements are prohibited, except where flood proofing is undertaken. The basement shall be designed to withstand any forces generated by flood water up to and including 0.5 m above the established safe building elevation;
- d) plumbing outlets may be permitted in basement below the established safe

- building elevation, provided they contain an automatic shut-off valve approved by the Plumbing Inspector;
- e) electrical outlets may be permitted in basements below the established safe building elevation, provided they contain an independent switch for each outlet. The main switch box, heating plants and air conditioning units shall be located above the provincial safe building elevation level plus 0.5 m freeboard; and
 - f) foundations and walls of any building or structure shall be adequately flood proofed to at least 0.5 m above the established safe building elevation. All plans for development of such shall be certified by a Professional Engineer or Architect.

4.3 Disposal of Manure

- a) As a condition of approval for a development involving the disposal of manure Council may:
 - i. specify land which may, or may not, be used for the disposal of manure from an intensive livestock operation by spreading of manure, in order to minimize potential land use conflicts such as residences, planned residential development, recreational areas, tourist sites, etc.; and
 - ii. require manure to be incorporated into the soil within 72 hours of spreading, unless such incorporation is prevented by adverse weather conditions, in which case incorporation shall take place as soon as practical thereafter or by any other normal acceptable agricultural practice that Council may approve.

4.4 One Principal Building or Use Permitted on a Site

- 4.4.1 Not more than one principal building or use shall be permitted on any one site except for:
 - a) public utility uses
 - b) institutional uses
 - c) agricultural uses
 - d) commercial uses located in one building
 - e) accessory uses as provided for in this Zoning Bylaw

4.5 Public Utilities, Pipelines and Facilities of the Municipality

- 4.5.1 Public utilities and facilities of the Municipality, except solid and liquid waste disposal site, shall be permitted uses in every Zoning District, and unless otherwise

specified by this Bylaw, no minimum site area or yard requirements shall apply.

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

4.6 Signs and Billboards

- 4.6.1 Signs located in a highway sign corridor shall be regulated entirely by the requirements of "*The Provincial Highway Sign Control Regulations, 2012*" or amendments.
- 4.6.2 Signs other than those located in a Highway Sign Corridor as identified in Section 4.6.1 shall comply with the following:
- a) may only advertise agricultural commercial uses, home-based businesses, the principal use of a site, or the principal products offered for sale on the site;
 - b) a maximum of two advertising signs is permitted on any site, or quarter section;
 - c) government signs, memorial signs, and directional signs that bear no advertising, including traffic control, no trespassing, hunting restriction and similar signs, do not require a permit;
 - d) temporary signs and real estate signs are permitted only as long as the temporary condition exists for the site;
 - e) billboard and other off-site advertising signs are prohibited, except if allowed 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; and
 - g) the maximum facial area of a sign shall be as specified in the district in which it is located.

4.7 Solid and Liquid Waste Disposal Facilities

- 4.7.1 Development and maintenance of a solid or liquid waste disposal facility will be subject to the following special standards as may be specified by Council on issuing a permit:
- a) a buffer strip containing trees, shrubs or a berm shall be located surrounding a lagoon or sanitary landfill disposal area; and

- b) any solid or liquid waste disposal facility shall be fenced.

4.8 Storage of Vehicles

- 4.8.1 Notwithstanding anything contained in this bylaw, no person shall use any site in any district for the parking or storage outside of an enclosed building of more than 4 vehicles that are not in running order.
- 4.8.2 This section does not apply to permitted junk and salvage yards.
- 4.8.3 The RM may require that such vehicles be screened from roadways or neighbouring properties by landscape features or fences or a combination thereof.

4.9 Parking

- 4.9.1 There shall be adequate off-street parking for the proposed use. The site plan submitted with the development permit application shall show the proposed parking area and the number of spaces available for off-street parking.
- 4.9.2 Parking requirements for a dwelling unit shall be:
 - a) provided on the same site as the use
 - b) have a minimum required area for each parking space of 15m², a minimum width of 2.5 m and have a minimum length of 5.5 m
 - c) be constructed and design so that the location of the vehicular approach ramps or driveways at the street line are no closer than 7.5 m from the point of intersection of the two site lines at a street intersection.

4.10 Loading Areas

- 4.10.1 Off-street loading areas are required for any commercial or industrial development application in accordance with the following:
 - a) the minimum size of an off-street loading space shall be:
 - i. for buildings with a gross floor area of 1400 m² or less, a minimum area of 17m² and a minimum width of 3.0 m; and
 - ii. for buildings with a gross floor area of more than 1400 m², a minimum area of 33.5 m², a minimum width of 3.0 m and minimum height clearance of 4.25 .
 - b) loading spaces must be located either within or abutting the building containing the use;
 - c) no loading spaces shall be provided within the minimum front yard setback;
 - d) loading spaces provided within the minimum side yard setback shall be open

- and uncovered;
- e) the RM may waive the requirements for loading areas if the developer can adequately demonstrate that the nature of the proposed use does not require such facilities.

4.11 Landscaping

- 4.11.1 In order to enhance the visual appearance of a property, as part of the development permit application, the RM may request that the developer submit a landscaping plan to as part of the application.
- 4.11.2 Existing landscaping or natural vegetation should be conserved wherever possible.

4.12 Mobile and Modular Homes

- 4.12.1 Wherever a single detached dwelling is allowed, it may be in the form of a manufactured home, unless specifically prohibited by this Bylaw.
- 4.12.2 Every mobile home shall bear CSA Z240 certification (or an equivalent thereof) and shall be attached to a permanent foundation or securely anchored to the ground and skirted, prior to occupancy.
- 4.12.3 Every modular home shall bear CSA A277 certification (or an equivalent thereof) and shall be attached to a permanent foundation, prior to occupancy,

Section 5 Specific Use Provisions

- 5.1.1 Bed and Breakfast Operations and Vacation Farms shall be subject to the following:
 - a) the proposed use shall be accessory to an existing farm operation (Vacation Farm only) or residence (Bed and Breakfast or Vacation Farm) and located on the same site.
 - b) On-site signs shall be permitted in accordance with Section 4.6. Off-site signs not exceeding 0.5 m² (5ft²) may be permitted at the discretion of Council where necessary to provide direction from the highway to the operation.

- c) The use shall be licensed pursuant to *The Public Health Act*, where tourist accommodations require health approval.
- d) Vacation Farms shall have a maximum of five cabins permitted.
- e) Bed and Breakfast Operations shall have a maximum of 3 rooms in the dwelling used as part of the operation.

5.2 Campground

- 5.2.1 The operator of a campground shall provide with the development permit application a plan of the campground, identifying any buildings, uses of land and the location of all roadways and campsites with dimensions.
 - a) The addition or rearrangement of campsites, the construction or moving of buildings, the material change in use of portions of land, or the filling or clearing of land shall require a development permit, and the operator shall submit the amended plan for approval.
- 5.2.2 A campground shall have within its boundaries a buffer area abutting the boundary of not less than 4.5 m; which shall contain no buildings.
- 5.2.3 No portion of any campsite shall be located within a roadway or required buffer area.
- 5.2.4 Each campsite shall have direct and convenient access to a developed roadway, which is not located in any required buffer area.
- 5.2.5 Each campsite shall be designed to allow at least 4.5 m between neighbouring tents, tent trailers, travel trailers, recreational vehicles and campers, and each campsite shall be of sufficient size.
- 5.2.6 The space provided for roadways within a campground shall be at least 7.5m in width. No portion of any campsite, other use or structure shall be located in any roadway.
- 5.2.7 A campground may include accessory uses, such as a laundromat or a confectionery, designed to meet the needs of the occupants of the campsites, and one single detached dwelling or mobile home for the accommodation of the operator.
- 5.2.8 There shall be no tents, tent trailers, travel trailers, recreational vehicles and campers stored on any campsite when the campground is not open.
- 5.2.9 *The Public Health Act*, and the Regulations passed thereunder, shall be complied with in respect to all operations and development of the campground.

5.3 Home-Based Business

- 5.3.1 Home-based businesses shall clearly be a use accessory to the residential use established on the property.
- 5.3.2 Home-based businesses shall cause no variation in the residential appearance of the site, accessory residential building, or the land, except for permitted signs.
- 5.3.3 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.
- 5.3.4 The operator of the business shall be the resident of the dwelling unit or farmstead and only two non-resident employees may be employed at the site, however other employees may be involved off-site.
- 5.3.5 The use shall be valid only during the period of time the property is occupied by the applicant.

5.4 Intensive Agricultural Operations

- 5.4.1 The application for an intensive agricultural operation shall identify the proposed supply of water for the operation where intensive irrigation is required, and the supply shall be sufficient to meet the needs of the operation without detrimental effects on the supply or ground water used by neighbouring properties.
- 5.4.2 A dwelling may be located on the same site as an intensive agricultural operation.

5.5 Intensive Livestock Operations

- 5.5.1 Location Criteria:
 - a) New intensive livestock operations and expanding intensive livestock operations are subject to the location criteria in Table 5.5:
 - b) During the development permit review, Council, at their discretion, may consider a lesser separation distance than given in Table 5.5, subject to the following criteria:
 - i. written notice has been given to the owner of a residence within the distance provided in Table 5.5 or the Council of an urban municipality within the specified distance.
 - ii. a public meeting has been held or other means of public notice has been given

Table 5.5 - Location Separation Criteria Table

Development	Animal Units				
	100-299	300-499	500-2000	2000-5000	>5000
Dwelling, tourist accommodation or campground	300 (450)	400 (600)	800 (1200)	1200 (1600)	1600 (2000)
Multi-parcel residential subdivision, functioning hamlet and Urban Municipality <100	400 (600)	800 (1200)	1200 (1600)	1600 (2400)	2000 (2400)
Urban Municipality 100-500	800 (1200)	1200 (1600)	1600 (2000)	2400 (2400)	2400 (2400)
Urban Municipality 501-5000	1200 (1600)	1600 (2000)	2400 (2400)	3200 (3200)	3200 (3200)

*Distances are measured between livestock facilities and building development, or site occupied for campground purposes. Numbers in brackets apply where open liquid manure storage facilities are used or proposed. Residences associated with the operation are exempt from the location separation criteria.

5.5.2 Public Consultation

- a) Council will advertise any proposal for an intensive livestock operation, as defined by this Zoning Bylaw, and will provide an opportunity for public comment for a minimum of 21 days;
- b) Council may hold a public meeting to provide information and to ensure community interests are considered before a decision is issued by the Council; and
- c) Council will make a decision on a proposed livestock operation within 45 days. If an extension is required, Council will notify the developer in writing, including reasons for the extension, and the length of the extension.

5.5.3 Request for Information

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

5.5.4 Operation and Environmental Considerations

- a) *The Agricultural Operations Act* and other provincial legislation may apply to

the development of an ILO. When considering the operational and environmental aspects of a proposed project, Council may refer a development permit application to the appropriate agencies for advice and recommendations.

5.5.5 Conditions of Approval

- a) Water Supply and Protection:
 - i. require the project to undertake appropriate measures to minimize the risk of pollution of water sources; and
 - ii. require the applicant to demonstrate an adequate water supply is available for the development and that the supply for neighbouring developments will not be adversely affected by the proposed operation.
- b) Manure Spreading and Incorporation
 - i. specify land which may, or may not, be used for the disposal of manure from an intensive livestock operation by spreading of manure, in order to minimize potential land use conflicts such as residences, planned residential development, recreational areas, tourist sites, etc.; and
 - ii. require manure to be incorporated into the soil within 72 hours of spreading, unless such incorporation is prevented by adverse weather conditions, in which case incorporation shall take place as soon as practical thereafter or by any other normal acceptable agricultural practice that Council may approve.
- c) Council shall specify the maximum number of animal units for which the approval is made, and may impose development standards to reduce the potential for conflict with neighbouring uses which specify the location of holding areas, building or manure storage facilities on the site.

5.5.7 New Permit Required for:

- a) New ILO development;
- b) Expansion of existing ILO; or
- c) Alteration of animal species in the operation, if it meets the definition of an ILO, as defined within this Zoning Bylaw.

5.6 Kennel

- 5.6.1 The operation of a kennel shall clearly be a use accessory to the residential use established on the property.

- 5.6.2 The maximum number of animals that the kennel may keep shall be determined at the discretion of Council based on the neighbouring land uses and the application provided for the development.
- 5.6.3 An animal is kept, for purposes of this section, when it is kept overnight.
- 5.6.4 No building, structure, or exterior exercise areas, to be used to accommodate animals shall be allowed within 300 m of any dwelling unit located on adjacent sites.
- 5.6.5 All facilities, including buildings, structures and exterior exercise areas, shall be sited behind the principal building unless otherwise approved by Council.
- 5.6.6 Council may require all buildings, structures and exercise areas to be soundproofed to their satisfaction.
- 5.6.7 All facilities shall be visually screened from existing residential dwelling units on adjacent sites through the use of appropriate landscaping and fencing.
- 5.6.8 No animals shall be allowed outdoors between the hours of 10:00 p.m. to 6:00a.m. daily. During this period, all animals shall be kept indoors. Council at its discretion may prescribe a more restrictive time period where deemed necessary to achieve the objectives of this Bylaw.
- 5.6.9 The kennel shall at no time unduly interfere with the character of the area or the general use and enjoyment of adjacent sites.
- 5.6.10 Council may approve a kennel for a limited time period in order to evaluate and monitor its operation and the approval may be renewed at the discretion of Council providing the requirements of this Bylaw are being met.
- 5.6.11 All permits for a kennel shall be subject to the condition that the development permit may be revoked at any time, if in the opinion of Council the operation has not met the regulations and standards applicable to kennels contained in this Bylaw, or the special standards applied by Council at the time of approval.
- 5.6.12 Council shall place any additional conditions for approval deemed necessary based on a specific application to secure the objectives of this Bylaw.

5.8 Care Homes (Family Child Care and Residential)

- 5.8.1 Care homes are accessory uses within a single detached dwelling and semi-detached dwelling and are subject to the following:

- a) All homes must meet provincial and national regulations and legislation, including building codes, and are subject to inspection.
- b) No exterior alterations shall be undertaken that are inconsistent with the residential character of the building or property.
- c) On-site parking and loading spacing shall be adequately provided for visitors, drop-off areas, and employees.
- d) No building shall be used as a boarding or lodging home.
- e) Up to two non-resident employees may be employed at the home.

5.9 Mineral Mines and Extraction Facilities

5.9.1 Notwithstanding other provisions of this Zoning Bylaw, mineral mines or extraction facilities proposed are subject to the following development standards:

- a) in reviewing an application, Council shall consider the environmental implications of the operation including plans for site restoration;
- b) in addition to the public notification provisions for discretionary uses contained in this Zoning 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;
- c) the applicant shall ensure that dust and noise control measures are undertaken to the satisfaction of the Municipality, to prevent the operation from becoming an annoyance to neighbouring land owners;
- d) the applicant shall apply appropriate methods for minimizing the noise created from machinery and equipment through proper location and property screening including locating stock piles to act as a noise barrier;
- e) the applicant shall keep the site in a clean and tidy condition, free from rubbish and non-aggregate debris;
- f) the disturbed area shall be progressively reclaimed to a land capability equivalent to the pre-disturbance land capability (for example, agricultural land) or a post disturbance condition and land use (for example, conversion to wetland) which are satisfactory to the Municipality. These conservation and reclamation procedures shall be in accordance with applicable provincial guidelines and the approved reclamation plan;
- g) property approaches shall be located away from existing residential dwelling units;
- h) the applicant shall be responsible for providing an estimate and a corresponding financial guarantee, in a form acceptable to the Municipality, equal to the cost of reclamation of the pit, to be held by the Municipality for the lifespan of the operation;
- i) sand and gravel extraction shall have regard to adjacent land uses and no

- material is to be stored or piled on any road allowance or within 30 m of the bank of any river or watercourse;
- j) the applicant, operator, or any person who hauls the sand and gravel may be required by the Municipality to enter into a road maintenance agreement;
 - k) by November 1 of each year or the end of the hauling season, whichever comes first, the applicant or operator must report the amount of material extracted by the operation that year to the RM;
 - l) any approval for sand and gravel extraction shall be for a period of two years or longer and may be renewed at the discretion of Council providing the requirements of this Zoning Bylaw continue to be met; and
 - m) an applicant shall be required to enter into a development agreement with the Municipality to ensure the sand and gravel extraction complies with all relevant requirements of this Zoning Bylaw including any additional conditions of approval necessary to secure the objectives of this Zoning Bylaw.

5.10 Service Stations

5.10.1 Service stations may be approved as a principal use or an accessory use and must meet the following regulations for approval:

- a) Service stations shall only be permitted on corner lots, except where the access to the property is from a service road which services a highway or major roadway in the Municipality, or where the service station is an accessory use to the principal building or use.
- b) Any canopies over pump islands shall be a minimum of 3.0 m from any siteline [such requirement does not limit the ability of the Municipality to require additional or greater setbacks in individual zoning districts].
- c) All automobile parts, dismantled vehicles and similar articles shall be stored within a building. In industrial sites, all outdoor storage shall be appropriately screened by landscaping and/or fencing.
- d) All aboveground fuel storage tanks shall be protected from vehicles with suitable posts, guardrails or other similar means.
- e) The maximum height of an above-ground fuel storage tank shall be limited to the maximum permitted height of a freestanding sign in the zoning district.
- f) Painted lettering or signage may be located on above-ground fuel storage tanks subject to this Zoning Bylaw.

5.11 Work Camp

5.11.1 A development permit application must be submitted for the work camp that

contains the following information, to the satisfaction of Council:

- a) the location, type and purpose of the camp which shall include a site plan specifying the number of buildings and their location;
- b) method of supplying water, sewage and waste disposal facilities, which must comply with provincial regulations;
- c) the number of persons proposed to live in the camp;
- d) the start date of construction, the date of occupancy and the removal date; and
- e) reclamation measures once the camp is no longer needed.

5.11.2 The developer is to maintain any existing natural buffers (trees, natural topography, etc.), where possible.

5.11.3 The developer shall provide Council with information regarding the necessity of the work camp in attracting and attaining skilled workers.

5.11.4 The developer shall be responsible for any roadway upgrades that may be required to support traffic generated by the proposed work camp.

5.11.5 The site shall provide adequate on-site parking to accommodate the temporary camp residents and associated support workers, to the satisfaction of Council.

Section 6 Zoning Provisions

6.1 General Intent of Districts

Where the general intent is outlined for any zoning district and doubt as to the purpose or intent of the district arises, the specific uses listed as permitted uses shall over-rule any other written intent.

6.2 Classification of Districts

- 6.2.1 The area within the boundaries of the Rural Municipality of Lakeside No. 338 shall be divided into zoning districts, as follows:

AG – Agricultural District

CR – Country Residential District

- 6.2.2 The permitted and discretionary uses as well as development standards are outlined through regulation in each zoning district. Development standards and relevant regulations can also be found in other parts of the Zoning Bylaw. Any reference to a specific section within the General Provisions or Specific Use Provisions does not limit the applicability of other relevant sections of this Zoning Bylaw.

6.3 Zoning District Maps

The Zoning Districts are specified on the map titled "Schedule A – The Rural Municipality of Lakeside Zoning District Map", and forms part of this Bylaw.

6.4 District Boundaries

- 6.4.1 A district boundary shown approximately at a lot, road or highway is at the

boundary of the lot, road or highway.

- 6.4.2 A district boundary shown approximately at the centreline of a road or highway is at the centreline of the road or highway.
- 6.4.3 A district boundary shown within a lot, or on unsubdivided land, unless specifically noted, is fixed by the scale of the zoning map.
- 6.4.4 A district boundary shown following approximately a shoreline or the centreline of a creek, stream or channel follows the shoreline or centreline and moves with any change in such shoreline.
- 6.4.5 Where a single site or lot is divided into more than one zoning district, each portion of the site or lot shall be developed and used in accordance with the provisions of the applicable zoning district.

PART C – Zoning Districts

Section 7 Agricultural District (AG)

7.1 Introduction

The Agricultural District is designed to establish and preserve areas of primarily agricultural activity, while allowing for a mix of other compatible commercial, industrial and resource-based, public and community, residential and accessory uses.

The permitted and discretionary uses in the Agricultural District are outlined in the table below:

7.1.1 Permitted Uses	7.1.2 Discretionary Uses
<i>Agricultural Uses</i>	<i>Agricultural Uses</i>
a. Farm Operation	a. Intensive Agricultural Operations
<i>Residential Uses</i>	b. Intensive Livestock Operations
b. Single Detached Dwelling	<i>Commercial Uses</i>
c. Mobile Home	c. Agricultural-related Commercial
<i>Commercial Uses</i>	d. Bed and Breakfast / Vacation Farm
d. Care Homes (Family Child and Residential)	e. Campgrounds
e. Home Based Businesses	f. Kennels

f. Personal Service Shop	g. Service Stations
<i>Public and Community Uses</i>	h. Outfitting
g. Public Services and Utilities	i. Lodges, Boarding Houses
<i>Other Uses</i>	<i>Industrial and Resource-based Uses</i>
h. Uses Accessory to Discretionary Uses	j. Agricultural-related Industrial Uses
i. Uses Accessory to Permitted Uses	k. Industrial Uses- General
<i>Industrial and Resource-based Uses</i>	l. Industrial Uses- Hazardous
j. Mineral Mines or Extraction Facilities	m. Junk and Salvage Yards
	n. Railway Facilities and Uses
	o. Recycling Depots
	p. Storage Compounds and Facilities
	q. Asphalt Plant
	r. Work Camp
	<i>Public and Community Uses</i>
	s. Community Facilities
	t. Education Facilities
	u. Public Parks and Playgrounds
	v. Religious Assembly
	w. Solid and Liquid Waste Disposal Facilities
	<i>Residential Uses</i>
	x. More than one Single Detached Dwelling or Mobile Home on a parcel 80 acres in size or greater.

	<i>Other Uses</i>
	y. Telecommunications Facilities

7.2 Development Standards

7.2.1 Minimum Lot Dimensions

<u>USE</u>	<u>WIDTH</u>	<u>DEPTH</u>
a. Public Services and Utilities	No minimum lot size	
b. All Other Uses	Minimum 4.0 ha	

7.2.2 Minimum Setback Requirements

<u>USE</u>	<u>FRONT</u>	<u>SIDE</u>	<u>REAR</u>
a. Public Services and Utilities	No setback requirements		
b. Intensive Livestock Operations	Subject to Section 5.5 requirements		
c. All Other Uses	35m	20 m	20m

(Note: A greater distance may be required from a provincial highway, as directed by the Ministry of Highways and Infrastructure).

7.2.3 Maximum Height

The maximum principal building height is 11.5 metres.

7.2.4 Maximum Site Coverage

The maximum land area that may be built upon shall be 5%.

7.2.5 Maximum Number of Single Parcel Subdivisions per Quarter Section

The maximum number of single detached dwelling sites per quarter Section of Land (approximately 64 ha) shall be limited to three with the option for allowing for an additional site where the part of the section is physically separated from the remainder of the section; as per Section 6.5.3 of the Official Community Plan.

7.2.6 Keeping of Animals and Birds on Site

The following regulations shall apply to the keeping of animals on subdivided

sites:

- a) Large animals, which include only horses, cattle, sheep, goats, llamas and alpacas, will be permitted, in numbers not exceeding four animal units, on a site of at least 4.0 ha. For each additional 1.2 ha, one additional large animal will be permitted. All other animals shall be limited to domestic pets of the residents of the site, but in no case shall the numbers exceed that equal to one animal unit; and
- b) Animals shall not be pastured within 15 m of any dwelling not owned by the operator of the pasture or owner of the animals, and no buildings or structures intended to contain animals shall be located within 30 m of a site line.

Section 8 Country Residential District (CR)

8.1 Introduction

The Country Residential District is designed to establish and preserve areas of acreage residential uses within identified subdivisions, while allowing for a limited range of agricultural, commercial, public and community and accessory uses. This district is intended for sites which meet the locational criteria identified in the Official Community Plan for such sites, at the discretion of Council.

Locational criteria for lands within this district include, but are not necessarily limited to:

- quality of agricultural soils
- proximity to services (power, telephone, school bus and emergency services)
- communal piped water and sewer systems for sites smaller than 2.0 ha
- adequate and appropriate infrastructure
- access (preference for existing paved roads or highway access)
- separation distance from conflicting and incompatible uses (flood prone areas, hazard lands, ILO's, sensitive wildlife habitats, etc.)
- financial impact on the RM

8.1.1 Permitted Uses	8.1.2 Discretionary Uses
<i>Residential Uses</i>	<i>Commercial Uses</i>
a. Single Detached Dwellings or mobile homes attached to a permanent foundation.	a. Care Homes (Family Child and Residential)
<i>Commercial Uses</i>	b. Bed and Breakfasts
b. Home Based Businesses	<i>Public and Community Uses</i>
c. Personal Service Shop	c. Community Facilities
<i>Public and Community Uses</i>	d. Religious Assemblies

d. Public Services and Utilities	Agricultural Uses
e. Public Parks and Playgrounds	e. Farm Operation
<i>Other Uses</i>	<i>Recreational Uses</i>
f. Uses Accessory to Discretionary Uses	f. Recreational Facilities
g. Uses Accessory to Permitted Uses	

8.2 Development Standards

8.2.1 Minimum Lot Dimensions

USE	WIDTH	DEPTH	AREA
a. Public Services and Utilities	No minimum lot size		
b. Public Parks and Playgrounds	No minimum lot size		
c. Single Detached Dwellings	30m	100m	0.5 ha
d. All Other Uses	30m	100m	2.0 ha

8.2.2 Minimum Setback Requirements

USE	FRONT	SIDE	REAR
a. Public Services and Utilities	No setback requirements		
b. Public Parks and Playgrounds	No setback requirements		
c. From a site line abutting a public road allowance	20m		
d. All Other Uses	35m	20 m	20m

8.2.3 Maximum Height

The maximum principal building height is 12m and three storeys.

8.2.4 Maximum Site Coverage

a. Public Services and Utilities	No maximum site coverage
b. All Other Uses	10% 7.2.5

8.2.6 Country Residential Subdivision Regulations

- a. Country residential subdivisions shall consist of a minimum of four single

detached dwelling lots;

- b. Subdivided lots shall be accessed by roads offering shared access to multiple lots, limiting the number of required access to public roads and highways (road constructions shall be at the cost of the developer);
- c. Country residential subdivisions shall not create remnant parcels which are impractical for agricultural activity. Preferred subdivision locations are at the corners of Sections of Land adjacent to the intersections of public roadways. Where a subdivision is proposed in a location other than the corner of a Section of Land, the boundaries of the subdivision shall be located a minimum of 200m from any intersection or junction of public road allowances.
- d. Country residential subdivisions shall not be approved adjacent to approved ILO's if the proposed subdivision is within the required separation distance identified in Table XX, or if there is a potential to restrict a planned expansion of a use.

8.2.7 Keeping of Animals on Site

The following regulations shall apply to the keeping of animals on Country Residential sites:

- a) Large animals, which include only horses, cattle, sheep, goats, llamas and alpacas, will be permitted, in numbers not exceeding:
 - i. two animal units on a site of at least 4.0 ha; and
 - ii. one additional animal unit for each additional 1.2 ha.
- b) All other animals shall be limited to domestic pets of the residents of the site, but in no case shall the numbers exceed that equal to one animal unit;
- c) animals shall not be pastured within 15m of any dwelling not owned by the operator of the pasture or owner of the animals and no buildings or structures intended to contain animals shall be located within 30m of a site line;
- d) the use of vacant Country Residential sites for keeping of animals is prohibited.

8.2.8 Special Regulations for Small Lot Country Residential Development

8.2.8.1 Subdivisions for Country Residential development for lots less than 2.0 ha in size may be considered if:

- a) The subdivision is serviced by communal piped water and sewer systems

(new systems or extended from existing systems) which meet a standard approved by Council and the Regional Health Authority.

- b) All costs associated with construction or extension of systems will be the responsibility of the developer and the requirements will be included in the servicing agreement for the subdivision.

PERMIT
NUMBER _____

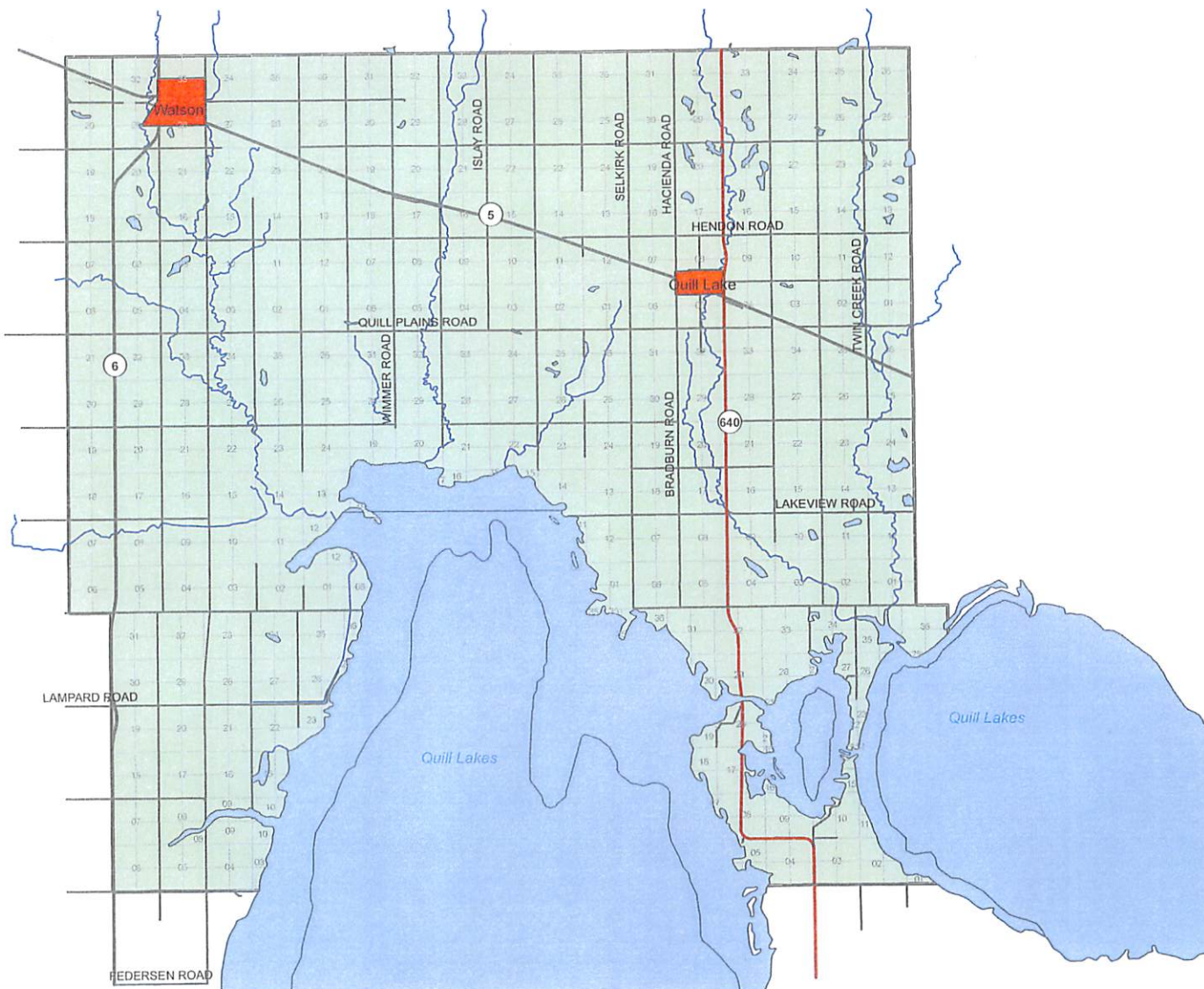
Email: rm338@sasktel.net

APPLICANT NAME:		COMPANY (IF APPLICABLE)	
MAILING ADDRESS		ADDRESS:	
LOCATION (LEGAL DESCRIPTION)		DATE OF APPLICATION:	
INTEREST IN PROPERTY:	☐ OWNER ☐ TENANT ☐ PURCHASER		
APPLICATION FOR:	☐ CONSTRUCTION ☐ ALTER/RENOVATE ☐ MOVE BUILDING ON		
DESCRIPTION OF EXISTING USE OF LAND/BUILDING:		DESCRIPTION OF PROPOSED DEVELOPMENT:	
SURVEY PLAN ATTACHED: YES/NO			
FOR OFFICE USE ONLY			
DECISION ON DEVELOPMENT PERMIT: ☐ APPROVAL ☐ REFUSAL			
DIVISION COUNCILLOR:		NOTICE REQUIRED:	
ZONING DISTRICT:		REFERRAL REQUIRED:	
PERMITTED OR DISCRETIONARY USE:		DECISION DATE:	
STANDARDS AND CONDITIONS <u>OR</u> REASON FOR REFUSAL:			
<i>*Note: The issuance of a Development Permit does not absolve the applicant of obtaining other permits and approvals as may be required according to other Municipal, Provincial and Federal government legislation.</i>			
RIGHT OF APPEAL: Subject to the provisions of the Zoning Bylaw and <i>The Planning and Development Act, 2007</i> the applicant may have a right of appeal for the decision made on this development permit application. Please contact the RM Office for further information.			
_____ DEVELOPMENT OFFICER		_____ DATE ISSUED	

PERMIT
NUMBER

Email: rm338@sasktel.net

APPLICANT NAME:		COMPANY (IF APPLICABLE)	
MAILING ADDRESS		ADDRESS:	
LOCATION (LEGAL DESCRIPTION)		DATE OF APPLICATION:	
INTEREST IN PROPERTY:	☐ OWNER ☐ TENANT ☐ PURCHASER		
APPLICATION FOR:	☐ CONSTRUCTION ☐ ALTER/RENOVATE ☐ MOVE BUILDING ON		
DESCRIPTION OF EXISTING USE OF LAND/BUILDING:		DESCRIPTION OF PROPOSED DEVELOPMENT:	
SURVEY PLAN ATTACHED: YES/NO			
FOR OFFICE USE ONLY			
DECISION ON DEVELOPMENT PERMIT: ☐ APPROVAL ☐ REFUSAL			
DIVISION COUNCILLOR:		NOTICE REQUIRED:	
ZONING DISTRICT:		REFERRAL REQUIRED:	
PERMITTED OR DISCRETIONARY USE:		DECISION DATE:	
STANDARDS AND CONDITIONS <u>OR</u> REASON FOR REFUSAL:			
<i>*Note: The issuance of a Development Permit does not absolve the applicant of obtaining other permits and approvals as may be required according to other Municipal, Provincial and Federal government legislation.</i>			
RIGHT OF APPEAL: Subject to the provisions of the Zoning Bylaw and <i>The Planning and Development Act, 2007</i> the applicant may have a right of appeal for the decision made on this development permit application. Please contact the RM Office for further information.			
DEVELOPMENT OFFICER _____		DATE ISSUED _____	



Rural Municipality of Lakeside No. 338

Schedule A Zoning District Map

ZONING DISTRICTS

- ☐ AG - AGRICULTURAL DISTRICT
- ☐ CR - COUNTRY RESIDENTIAL DISTRICT

This is the Zoning District Map which
accompanies Bylaw Number _____
adopted by the R.M. of Lakeside No. 338

Reeve _____

Administrator _____

Approved on the _____ day of _____, 201__

Minister of Government Relations
Government of Saskatchewan

0 1.5 3 6 Miles

