

3.7 Development Not Requiring a Permit

The following developments are exempt from obtaining a development permit provided they meet the requirements of this Zoning Bylaw:

a. Agricultural District:

- ii. The planting, management and harvesting of field crops and gardens.
- ii. The management of pastures for the raising of livestock -excluding ILOs. Bison and Sheep shall be pastured a minimum of 5 km apart. The pasture established first (bison or sheep) will be exempt from approval, the subsequent pasture will be considered a prohibited use.
- iv. General mixed farming.
- v. Keeping of animals on sites other than farmsteads
- vi. Facilities for the direct sale of field crops
- vii. Honey Extraction Facilities.
- viii. Agriculture service and contracting establishments
- ix. Accessory farm uses and buildings: including but not limited to sheds, barns, grain bins, storage buildings, corrals, etc.
- x. Parking of private or agricultural vehicles on private lands
- xi. Antenna and telecommunication towers to a maximum of 15.24m (50 ft.)

b. Hamlet District:

- i. Accessory buildings which are less than 10m² in area that do not contain any habitable rooms and are smaller in area than the principle residence. Including but not limited to sheds and storage buildings.

c. Repairs and maintenance of existing buildings.

d. Excluding the Hamlet and Recreation District, building alterations and additions that comply with the zoning bylaw

e. Sidewalks, steps, patios and decks.

- f. Landscaping on private lands: provided the drainage pattern of the site and adjacent sites are not negatively impacted.
- g. Installation and repair of public utilities, except solid and liquid waste disposal facilities
- h. Development and expansion of municipal facilities, buildings and uses that are operated by the RM of Terrell No. 101.
- i. Fences less than 2 m (6.5 feet) in height
- j. Keeping of domestic pets/animals

3.8 Amending the Zoning Bylaw

- a. Any person who seeks to amend this Zoning Bylaw must submit an application for amendment to the Development Officer who shall review and then refer the application to Council for consideration.
- b. The amendment application is subject to fees as set out in the Municipal Fee Bylaw.
- c. 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 (i.e. provincial departments, interested stakeholders, etc.).
- d. The process for public notification and public participation during the Bylaw adoption process shall be as per the regulations of *The Planning and Development Act, 2007*.
- e. Premature rezoning of land for development shall not be practice.
- f. Council shall consider Zoning Bylaw amendments to accommodate proposals, only when specific development proposals, subdivision applications, servicing agreement and other information, as the case may be, have been presented to and reviewed by Council.

3.9 Servicing Agreements and Development Levies

- a. Council may require a subdivision applicant to enter into a Servicing Agreement or development permit applicant to enter into a Development Levy agreement to ensure conformity with the Official Community Plan and Zoning Bylaw and to ensure adequate funding for on-site and off-site infrastructure, development as allowed for in *The Planning and Development Act, 2007*.