
4 General Regulations

The following regulations shall apply to all lands within the Rural Municipality of Terrell No. 101:

4.1 Environmental Management and Hazard Lands

- a. The Environment policies in Section 3.2 of the Official Community Plan shall be applied to all development on hazard lands.
- b. Identified actions for hazard avoidance, prevention, mitigation or remedy may be incorporated as conditions to issuance of a development permit. Council shall refuse a permit for any development for which, in Council's opinion, the proposed actions are inadequate to address the adverse effects, or will result in excessive municipal costs.

4.2 One Principal Building or Use

- a. Only one principal building or use per site shall be permitted on any one site excluding: agricultural uses, commercial uses, communal dwellings and related uses, parks, schools, hospitals, recreation facilities, mineral and resource developments and approved multiple dwelling units and/or groups. Excluding communal dwellings and multiple dwelling units, a maximum of two residences are permitted on one titled lot in the Agricultural and Country Residential Districts. Additional residences may be permitted in the Agricultural District at the discretion of Council and must relate to the farming practice.
- b. A development permit application for an additional residence will not be approved unless the additional residence is designed, sited, constructed, and finished in a manner that is visually compatible and harmonious with the character of the surrounding residential developments.

4.3 Mobile and Modular Homes

- a. A mobile or modular home is considered a residence for the purpose of this bylaw.
- b. All residences, including mobile and modular homes, shall be attached to a permanent foundation or securely anchored to the ground and skirted prior to occupancy.
- c. Every mobile home shall bear CSAZ240 certification (or replacement thereof) and every modular home shall bear CSA A277 certification (or replacement thereof).

4.4 Non-conforming Uses, Sites and Buildings

- a. The adoption or amendment of this Bylaw does not affect non-conforming buildings, non-conforming uses or non-conforming sites.
- b. 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 12 consecutive months.
- c. Non-conforming buildings or sites may continue to be used, maintained and repaired in their present form.
- d. Any lands which do not conform to the site requirements as set out in this Bylaw shall be deemed to be conforming with regards to site size, provided that a registered title for the site existing prior to the coming into force of this Bylaw.

4.5 Signs and Billboards

- a. Signs located in a Highway Sign Corridor shall be regulated entirely by the requirements of "The Erection of Signs Adjacent to Provincial Highway Regulations, 1986" or amendments thereto, and do not require a development permit from the RM of Terrell .
- b. Signs other than those located in a Highway Sign Corridor shall comply with the following:
 - i. The following signs are allowed:
 - 1. A sign that advertises agricultural commercial uses, home based businesses, the principal use of a site, or the principal products offered for sale on the site
 - 2. Signs with no advertising, including government signs, memorial signs, directional signs, traffic control, no trespassing, hunting restrictions, farmyard identification signs and similar signs
 - 3. Temporary signs and real estate signs, which shall be promptly removed after they are no longer needed
 - ii. A maximum of two advertising signs is permitted on a titled area
 - iii. Billboard and other off-site advertising signs are prohibited
 - vi. All private signs shall be located so that no part of the sign is over a public right of way and does create a blind spot.