

**ZONING BYLAW NO. 09-2014
OF THE
RURAL MUNICIPALITY OF GREAT BEND No. 405**

Being Schedule “B” to Bylaw No. 08-2014
of the Rural Municipality of Great Bend No. 405

Consolidated version including the following Amendments
(including Zoning District Map Amendments):

Bylaw No. 05-2017
Bylaw No. 07-2017
Bylaw No. 01-2022
Bylaw No. 03-2023
Bylaw No. 02-2025

NOTE:

This consolidation is not official. Amendments have been incorporated for convenience of reference and the original bylaws should be consulted for all purposes of interpretation and application of the law.

DATE: December 30, 2025

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1.0 INTRODUCTION

1.1 AUTHORITY

Under the authority granted by *The Planning and Development Act, 2007*, the Reeve and Council of the Rural Municipality of Great Bend No. 405 in the Province of Saskatchewan, in open meeting, hereby enact as follows:

1.2 TITLE

This Bylaw shall be known and may be cited as the “Zoning Bylaw” of the Rural Municipality of Great Bend No. 405.

1.3 PURPOSE

- .1 The purpose of this Bylaw is to regulate development and to control the use of land in the Rural Municipality of Great Bend No. 405 in accordance with the District Plan Bylaw 08-2014.
- .2 The intent of this Zoning Bylaw is to provide for the amenity of the area within the Rural Municipality of Great Bend No. 405 (hereinafter referred to as the Rural Municipality or Municipality) and for the health, safety, and general welfare of the inhabitants of the area:
 - a) To minimize land use conflicts;
 - b) To establish minimum standards to maintain the amenity of the Rural Municipality;
 - c) To ensure development is consistent with the physical limitations of the land;
 - d) To restrict development that places undue demand on the Rural Municipality for services; and
 - e) To provide for land-use and development that is consistent with the goals and objectives of the Rural Municipality.

1.4 SCOPE

This Bylaw applies to all land included within the boundaries of the Rural Municipality of Great Bend No. 405. All development within the limits of the Rural Municipality shall hereafter conform to the provisions of this Bylaw.

1.5 SEVERABILITY

A decision of a Court that one or more of the provisions of this Bylaw are invalid in whole or in part does not affect the validity, effectiveness, or enforceability of the other provisions or parts of the provisions of this Bylaw.

2. DEFINITIONS

Whenever the subsequent words or terms are used in the Redberry Lake Biosphere Reserve District Sustainability Plan Bylaw 08-2014 and this Bylaw, they shall have the following definition unless the context indicates otherwise.

A

Abattoir (Slaughterhouse): a building for butchering. The abattoir houses facilities to slaughter animals; dress, cut and inspect meats; and refrigerate, cure, and manufacture by-products.

Accessory: a building, structure or use of a specific site which is subordinate and exclusively devoted to the principal building, principal structure, or principal use of the same site.

Act: *The Planning and Development Act, 2007* Province of Saskatchewan, as amended from time to time.

Adjacent: contiguous or would be contiguous if not for a river, stream, railway, road or utility right-of-way or reserve land; and any other land identified in this Bylaw as adjacent land for the purpose of notifications.

Administrator: the Administrator of the Rural Municipality of Great Bend No. 405.

Aggregate Resource: raw materials including sand, gravel, clay, earth or mineralized rock found on or under a site.

Agricultural: a use of land, buildings or structures for the purpose of animal husbandry, fallow, field crops, forestry, market gardening, pasturage, private greenhouses and includes the growing, packing, treating, storing and sale of produce produced on the premises and other similar uses customarily carried on in the field of general agricultural.

Agriculture (Intensive): an agricultural production system characterized by high inputs relative to land area enabling a substantial increase in production using methods geared toward making use of economies of scale to produce the highest output at the lowest cost.

Agricultural Holding: the basic unit of land considered capable of accommodating an agricultural operation. For the purpose of this Bylaw, it shall comprise 64.80 hectares (160 acres) or equivalent. Equivalent shall mean 64.80 hectares (160 acres) or such lesser amount as remains in an agricultural holding because of the original township survey, road widening, road right-of-way or railway plans, drainage ditch, pipeline or transmission line development or government action, natural features such as water courses or water bodies, or as a result of subdivision as permitted herein.

Agricultural Operation: an agricultural operation that is carried out on a farm, in the expectation of gain or reward, including:

- a) cultivating land;

- b) producing agricultural crops, including hay and forage;
- c) producing horticultural crops, including vegetables, fruit, mushrooms, sod, trees, shrubs, flowers, greenhouse crops and specialty crops;
- d) raising all classes of livestock, horses, poultry, fur-bearing animals, game birds and game animals, bees and fish;
- e) carrying on an intensive livestock operation;
- f) producing eggs, milk, honey and other animal products;
- g) operating agricultural machinery and equipment, including irrigation pumps and noise-scare devices;
- h) conducting any process necessary to prepare a farm product for distribution from the farm gate;
- i) storing, handling and applying fertilizer, manure, organic wastes, soil amendments and pesticides, including both ground and aerial application;
- j) any other prescribed agricultural activity or process as defined by Council from time to time

Agricultural Industry: those processing and distributing industries providing products or services directly associated with the agricultural business sector and without restricting the generality of the above may include:

- a) grain elevators;
- b) feed mills;
- c) abattoirs;
- d) seed cleaning plants;
- e) pelletizing plants;
- f) bulk fertilizer distribution plants;
- g) bulk agricultural chemical distribution plants;
- h) anhydrous ammonia storage and distribution;
- i) bulk fuel plants;
- j) livestock holding stations;
- k) retail sales of the goods produced or stored as part of the dominant use on the site.

Agricultural Related Commercial Use: a service to the agricultural community such as grain and seed cleaning and drying, fertilizer distribution, implement and machinery assemblage, sale and service, veterinary clinics, hatcheries, apiaries, bulk fuel sales, stock yards, feed mills, oil seed processing plants, and other similar uses.

Bylaw No. 07-2017

Agricultural Residence: a dwelling unit on an agricultural holding in the absence of subdivision of where the residence remains directly appurtenant to the agricultural operation.

Agricultural Tourism: a tourism oriented commercial land use related to the retail sale of products or the provision of entertainment associated with an agricultural operation or a rural environment and without limiting the generality of the above includes historical and vacation farms, farm zoos, gift shops, restaurants, art galleries and cultural entertainment facilities.

All-Weather Road: an unpaved road constructed of a material and design that provides for proper drainage in accordance with the Municipality’s designated road design specifications.

Bylaw No.07-2017

Alteration or Altered: with reference to a building, structure or site means a change from one major occupancy class or division to another, or a structural change such as an addition to the area or height, or the removal of part of a building, or any change to the structure such as the construction of, cutting into or removal of any wall, partition, column, beam, joist, floor or other support, or a change to or closing of any required means of egress

or a change to the fixtures, equipment, cladding, trim, or any other items regulated by this Bylaw such as parking and landscaping.

Ancillary: a building, structure or use of a specific site which is related in a subsidiary manner to the principal building, principal structure, or principal use of the same site.

Animal, Large: considered cattle, horses, native ungulates, and similar sized animals.

Bylaw No. 07-2017

Animal Unit (A.U.) – the kind and number of animals calculated in accordance with the following table:

Animal Type		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

Rural Municipality of Great Bend No. 405 Zoning Bylaw No. 09-2014

	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	
Fallow Deer	Fallow deer	8.0	Bylaw No. 07-2017
	Fallow deer fawns	32.0	Bylaw No. 07-2017
Domestic Indigenous	Elk	5.0	Bylaw No. 07-2017
	Elk calves	20.0	Bylaw No. 07-2017
	White tailed deer	8.0	Bylaw No. 07-2017
	White tailed deer fawns	32.0	Bylaw No. 07-2017
	Mule deer	8.0	Bylaw No. 07-2017
	Mule deer fawns	32.0	Bylaw No. 07-2017

Applicant: a developer or person applying for a Development Permit under this Bylaw, for a subdivision approval to an approving authority under *The Planning and Development Act, 2007*.

Attic: that portion of a building situated wholly or in part within the roof and which is less than one-half story.

Auction Mart: means a building or structure or lands used for the storage of goods, materials and livestock which are to be sold on the premises by public auction and for the sale of the said goods, materials, and livestock by public auction and on an occasional basis.

Auto Wrecker: an area where motor vehicles are disassembled, dismantled or junked, or where vehicles not in operable condition, or used parts of motor vehicles, are stored or sold to the general public.

Awning: a structure that is mechanical and fabricated from plastic, canvas or metal that is spread across a frame designed to be attached to a wall and hung above a doorway or window.

B

Bed and Breakfast: a dwelling unit, licensed as a tourist home under *The Tourist Accommodation Regulations, 1969*, in which overnight accommodation within the dwelling unit, along with one meal served before noon, is provided to the travelling public for a charge.

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.

Boarding House: a development, which can usually be a private dwelling, where rooms are rented out to individuals for either short or long term stay. A dwelling within the rooming house may contain either a kitchen area or washroom facilities, but may not contain both uses with the unit.

Buffer: a strip of land, vegetation or land use that physically separates two or more different land uses.

Building: a structure used for the shelter or accommodation of persons, animals, or chattels and includes any structure covered by a roof supported by walls or columns.

Building, Residential: a single detached, semi-detached, duplex, Ready-to-Move home, modular, manufactured, mobile home or park model dwelling unit, or other similar types of buildings. Bylaw No. 07-2017

Building Bylaw: the Bylaw of the Rural Municipality of Great Bend No. 405 regulating the erection, alteration, repair, occupancy or maintenance of buildings and structures.

Building Floor Area: mean the maximum habitable area contained within the outside walls of a building, excluding in the case of a dwelling, any private garage, porch, veranda. Bylaw No. 07-2017

Building Footprint, Residential: the sum of the dimensions of the outer walls of the main floor area of the residential structure, and including, but not limited to, any private garage, porch, veranda, sun lounge, and covered deck. Bylaw No. 07-2017

Building Height: the vertical distance measured from the grade level to the highest point of the roof surface. *(If a flat roof; to the deck line of a mansard roof; and to the mean height level between eaves and ridge for a gable, hip or gambrel roof. [Refer to Figure 1.0])*

Building Permit: a permit, issued under the Building Bylaw of the Rural Municipality of Great Bend No. 405 authorizing the construction of all or part of any building or structure.

Building Site: the specific area on which the principal building is to be erected. Bylaw No. 07-2017

Bulk Fuel Sales and Storage: lands, buildings, and structures for the storage and distribution of fuels and oils including retail sales or key lock operations.

Bylaw: means the Zoning Bylaw.

C

Campground: an area used for a range of overnight camping experiences, from tenting to serviced trailer sites, including accessory facilities which support the use, such as administration offices and laundry facilities, but not including the use of mobile homes or trailers on a permanent year-round basis.

Cannabis Production, Processing, Research Facility: means a facility, licensed by the required government agency, for the on-site cultivation, harvesting, processing, testing, packaging, shipping, storage, distribution, research, testing, of cannabis goods and products derived from cannabis

Bylaw No. 01-2022

Cannabis Retail Store: means a commercial use, licensed by the required government agency, where cannabis or cannabis products are sold, and which may include the sale of cannabis related items and accessories.

Bylaw No. 01-2022

Canada Land Inventory (C.L.I.) Soil Class Rating System: provides an indication of the agricultural capability of land. The classes indicate the degree of limitation imposed by the soil in its use for mechanized agriculture. The C.L.I. class for each parcel of land is determined by the dominant C.L.I. class for the parcel, usually a quarter-section of land. Soil classes range from 1 to 7, with Class 1 soils having no significant limitations and Class 7 having severe limitations in terms of its capacity for arable culture or permanent pasture.

Prime Lands: Canada Land Inventory (C.L.I.) Soil Class Rating System

Class 1 – Soils in this class have no significant limitations in use for crop production.

Class 2 – Soils in this class have moderate limitations that restrict the range of crops or require moderate conservation practices.

Class 3 - Soils in this class have moderately severe limitations that reduce the choice of crops or require special conservation practices.

Marginal Lands: Canada Land Inventory (C.L.I.) Soil Class Rating System

Class 4 - Soils in this class have severe limitations that restrict the choice of crops, or require special conservation practices and very careful management, or both.

Class 5 - Soils in this class have very severe limitations that restrict their capability to producing perennial forage crops, and improvement practices are feasible.

Class 6 - Soils in this class are unsuited for cultivation, but are capable of use for unimproved permanent pasture.

Class 7 - Soils in this class have no capability for arable culture or permanent pasture.

Cardlock Operation: a petroleum dispensing outlet without full-time attendants.

Cemetery: land that is set apart or used as a place for the interment of the dead or in which human bodies have been buried. "Cemetery" may include a structure for the

purpose of the cremation of human remains and may include facilities for storing ashes or human remains that have been cremated or the interment of the dead in sealed crypts or compartments.

Clean Fill: uncontaminated non-water-soluble, non-decomposable, inert solids such as rock, soil, gravel, concrete, glass and/or clay or ceramic products. Clean fill shall not mean processed or unprocessed mixed construction and demolition debris, including, but not limited to, wallboard, plastic, wood or metal or any substance deemed corrosive, combustible, noxious, reactive or radioactive.

Cluster: where design allows for the concentration of development in pockets to preserve ecological areas and other open space while providing lower servicing cost and alternative development (i.e. housing) patterns.

Commercial: the use of land, buildings, or structures for the purpose of buying and selling commodities, and supplying professional and personal services for compensation.

Commercial Indoor Storage: a building or series of buildings comprising multiple storage bays intended for lease or rent by the general public for the purpose of indoor storage of private goods.

Community Facilities: a building or facility used for recreational, social, educational or cultural activities and which is owned by a municipal corporation, non-profit corporation or other non-profit organization.

Concept Plan: a land use concept plan for a specific local area that identifies social, environmental, health and economic issues which the proposed development must address.

Concrete and Asphalt Plant: an industrial facility used for the production of asphalt or concrete, or asphalt or concrete products, used in building or construction, and includes facilities for the administration or management of the business, the stockpiling of bulk materials used in the production's process or of finished products manufactured on the premises and the storage and maintenance of required equipment.

Conservation: the planning, management and implementation of an activity with the objective of protecting the essential physical, chemical and biological characteristics of the environment against.

Contractors Yard: the yard of a contractor or company used as a depot for the storage and maintenance of equipment used by the contractor or company, and includes facilities for the administration or management of the business and the stockpiling or storage of supplies used in the business.

Convenience Store: a store offering for sale primarily food products, beverages, tobacco, personal care items, hardware and printed matter and which primarily provides a convenient day to day service to residents in the vicinity.

Council: the Council of the Rural Municipality of Great Bend No. 405.

Country Residence: a dwelling or site whose owner's principal source of household income is derived from a source other than the principal agricultural use of that site.

Country Residential Development: is defined as residential development contained within a severance from an agricultural holding where the essential land requirement is for a residential building site and space rather than for productive agricultural purposes.

Crematorium: a building fitted with the proper appliances for the purposes of the cremation of human and animal remains and includes everything incidental or ancillary thereto.

D

Demolition Permit: a permit issued for the removal or dismantling of a building or structure within The Municipality of Great Bend boundaries as prescribed under Section 13 of *The Uniform Building and Accessibility Standards Act*.

Developer: see applicant.

Bylaw No. 07-2017

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 of any building or land, the moving of any building or structure onto land, the moving of a mobile home or trailer coach onto land, and the opening or stripping of land for the purpose of removing therefrom sand, gravel or other aggregate resources.

Development Agreement: the legal agreement between a developer and the Municipality which specifies the all obligations and the terms and conditions for the approval of a development pursuant to section 172 of *The Planning and Development Act, 2007*.

Development Permit: a permit issued by the Council of the Rural Municipality of Great Bend No. 405 that authorizes development, but does not include a building permit.

Discretionary Use: a use of land or buildings or form of development that:

- a) Is prescribed as a discretionary use in the Zoning Bylaw; and
- b) Requires the approval of Council pursuant to Section 56 of *The Planning and Development Act, 2007*.

District Plan (DP): The District Plan for the RM of Great Bend and participating municipalities is known as the Redberry Lake Biosphere Reserve District Sustainability Plan, as outlined in Section 102 of *The Planning and Development Act, 2007*.

Dormitory: sleeping quarters or entire buildings primarily providing sleeping and residential quarters for large numbers of people.

Dwelling: a building or part of a building designed exclusively for residential occupancy.

Dwelling Unit: one or more habitable rooms constituting a self-contained unit and used or intended to be used together for kitchen, washroom and sleeping facilities by one or more persons. Bylaw No. 07-2017

Dwelling Group: two or more single detached, two-unit or multiple unit dwellings located on a single parcel, and does not include mobile homes. A dwelling group may be in any form of tenancy including condominium or bare land condominium. Bylaw No. 07-2017

E

Elevation: the height of a point on the Earth's surface above sea level.

Environmental Reserve: lands that have been dedicated to the Municipality by the developer of a subdivision as part of the subdivision approval process. Environmental reserves are those lands that are considered undevelopable and may consist of a swamp, gully, ravine, coulee or natural drainage course, or may be lands that are subject to flooding or are considered unstable. Environmental reserve may also be a strip of land, not less than 6 metres in width, abutting the bed and shore of any lake, river stream or other body of water for the purposes of preventing pollution or providing access to the bed and shore of the water body.

Equestrian Facility: the use of lands, buildings, or structures for the boarding of horses, the training of horses and riders, and the staging of equestrian events, but does not include the racing of horses.

Existing: in place, or taking place, on the date of the adoption of this Bylaw.

F

Farm Building: improvements such as barns, granaries, etc., used in connection with the growing and sale of trees, shrubs, and sod or the raising or production of crops, livestock or poultry or in connection with fur production or bee keeping and situated on a parcel of land used for farm operation.

Farmstead/Farmyard: the buildings and adjacent essential grounds surrounding a farm.

Feedlot: an intensified method of growing beef cattle in a confined pen for the purpose of harvesting rather than grazing or seasonal confinement of a breeding herd. Bylaw No 07-2017

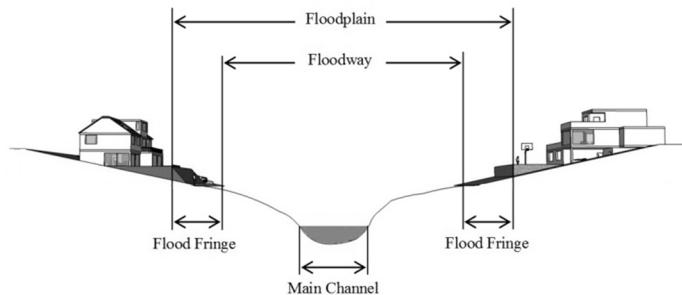
Fill: soil, rock, rubble, or other approved, non-polluting waste that is transported and paced on the existing, usually natural, surface of soil or rock, following the removal of vegetation cover, topsoil, and other organic material.

Flood: A temporary rise in the water level that results in the inundation of areas not ordinarily covered by water.

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 one metre per second.

Flood-proofed: A measure, or combination of structural and non-structural measures, incorporated into the design of a structure which reduces or eliminates the risk of flood damage to a defined elevation.

Flood Fringe: The portion of the floodplain where the waters in the 1:500 year flood are projected to be less than a depth of one metre or a velocity of one metre per second.



Foundation, non-permanent: means a supporting structure of a temporary building located below the floor assembly, that does not create useable living space under the building, and which is placed on the ground where the temporary building (ie. Garden Suite) will be constructed or installed.

Bylaw No. 01-2022

Foundation, permanent: means a supporting structure of a building, constructed from concrete pads, pilings made of any material, pony walls or other support structures made of concrete, wood, steel or other metal, placed on or in the ground where the building will be constructed or installed.

Bylaw No. 01-2022

Free Standing Sign: a sign, except a billboard, independently supported and visibly separated from a building or other structure and permanently fixed to the ground.

Future Land Use Map: the Future Land Use Map is attached as an Appendix "A" in the Redberry Lake Biosphere Reserve District Sustainability Plan. In its projections, the map specifies certain areas for residential growth and others for agriculture, industry, commercial and conservation.

G

Game Farm: land and facilities on which domestic game farm animals are held for commercial purposes. (See Harvest Preserve).

Garage: a building or part of a building used for or intended to be used for the storage of motor vehicles and wherein neither servicing nor repairing of such vehicles are carried on for remuneration.

Garden (Granny) Suite: A second, small dwelling on the site of a primary, single-family dwelling that accommodates one or two family members of the owner/occupants of the primary residence and is intended to allow the family to live independently but with support nearby of the extended family.

Gas Bar: a building or place used for, or intended for the provision of gasoline or diesel fuel and may or may not include a convenience store.

Geotechnical Assessment: an assessment or estimation by a qualified expert of the earth's subsurface and the quality and/or quantity of environmentally mitigative measures that would be necessary for development to occur.

Golf Course: a public or private area operated for the purpose of playing golf, and includes a par 3 golf course, club house and recreational facilities, accessory driving ranges, and similar uses.

Greenhouse: a building with glass or clear plastic walls and roof for the cultivation and exhibition of plants under controlled conditions.

Greenways: a linear park which may accommodate pathways principally for foot traffic and/or bicycles. Typically, greenways are planned along creeks, streams or rivers and managed as natural environments, or bikeways along landscaped roads.

Gross Surface Area: the area of the rectangle or square within which the face of a sign can be completely contained, exclusive of any supporting structure or, where a sign has more than one face or the face of the sign is not flat, the rectangle within which the largest area of the face of the sign in profile can be completely contained exclusive of any supporting structure.

H

Hamlet: a small, rural, unincorporated community that includes a limited number of land uses, typically single family dwellings and rural commercial, where infill, minor expansion and diversification of support services may occur.

Harvest Preserve: an area of deeded private land fenced for the purpose of management, control, and harvesting of domestic game farm animals. Harvest preserves are regulated by *The Domestic Game Farm Animal Regulations*.

Hazard Land: land which may be prone to flooding, slumping, landslides, or erosion or any other instability, or is a flood plain or watercourse.

Hazardous Substance: a substance that, because of its quality, concentration or physical, chemical or infectious characteristics, either individually or in combination with other substances on the site is an existing or potential threat to the physical environment, to human health or to other living organisms.

Height of the Sign: the vertical distance measured from the highest point of the sign to grade level at the centre of the sign.

Heritage Resource: the history, culture and historical resources of an area or community.

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 Department of Highways entitled "*The Erection of Signs Adjacent to Provincial Highways Regulation, 1986*", as may be amended from time to time.

Home Based Business: an accessory use carried on as a business conducted for gain in whole or in part in a dwelling unit or an accessory building to a dwelling unit.

Home Occupation: an accessory use carried on as an occupation conducted for gain in a dwelling unit solely by the resident or residents.

Horticulture: the culture or growing of garden plants. Horticulturists work in plant propagation, crop production, plant breeding and genetic engineering, plant biochemistry, plant physiology, and the storage, processing, and transportation of fruits, berries, nuts, vegetables, flowers, trees, shrubs, and turf.

Hotel/Motel: A building or buildings or part thereof on the same site used to accommodate the traveling public for gain or profit, by supplying them with sleeping accommodation, with or without meals.

I

Incidental Signs: are signs located on a development site which are intended for the direction of control of traffic, pedestrians or parking and which do not contain any advertising.

Industrial Park: an industrial park is an area of land set aside for industrial development. Industrial parks are usually located close to transport facilities, especially where more than one transport modality (inter-modal) coincides: highways, railroads, airports, and navigable rivers.

Industrial Use: the use of land, buildings or structures for the manufacturing, assembling, processing, fabrication, warehousing or storage of goods and materials.

Institutional Use: a use of land, buildings or structures for a public or non-profit purpose and without limiting the generality of the foregoing, may include such uses as schools, places of worship, indoor recreation facilities, community centres, and government buildings.

Intensive Agriculture: an intensified system of tillage and animal husbandry from the concentrated raising of crops or the concentrated rearing or keeping, on a continuous

basis, of livestock, poultry or other products for market and without restricting the generality of the above includes:

- a) feed lots;
- b) livestock operation (hogs, chickens, etc.);
- c) sod farms;
- d) market gardens;
- e) greenhouses; and
- f) nurseries and other similar uses.

Intensive Livestock Operation: the confining of any of the following animals, where the space per animal unit is less than 370 square meters:

- a) poultry;
- b) hogs;
- c) sheep;
- d) goats;
- e) cattle;
- f) horses;
- g) any other prescribed animals.

Invasive Species: a plant, animal, or other living organism, that is non-native to an ecosystem and whose introduction causes or is likely to cause economic and/or environmental harm.

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K

Kennel, Boarding: the temporary accommodation of dogs, cats or other domestic animals for commercial purposes.

Kennel, Breeding: the keeping of more than four dogs, cats or other domestic animals, male and female, and which are more than 12 months old, for breeding purposes.

Kennel, Enclosure: an accessory building or enclosure intended to house one or more domestic animals.

L

Landfill: a specially engineered site for disposing of solid waste on land, constructed so that it will reduce hazard to public health and safety.

Landscaping: the provision of horticultural and other related compatible features or materials designed to enhance the visual amenity of a site or to provide a visual screen consisting of any combination of the following elements:

- a) Soft landscaping consisting of vegetation such as trees, shrubs, vines, hedges, flowers, grass and ground cover; and/or
- b) Hard landscaping consisting of non-vegetative materials such as concrete, unit pavers, brick pavers or quarry tile, but does not include gravel, shale, or asphalt.

Landscaping Establishment: the yard of a landscaping contractor or company used as a depot for the storage and maintenance of equipment used by the contractor or company, and includes facilities for the administration or management of the business and the stockpiling or storage of supplies used in the business.

Land Use Zoning District: divisions identified in the Zoning Bylaw establishing permitted and discretionary uses of land or buildings with attendant regulations.

Legal Access: a lot or parcel shall be considered as having legal access for the purposes of development when the lot or parcel is adjacent to a municipally maintained road, and meets the frontage requirements of appropriate Zoning District hosting the development.

Livestock: domesticated animals used primarily as beasts of burden or for the production of fur, hides, meat, milk, eggs or other product, or as breeding stock, but excluding companion animals.

Lot: a parcel of land of a subdivision, the plan of which has been filed or registered at Information Services Corporation (Land Titles Office).

M

Manufacturing Establishment: a firm or business engaged in the mechanical or chemical transformation of materials or substances into new products including the assembling of components parts, the manufacturing of products and the blending of materials.

Minimum Separation Distance: the specified minimum distance that prescribed land uses shall be separated from each other to minimize land use conflicts. Land uses that generate nuisance typically include industrial uses, waste disposal facilities, and intensive livestock operations. Distances may be measured from the source of nuisance to the specific receptor or from the property lines, depending on the type of development involved.

Bylaw No. 07-2017

Minister: the Minister as defined in *The Planning and Development Act, 2007*.

Mobile Home: a portable structure built on a metal chassis that is defined in the Canadian Standards Association (CSA) Z240MH standards as a "mobile home: a multiple section mobile home," and bears a CSA seal attesting that the structure complies with the Z240 standards.

Mobile Home Park: a site under single management for the placement of two or more mobile homes and shall include all accessory buildings necessary to the operation.

Modular (Manufactured) Home: a factory built house that is designed and intended for use as a domestic residence and is constructed in climate controlled factories usually in an assembly line by assembling manufactured three-dimensional modular units, each with

three walls and a roof/ceiling, that are each at least one room or living area, and bears a CSA seal attesting that the house complies with the A-277 Standards.

Multi-Parcel Country Residential Development: involves high density rural residential development and may include cluster, multi-unit, linear developments or other suitable design concepts along roadways where the essential land requirement is for a residential building site and space, rather than for productive agricultural purposes.

Municipality: the Rural Municipality of Great Bend No. 405.

Municipal Reserve: are dedicated lands:

- a) that are provided to a Municipality pursuant to clause 189(a) of *The Planning and Development Act, 2007* for public use; or
- b) that were dedicated as public reserve and transferred to a Municipality pursuant to section 196, whether or not title to those lands has issued in the name of the Municipality;

Museum: an institution that is established for the purpose of acquiring, conserving, studying, interpreting, assembling and exhibiting to the public for its instruction and enjoyment, a collection of artifacts of historical interest.

N

Natural Areas: an area relatively undisturbed by human activities and characterized by indigenous species including remnant or self-sustaining areas with native vegetation, water, or natural features.

Natural Resources: the renewable resources of Saskatchewan and includes:

- a) fish within the meaning of *The Fisheries Act*;
- b) wildlife within the meaning of *The Wildlife Act, 1998*;
- c) forest products within the meaning of *The Forest Resources Management Act*;
- d) resource lands and Provincial forest lands within the meaning of *The Resource Lands Regulations, 1989*;
- e) ecological reserves within the meaning of *The Ecological Reserves Act*; and
- f) other living components of ecosystems within resource lands, Provincial forest lands and other lands managed by the department;

Non-conforming building: a building:

- a) 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; and,
- b) 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:

- a) 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 a Zoning Bylaw or any amendment to a Zoning Bylaw affecting the land or building becomes effective; and
- b) that on the date a Zoning Bylaw or any amendment to a 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.

Normally Accepted Agricultural Practices: a practice that is conducted in a prudent and proper manner that is consistent with accepted customs and standards followed by similar agricultural operations under similar circumstances, including the use of innovative technology or advanced management practices in appropriate circumstances and is conducted in conformity with any standards established pursuant to the regulations and meets acceptable standards for establishment and expansion.

O

Office or Office Building: a building or part of a building uses primarily for conducting the affairs of a business, profession, service, industry, or government in which no goods or commodities of business or trade are stored, transshipped, sold or processed.

Official Community Plan: For the purposes of the District Planning Agreement, the Official Community Plan for the RM of Great Bend is the Redberry Lake Biosphere Reserve District Sustainability Plan Bylaw No. 08-2014 as per *The Planning and Development Act, 2007*.

Off-Premise Identification Signage: a sign that is located separate and apart from the land on which the business or activity is located.

Oil and Gas-Related Commercial Uses: Shall mean a service to the oil and natural gas extraction industry such as drilling and oil well servicing operations, hauling services and storage facilities and other similar uses.

Open Space: passive and structured leisure and recreation areas that enhance the aesthetic quality and conserve the environment of the community. Urban and rural open space includes parks, recreation and tourism nodes, and natural areas.

P

Parking Lot: an open area, other than a street, used for the temporary parking of more than four vehicles and available for public use and the use of employees working on, or from, the site.

Pasture: a site that is used for the raising and feeding of livestock by grazing.

Permitted Use: the use of land, buildings, or other structures that shall be permitted in a Zoning District where all requirements of this Zoning Bylaw are met.

Personal Service Establishment: a development used for the provision of personal services to an individual which are related to the care and appearance of the body, or the cleaning and repair of personal effects, including barbershops, hairdresser, beauty salons, tanning salons, tailors, dressmakers, Laundromats, shoe repair shops, photographers, but excluding any adult or sexually explicit services.

Bylaw No. 07-2017

Places of Worship: a place used for worship and related religious, philanthropic or social activities and includes accessory rectories, manses, meeting rooms and other buildings. Typical uses include churches, chapels, mosques, temples, synagogues and parish halls.

Principal Use: the main or primary activity for which a site or its buildings are designed, arranged, developed or intended, or for which it is occupied or maintained.

Public Utility: a system, work, plant, equipment, or service, whether owned or operated by the Municipality, or by a corporation under Federal or Provincial statute, that furnishes any of the following services and facilities to, or for the use of, the inhabitants of the Municipality:

- a) Communication by way of telephone lines, optical cable, microwave, and cable television services;
- b) Delivery of water, natural gas, and electricity;
- c) Public transportation by bus, rail, or other vehicle production, transmission;
- d) Collection and disposal of sewage, garbage, and other wastes; and
- e) Fire and Police Services.

Public Works: a facility as defined under *The Planning and Development Act, 2007*.

Q

Quarter Section: 64.8 ha (160 acres) or a lesser amount that remains due to the original township survey, road widening, road right-of-way or railway plans, drainage ditch, pipeline or transmission line development, or other public utility; or natural features such as water courses or water bodies.

R

Racetrack: a place designed and equipped for the racing of motorized vehicles or horses and includes facilities for administration and management of the business.

Railway Freight Yards: the use of land, or building or structure or part thereof for activities directly associated with the operation of a railway. Without limiting the generality of the foregoing, such activities may include loading and off-loading freight, and maintenance and repair of railway cars.

Real Estate Signage: signage directly associated with the sale of property in which it is located and which maintains a gross surface area of less than 1 m².

Re-designation: Rezoning.

Recreational Use: a public or private facility or amenity, a joint-use site or a park or playground that serves the surrounding neighbourhood or community.

Recreational (Commercial): a public or private facility or amenity, a joint-use site or a park or playground that serves the surrounding neighbourhood with an intent to produce financial gain.

Recreational Vehicle: a vehicle used for personal pleasure or travels by an individual or a family which may or may not be towed behind a principal vehicle. Notwithstanding the generality of the above may include:

- a) Motorhomes;
- b) Camper Trailers;
- c) Boats;
- d) Snowmobiles; and
- e) Motorcycles.

Recycling and Collection Depot (Commercial): a building or series of buildings intended to accommodate the collection, sorting, processing and temporary storage of recyclable materials including the collection and storage of oil, solvents or other hazardous materials, processing of recyclable material other than compaction and accommodates outdoor compaction or storage.

Reeve: the Reeve of the Rural Municipality of Great Bend No. 405.

Residential: the use of land, buildings, or structures for human habitation.

Residual Parcel: the acreage remaining in agriculture resulting and independent of the subdivision of an agricultural holding for non-agricultural purposes.

Residential Care Home: a facility which:

- a) Provides meals, lodging, supervisory personal or nursing care to persons who reside therein for a period of not less than thirty days; and
- b) Is duly licensed by the Province of Saskatchewan or certified as approved by the Province of Saskatchewan under an Act which provides for such licensing or certification as the case may be;

c) and may include only the principal residence of the operator or administrator.

Restaurant: a building or part of a building wherein food is prepared and offered for sale to the public primarily for consumption within the building. However, limited facilities may be permitted to provide for a take-out food function provided such facility is clearly secondary to the primary restaurant use.

Right of Way: the right of way is the land set aside for use as a roadway or utility corridor. Bylaw No. 07-2017

Riparian: the areas adjacent to any streams, rivers, lakes or wetlands.

Roads, Flanking: a roadway constructed to the side of a lot, parcel or site.

Rooming House: rented residential premises where an individual shares a kitchen and bathroom with others. A dwelling within the rooming house may contain either a kitchen area or washroom facilities, but may not contain both uses with the unit.

RTM (Ready to Move) Home: “stick-built home” is a house that is fully assembled by the seller prior to sale that is a single structure designed for use with a permanent foundation as a domestic residence, and is entirely constructed away from the site transported as a single unit to the building site for installation on a permanent foundation.

S

Salvage Yard (Wrecking): a parcel of land where second-hand, discarded or scrap materials are bought, sold, exchanged, stored, processed or handled. Materials include scrap iron, structural steel, rags, rubber tires, discarded goods, equipment, appliances or machinery. The term also includes a site for collection, sorting, storing and processing of paper products, glass, plastics, aluminum or tin cans prior to shipment for remanufacture into new materials.

Scale of Development: the total acreage intended to accommodate a multi-parcel country residential subdivision.

School: a body of pupils that is organized as a unit for educational purposes under the jurisdiction of a board of education or of the Saskatchewan Ministry of Education and that comprises one or more instructional groups or classes, together with the principal and teaching staff and other employees assigned to such body of pupils, and includes the land, buildings or other premises and permanent improvements used by and in connection with that body of pupils.

Sea Container: (see Shipping Container).

Secondary Suite: a self-contained dwelling unit which is an accessory use to, and located within a detached one unit dwelling or it's accessory building, providing a kitchen, eating area, living room, bathroom, and no more than 2 bedrooms. Secondary Suites are not Garden (Granny) Suites. Bylaw No. 01-2022

Service Station: a building or place used for, or intended to be developed primarily for supplying vehicles with gasoline, diesel fuel, grease, tires or other similar items and for the repair, rental, greasing, washing, servicing, adjusting or equipping of automobiles or other motor vehicles, including painting, body work and major repairs.

Servicing Agreement: a legal contract that a municipal council may require with a subdivision applicant under Section 172 of *The Planning and Development Act, 2007*. With such an agreement, council accepts responsibility for maintaining services in a new subdivision in exchange for the developer installing the services needed for the subdivision.

Setback: the distance required to obtain the front yard, rear yard or side yard provisions of this Bylaw.

Shipping Container: An article of transportation equipment, including one that is carried on a chassis, that is strong enough to be suitable for repeated use and is designed to facilitate the transportation goods by one or more means of transportation and includes but is not limited to intermodal shipping containers, body of transport trailer or strait truck box but does not include a motor vehicle.

Should, Shall or May:

- Shall is an operative word which means the action is obligatory.
- Should is an operative word which means that in order to achieve plan objectives, it is strongly advised that the action be taken.
- May is an operative word meaning a choice is available, with no particular direction or guidance intended.

Sign: any device, letter, symbol, emblem or picture, that is affixed to or represented directly or indirectly upon a building, structure, or a piece of land and that identifies or advertises any object, product, place, activity, person, organization, or business in such a way as to be visible to the public on any street, thoroughfare, or any other public place.

Sign, Billboard: a private free standing sign, including supporting structure, which advertises goods, products, services, organizations, of facilities that are available from, located on, or refer to, a site other than the site on which the sign is located.

Sign, Directional: signage located off site providing direction to and information about a specific enterprise or activity which does not contain general advertising.

Signs, Traffic Control: a sign, signal, marking or any device placed or erected by the Municipality or Saskatchewan Department of Highways and Transportation.

Sign, Fascia: a sign fastened to, or painted on the wall of a building or structure in such a manner that the wall becomes the supporting structure for, or forms the background surface of the sign and which does not project more than 0.5 meters from such building or structure.

Sign, Freestanding: sign, except a billboard, independently supported and visibly separated from a building or other structure and permanently fixed to the ground.

Sign, Height: the vertical distance measured from the highest point of the sign to grade level at the centre of the sign.

Sign, Off-Premises: a sign which contains any message chosen by a person other than the person in control of the premises upon which the sign is located.

Sign, Projecting: a sign which is wholly or partially dependent upon a buildings for support and which projects more than 0.5 meters from such building.

Sign, Temporary: a sign which is not permanently installed or affixed in position, advertising a product or activity on a limited basis.

Site: one (1) or more contiguous surface parcels as defined under *The Land Titles Act, 2000*, and used as a unit for regulations under this Bylaw, as well as the following:

Bylaw No. 07-2017

- (a) Shall be of the same title ownership to be considered as a unit; and,
- (b) Shall not exceed two (2) adjacent lots.

Site Area: the total horizontal area within the site lines of a site.

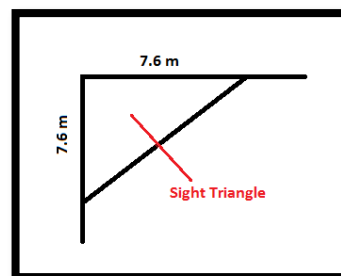
Site Frontage: the boundary that divides the site from the street or road. In the case of a corner site, the front site line shall mean the boundary separating the narrowest street frontage of the site from the street. Site frontage for a non-rectangular site shall be defined as the mean of the measured front and rear site lines.

Site Line: any boundary of a site.

Sight Triangle, Driveway: the area contained in the triangle formed by the intersection of the edge of a driveway giving access to a street or lane and the property line and a straight line drawn from a point 3.0 m from that intersection along the driveway within the property to a similar point along the property line 3.0 m away from the driveway.

Bylaw No.07-2017

Sight Triangle: the triangular area formed, on a corner sites, by the intersecting front and side site lines at a street intersection and the straight line joining said site lines at points which are a measured distanced along said site lines.



Bylaw No. 07-2017

Solar Farm (park or power station): a site on which a large number of solar panels are installed for the purpose of generating photovoltaic electricity.

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Sports Field: an open space set aside for the playing of sports and may include benches or bleachers for observers but where there is no charge made for spectators.

Structure: anything that is erected, built or constructed of parts joined together and supported by the soil or any other structure requiring a foundation to hold it erect, but not including pavement, curbs, walks or open air surfaced areas.

Stakeholders: individuals, groups or organizations who have a specific interest or 'stake' in a particular need, issue situation or project and may include members of the local community (residents, businesses, workers, representatives such as Councilors or politicians); community groups (services, interest groups, cultural groups clubs, associations, churches, mosques, temples); or local, state and Federal governments.

Stockyard: an enclosed yard where livestock is kept temporarily.

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.

Bylaw No. 07-2017

Subdivision: a division of land, and includes a division of a quarter sections into legal subdivisions as described in the regulations made pursuant to *The Land Surveys Act, 2000*.

T

(Tele)communication Facility: a structure situated on a non-residential site that is intended for transmitting or receiving television, radio, or telephone communications, excluding those used exclusively for dispatch communications.

Temporary Garage: a temporary prefabricated shelter constructed with a metal or plastic frame and covered with a tarpaulin or other similar type of fabric or plastic covered used primarily for the storage of vehicles or other equipment accessory to a residential use only.

Trucking Firm Establishment: the use of land, buildings or structures for the purpose of storing, servicing, repairing, or loading trucks, transport trailers and/or buses, but does not include automobile service stations or transportation sales or rental outlets.

U

Use: the purpose or activity for which any land, building, structure, or premises, or part thereof is arranged, designed, or intended, or for which these may be occupied or maintained.

V

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 in such a way 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.

Value-added: the increase in value generated by a company or individual through the additional processing or sale of raw materials along the production chain.

Vertical Integration: the accommodation of multiple complimentary activities which could be considered principal permitted uses under single or multiple ownership within one or more buildings on a single parcel where these uses are considered to provide additional processing and/or the sale of manufactured goods produced onsite.

Veterinary Clinics: a place for the care and treatment of small animals involving outpatient care and medical procedures involving hospitalization, but shall not include the keeping of animals in outdoor pens.

W

Warehouse: a building used for the storage and distribution of wholesaling of goods and materials.

Waste Disposal Facility, Liquid: a facility to accommodate any waste which contains animal, aggregate or vegetable matter in solution or suspension, 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.

Waterbody: any location where water flows or is present, whether or not the flow or the presence of water is continuous, intermittent or occurs only during a flood, and includes but is not limited to, wetlands and aquifers.

Watercourse: a river, stream, creek, gully, ravine, spring, coulee, valley floor, drainage ditch or any other channel having a bed and sides or banks in which water flows either permanently or intermittently.

Watershed: the land area from which surface runoff drains into a stream, channel, lake, reservoir, or other body of water; also called a drainage basin.

Wetland: land having the water table at, near, or above the land surface or which is saturated for a long enough period to promote wetland or aquatic processes as indicated by hydric soils, hydrophytes ("water loving") vegetation, and various kinds of biological activity which are adapted to the wet environment.

Wholesale: the sale of commodities to retailers or jobbers and shall include the sale of commodities for the purpose of carrying on any trade or business.

(Small) Wind Energy System: A wind energy conversion system consisting of a wind turbine, a tower, and associated control or conversion electronics, which has a rated capacity of not more than 100 kW and which is intended to primarily reduce on-site consumption of utility power.

Wintering Site (or Temporary Livestock Confinement Area): a location where livestock are confined seasonally for the purposes of sustaining a breeding herd or calving through winter months when pasture is unavailable for grazing. Feeding cattle is not considered temporary regardless of residence time. Bylaw No. 07-2017

Work Camp: a temporary Industrial or Construction camp established for the purpose of providing accommodation for employees, and without restricting the generality of the above, the camp is usually made up of a number of mobile units, clustered in such a fashion as to provide sleeping, eating and other basic living facilities.

Y

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 which 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.

Yard, Required: the minimum yard required by a provision of this Bylaw.

Yard, Side: the part of a site which 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.

3. ADMINISTRATION AND INTERPRETATION

3.1 DEVELOPMENT OFFICER

- .1 The Administrator of the Rural Municipality of Great Bend No. 405 shall be the Development Officer responsible for the administration of this Bylaw and in their absence by such other employee of the Municipality as the Council designates from time to time.
- .2 The Development Officer shall:
 - a) Receive, record, and review Development Permit applications and issue decisions in consultation with Council, particularly those decisions involving subdivision, discretionary uses, Development Permit conditions, and development and servicing agreements;
 - b) Maintain, for inspection by the public during office hours, a copy of this Bylaw, zoning maps and amendments, and ensure that copies are available to the public at a reasonable cost;
 - c) *Removed*
 - d) Collect development fees, according to the fee schedule established in this Bylaw;
 - e) Perform other duties as determined by Council.
- .3 The Development Officer shall be empowered to make a decision regarding a Development Permit application for a “permitted use”.

Bylaw No. 07-2017

3.2 COUNCIL

- .1 Council shall make all decisions regarding discretionary uses, development and servicing agreements, and Zoning Bylaw amendments.
- .2 Council shall make a recommendation regarding all subdivision applications circulated to it by Saskatchewan Ministry of Government Relations, prior to a decision being made by the Minister.
- .3 Council shall act on discretionary uses, rezoning and subdivision applications in accordance with the procedures established by *The Planning and Development Act, 2007* and in accordance with the District Plan.

3.3 APPLICATION FOR A DEVELOPMENT PERMIT

- .1 Every person shall complete an application for a development permit before commencing any development within the municipality, except where exempted by section 3.4.
- a) Clause (.1) also pertains to the movement of structures into and within the municipality.

Bylaw No. 07-2017

Bylaw No. 07-2017

- .2 Applicants shall receive an approved Notice of Decision form before commencing any development. Bylaw No. 07-2017
- .3 A Development Permit shall not be issued for any use in contravention of any of the provisions of this Bylaw and the District Plan. Bylaw No. 07-2017

3.4 DEVELOPMENT NOT REQUIRING PERMIT

- .1 **Accessory farm uses:** Farm buildings where applied to a principal agricultural use within the Zoning Districts established by this bylaw. This excludes farm residences and intensive livestock operations. Bylaw No. 07-2017
- .2 **Public utilities:** Any operation for the purposes of inspecting, repairing or renewing sewers, mains, cables, pipes, wires, tracks or similar public works as required by a public utility. Bylaw No. 07-2017
- .3 **Sheds and storage structures:** any shed or storage structure that is 9.2 square metres (99 square feet) in area or less with a height of less than 4.0 metres (13 feet). Bylaw No. 07-2017
- .4 **Television or radio antennas:** any television or radio antenna meant for the personal residential use of the operator on site. Bylaw No. 07-2017
- .5 **Cultural sites:** any historical and archeological sites, wildlife and conservation management areas. This excludes the structural buildings required for offices, interpretative centres and similar uses. Bylaw No. 07-2017
- .6 **Internal alterations:** where structural alterations do not occur, and no alterations to the external building footprint. Bylaw No. 07-2017
- .7 **Fencing:** subject to all height restrictions of the zoning district. Bylaw No. 07-2017
- .8 **Landscaping:** for sites, driveways and parking lots, provided the natural or designed drainage pattern of the site and adjacent sites are not adversely impact. All landscaping shall incorporate natural drainages routes within site boundaries. Bylaw No. 07-2017

3.5 INTERPRETATION

- .1 Where any provision of this Bylaw appears unclear, Council shall make the final Bylaw interpretation.
- .2 All Bylaw requirements shall be based on the stated metric units. The imperial units shown in this Bylaw shall be approximate guidelines only.

3.6 COMPREHENSIVE DEVELOPMENT REVIEW

- .1 A comprehensive development review (CDR) shall be completed prior to consideration of an application by Council by any person proposing to rezone land to a multi-parcel country residential Zoning District (greater than 4 parcels), or other intensive multi-parcel developments determined at the discretion of Council. The purpose of this review is to

identify and address social, environmental, health and economic issues and to encourage the development of high quality residential, commercial, and industrial developments. The scope and required detail of the CDR will be based on the scale and location of the proposed development, and address the following:

- a) Proposed land use(s) for various parts of the area;
 - b) The effect on adjacent land uses and integration of the natural landscape regarding the planning and design of the area;
 - c) The location of, and access to, major transportation routes and utility corridors;
 - d) The provision of services respecting the planning for future infrastructure within the Municipality;
 - e) Sustainable development and environmental management practices regarding surface and groundwater resources, storm water management, flooding and protection of significant natural areas;
 - f) Appropriate information specific to the particular land use (residential, commercial or industrial).
- .2 The comprehensive development review must be prepared in accordance with the overall goals and objectives of the District Plan. Council shall not consider any development application until all required information has been received. The responsibility for undertaking all technical investigations, administrative reviews and hosting public meetings as required shall be borne solely by the applicant. Bylaw No. 01-2022

3.7 DEVELOPMENT PERMIT PROCEDURE

- .1 Where an application for a Development Permit is made for a permitted or accessory use in conformity with this Bylaw, *The Planning and Development Act, 2007* and all other municipal Bylaws, the Council shall hereby direct the Development Officer to issue a Development Permit.
- .2 As soon as an application has been made for a Development Permit and prior to making a decision, the Development Officer may refer the application to whichever government agencies, the District Planning Commission, or interested groups Council may consider appropriate. The Development Officer may also require the application to be reviewed by planning, engineering, legal, or other professionals, with the cost of this review to be borne by the applicant.
- .3 A copy of all approved Development Permit applications, involving the installation of water and sanitary services, shall be sent to the required Provincial agency. Bylaw No. 01-2022
- .4 Upon approval of a permitted or accessory use, the Development Officer shall issue a Notice of Decision for the use at the location and under such terms and development standards specified by Council at that time. Bylaw No. 07-2017
- .5 The applicant shall be notified in writing of the decision of their application. The applicant shall be advised of their right to appeal a decision to the Development Appeals Board on a

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- permitted or accessory use application and any terms and conditions attached to an application.
- .6 A Building Permit, where required, shall not be issued unless a Development Permit has been issued, or is issued concurrently.
- .7 A Development Permit is valid for a period of twelve (12) months unless otherwise stipulated when the permit is issued.
- .8 Every application for a development permit shall be submitted for the approval of the Development Officer and shall include, unless otherwise specified in this bylaw: Bylaw No. 07-2017
- a) A layout or site plan showing the dimensions of the site, the site size and the location on the site of any existing and proposed development, including all utilities and service connections,
1. The proposed use of land and any buildings or parts of buildings on the site.
 2. A north arrow.
 3. The property lines and setbacks from the proposed development to the property lines.
 4. The street frontage of the lot.
 5. The off-street parking provided on the lot.
- b) A written description of the method of onsite sewage disposal facilities and,
- c) Other information as may be required in support of the application where in the opinion of the Development Officer, the site plan does not provide sufficient clarity or there is disagreement respecting the boundaries of a site and the location of existing and proposed development, the Development Officer may require a Real Property Surveyors Report to be furnished by the applicant.
1. Major drainage paths for water travelling over the lot.
 2. Easements on the site.
 3. Fencing, screening and garbage storage areas.
 4. The proposed location, size and elevation of the sewer and water connections.
 5. Reclamation plans, emergency measure plans, etc.
 6. Photos.
 7. Invasive species location identification, and mitigation and treatment plans. Bylaw No. 01-2022
- .9 Council may require the submission of a letter of credit, performance bond, development or servicing agreement, or any other form of assurance to ensure that the development is constructed and completed in accordance with the development standards and regulations set forth within this Bylaw. Bylaw No. 07-2017

- a) All agreements for letter of credits, performance bonds, and development or servicing agreements shall individually stipulate procedures for the release or completion of the agreement that will be mutually agreed upon between the municipality and the developer(s).

- .10 Upon receipt of any development permit application, and prior to finalizing a decision, the Development Officer may refer the application to Council for a decision on the interpretation of the Bylaw or to apply any special conditions that may be provided for in the Bylaw, and shall inform the applicant of the date and time when Council will consider the application. Council or the Development Officer may require further information from the applicant in order to render a decision.

Bylaw No. 01-2022

3.8 DISCRETIONARY USE APPLICATION PROCEDURE

- .1 The following procedures shall apply to discretionary use applications:

- a) Applicants must file with the Development Officer the prescribed application form, a site plan, any other plans and supplementary information as required by the Development Officer and pay the required application and public hearing fees.
- b) The application will be examined by the Development Officer for conformance with the District Plan, this Bylaw, and any other applicable policies and regulations and shall advise the Council as soon as practical.
- c) Council may refer the application to whichever government agencies or interested groups including the District Planning Commission, as Council may consider appropriate. Council also may require the application to be reviewed by planning, engineering, legal, or other professionals, with the cost of this review to be borne by the applicant.
- d) The Development Officer will give notice by regular mail that the application has been filed to all assessed owners of property within 75 meters (246 ft.) of the boundary of the applicant's land and provide notification of an upcoming public hearing and an opportunity for them to provide written comment on the proposal.
- e) The Development Officer will prepare a report concerning the application which may contain recommendations, including recommendations that conditions of approval be applied in accordance with The *Planning and Development Act, 2007*.

- f) The Development Officer will set a date for the public hearing at which time the application shall be considered by Council.

Bylaw No. 07-2017

(1) Where a discretionary use is deemed by the Development Officer to have a potentially significant effect upon assessed landowners along a transportation system, or beyond, the area of notification may be extended to include a larger area as the Development Officer and/or Council deems necessary to affected landowners.

- g) Council shall consider the application together with the reports of the Development Officer and any written or verbal submissions received by Council.
- h) Council may reject the application or approve the application with or without conditions, including a condition limiting the length of time that the use may be conducted on the site.

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- i) The applicant shall be notified of Council’s decision by regular mail or by electronic mail addressed to the applicant at the address shown on the application form. Bylaw No. 01-2022
- .2 Discretionary uses, discretionary forms of development, and associated accessory uses shall conform to the development standards and applicable provisions of the Zoning District in which they are located.
- .3 The following criteria must be considered in the review of discretionary use applications:
 - a) The proposal must be in conformance with all relevant sections of District Plan and Zoning Bylaw;
 - b) Council has designated discretionary uses as identified within each zoning district where, in Council’s opinion, the type of development may have one (1) or more features or potential effects that warrant proposal-specific review in terms of this Bylaw, such as:
 - (1) Ensure the proposed development is suitable in the individual zoning district as proposed.
 - (2) Where specific development standards should be applied by means of a development agreement.
 - c) The proposal must demonstrate that it will maintain the character, appearance, density and purpose of the zoning district where necessary through the provisions of buffer areas, separation and screening. Bylaw No. 07-2017
 - d) The proposal must be capable of being economically serviced by community infrastructure including roadways, water and sewer services, solid waste disposal, parks, schools, and other utilities and community facilities. Bylaw No. 07-2017
 - e) The proposal must not be detrimental to the health, safety, convenience or general welfare of persons residing or working in the vicinity or injurious to property, improvements or potential development in the vicinity. Bylaw No. 07-2017
 - f) The proposal must not be detrimental to the air, soil, natural environment and heritage resources of the surrounding area or to areas near the potential development, or mitigative measures shall be proposed by the applicant. Bylaw No. 07-2017
 - g) Council shall assess and consider the potential effects of the proposed discretionary use as it contributes to the social, economic and physical sustainability of the Municipality. Bylaw No. 07-2017
 - h) Additional evaluation criteria may be specifically listed within individual zoning districts. Bylaw No. 07-2017
- .4 Council may approve the application, reject the application, or approve the application with conditions, including a condition limiting the length of time that the use may be conducted on the site to secure the objectives of the District Plan, or Zoning Bylaw, with respect to:
 - a) The nature of the proposed site, including its size, shape, and intensity and the proposed size, shape and arrangement of buildings in relation to the intent of the zoning district within which it is proposed. Bylaw No. 07-2017

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- b) The accessibility and traffic patterns for persons and vehicles, the type and volume of that traffic and the adequacy of proposed off-street parking and loading. Bylaw No. 07-2017
- c) The safeguards afforded to minimize noxious or offensive emissions including noise, glare, dust and odour. Bylaw No. 07-2017
- d) Any treatment given, as determined by the Council, to aspects including landscaping, screening, open spaces, parking and loading areas, lighting and signs but not including the colour, texture or type of materials and any architectural detail. Bylaw No. 07-2017
- .5 Upon approval of a discretionary use by resolution of Council, the Development Officer shall issue a written Notice of Decision for the discretionary use at the location and under such terms and development standards specified by Council in its resolution. Bylaw No. 07-2017
- .6 Council's approval of a discretionary use application is valid for a period of twelve (12) months from the date of the approval. If the proposed use or proposed form of development has not commenced within that time, the approval shall no longer be valid. The Development Officer shall advise the applicant in writing when a prior approval is no longer valid. Bylaw No. 07-2017
- .7 The applicant shall be advised of their right to appeal any terms and conditions attached to a discretionary use application to the Development Appeals Board. Bylaw No. 07-2017

3.9 REFUSAL OF DEVELOPMENT PERMIT APPLICATION

- .1 An application for a Development Permit shall be refused if it does not comply with all Zoning Bylaw requirements.
- .2 The reasons for a Development Permit refusal shall be stated on the written Notice of Decision. Bylaw No. 07-2017
- .3 The applicant shall be notified of the right to appeal a decision to refuse an application of the local Development Appeals Board in accordance with the requirements of *The Planning and Development Act, 2007*.

3.10 DEVELOPMENT PERMIT APPLICATION FEES

- .1 All application fees shall align to a separate fee bylaw, prescribe a schedule of fees to be charged for a development permit application, review, advertising, approval, enforcement, regulation and issuance, as the case may be, of:
 - a) A permitted use; Bylaw No. 07-2017
 - b) A discretionary use; and, Bylaw No. 07-2017
 - c) A minor variance. Bylaw No. 07-2017
- .2 In addition, if a building permit is required, any fees associated with the issuance of a permit and inspection as specified in the Building Bylaw. Bylaw No. 07-2017

- .3 These fees shall be in addition to any fee or fees required for advertising costs as per the Act. Bylaw No. 07-2017

3.11 FEE FOR ZONING AMENDMENT APPLICATION

- .1 When an application is made to Council for an amendment to this Bylaw, the applicant making the request shall bear the actual cost of advertising such zoning amendment as permitted by *The Planning and Development Act, 2007*. Council also may require the applicant to pay all costs incurred in a professional review of the application and in carrying out a public hearing.

3.12 CONCURRENT PROCESSING OF DEVELOPMENT PERMITS, BUILDING PERMIT AND BUSINESS LICENSES

- .1 A Building Permit, where required, shall not be issued unless a Development Permit has been issued, or is issued concurrently. Nothing in this Bylaw shall exempt any person from complying with a Building Bylaw, or any other Bylaw in force within The Municipality, or from obtaining any permission required by this, or any other Bylaw of The Municipality, the Province or the Federal government.

3.13 REFERRAL UNDER THE PUBLIC HEALTH ACT

- .1 The Development Officer shall make available, in addition to plumbing permits and plan information, a copy of all approved Development Permit applications involving installation of water and sanitary services, should such information be requested by Provincial officials under the *Public Health Act and Regulations*.
- .2 The required Provincial agency shall determine the suitability of a parcel proposed for subdivision to accommodate a private sewage treatment system with the subdivision review process. Bylaw No. 07-2017
Bylaw No. 01-2022
- .3 All submissions and conformance to Public Health requirements are the responsibility of the developer. Bylaw No. 07-2017

3.14 DEVELOPMENT APPEAL BOARD

- .1 Council shall appoint a Development Appeals Board, to hear and determine appeals in accordance with Section 213 to 227 inclusive, of *The Planning and Development Act 2007*. Bylaw No. 01-2022
- .2 **RIGHT OF APPEAL**
- a) In addition to any other right of appeal provided by *The Planning and Development Act, 2007* and any other Act, a person affected may appeal to the Board if there is:
- i. Alleged misapplication of the Zoning Bylaw in the issuance of a development permit;
 - ii. A refusal to issue a development permit because it would contravene the Zoning Bylaw;
 - iii. An issuance of a written order from the Development Officer.

- b) There is no appeal pursuant to 3.14.2.a.ii if a development permit was refused on that basis that the use in the Zoning District for which the development permit was sought:
 - i. Is not a permitted use or a permitted intensity of use;
 - ii. Is a discretionary use or discretionary use of intensity that has not been approved by resolution by Council; or
 - iii. Is a prohibited use.
- c) Appellants may appeal where they are of the opinion that development standards prescribed by Council with respect to a discretionary use exceed those necessary to secure the objectives of the Zoning Bylaw.
- d) An appellant shall make the appeal pursuant to 3.14.2.a within 30 days after the date of the decision.
- e) The Development Officer shall make available to all interested persons copies of the provisions of The Planning and Development Act, 2007, respecting decisions of the Development Officer and right of appeal.

3.15 MINOR VARIANCES

- .1 A minor variance may be granted for the following only: Bylaw No. 07-2017
 - a) Minimum required distance of a building from a lot line; and, Bylaw No. 07-2017
 - b) The minimum required distance of a building from any other building on the lot, if the Municipality's Building Official is in agreement. Bylaw No. 07-2017
- .2 The maximum amount of a minor variance shall be 10% variation from the requirements of this Bylaw. Bylaw No. 07-2017
- .3 All procedures for minor variances shall be in accordance with Section 60 of the Act. Bylaw No. 07-2017
- .4 A minor variance must not injuriously affect a neighbouring property. Bylaw No. 01-2022

3.16 NON-CONFORMING BUILDINGS, USES AND SITES

- .1 Any use of land or any building or structure lawfully existing at the time of passing this Bylaw that is rendered non-conforming by the enactment of this Bylaw or any subsequent amendments, may be continued, transferred, or sold in accordance with provisions of Section 88 to 93 inclusive, of *The Planning and Development Act, 2007*.
- .2 Any use of land or any building or structure lawfully existing at the time of passing this Bylaw that is rendered non-conforming by the enactment of this Bylaw or any subsequent amendments, may be continued, transferred, or sold in accordance with provisions of Section 88 to 93 inclusive, of *The Planning and Development Act, 2007*.
- .3 No enlargement, additions, or reconstruction of a non-conforming use, building or structure shall be undertaken, except in conformance with these provisions.

- .4 No existing use, building or structure shall be deemed to be nonconforming by reason only of the conversion of this Bylaw from the Metric System of Measurement to the Imperial System of Measurement where such non-conformity is resultant solely from such change and is reasonably equivalent to the metric standard herein established.
- .5 Where a building has been erected on or before the effective date of this Bylaw on a site having less than the minimum dimensions or area, or having less than the minimum yards required by this Bylaw, the use may be continued and the building may be enlarged, reconstructed, repaired or renovated pursuant to the rights granted by Section 91 to 93 of *The Planning and Development Act, 2007*. These rights are subject to the following:
 - a) The enlargement, reconstruction, repair or renovation does not further reduce the required yards that do not conform to this Bylaw;
 - b) All other applicable provisions of this Bylaw are satisfied; and,
 - c) Issuance of a development permit required by this Bylaw.

3.17 DEVELOPMENT PERMIT – INVALID

- .1 A Development Permit shall be automatically invalid and development shall cease, as the case may be:
 - a) If the proposed development is not commenced within the 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) When development is undertaken in contravention of this bylaw, the Development Permit and specified development standards; and/or
 - d) When a written appeal notice is received by the Development Appeals Board secretary regarding the Development Permit.

3.18 ENFORCEMENT, LICENSES AND BYLAW COMPLIANCE WITH OTHER BYLAWS AND LEGISLATION

- .1 The Development Officer may authorize action to stop any development which does not conform to this Bylaw, a development or servicing agreement, a Development Permit or condition, or an Interest Registered with ISC under this Bylaw. Bylaw No. 07-2017
- .2 Errors and/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. Bylaw No. 07-2017
- .3 In their interpretation and application, the provisions of this Bylaw shall be held to be the minimum requirements adopted for the promotion of the public health, safety, and general welfare. Bylaw No. 07-2017

- .4 Nothing in this Bylaw shall exempt any person from complying with the requirements of a Building Bylaw or any other Bylaw in force within the RM of Great Bend No. 405 or law within the Province of Saskatchewan or Canada; or from obtaining any license, permission, permit, authority, or approval required by this or any other Bylaw of the RM of Great Bend No. 405 or any law of the Province of Saskatchewan or Canada. Bylaw No. 07-2017

3.19 TEMPORARY DEVELOPMENT PERMITS

- .1 Where Council has approved a use for a limited time, as specified on the Notice of Decision as an approval condition, and that time has expired, that use of land or structure on that property shall cease until such time as a new use application is submitted and Council approval is provided. Bylaw No. 07-2017
Bylaw No. 01-2022
- .2 The Development Officer may issue temporary development permit applications for the temporary placement of moveable residential buildings during construction, with the submission of a security or performance bond. Bylaw No. 07-2017
Bylaw No. 01-2022

3.20 DEVELOPMENT LEVY AGREEMENTS

- .1 As per Section 175 of *The Planning and Development Act, 2007* the Municipality may register an interest based on a development levy agreement or servicing agreement in the land registry against the affected title. Bylaw No. 07-2017
- .2 On registration of an interest based on a development levy agreement or servicing agreement, the rights and privileges in the development levy agreement:
- a) Ensure completion of the agreement for the municipality; and Bylaw No. 07-2017
 - b) Run with the land and are binding on the registered owner of the land the registered owner's heirs, executors, administrators, successor and assigns. Bylaw No. 07-2017

3.21 SERVICING AGREEMENTS

- .1 Where a development and/or subdivision proposal is submitted to the Municipality for approval, Council may request the developer to enter into a servicing agreement to ensure appropriate servicing pursuant to The Act. Council may direct the Development Officer to vary the agreement on a case-by-case basis, or not require it. Bylaw No. 07-2017
- .2 The agreement may include: Bylaw No. 07-2017
- a) Specifications for the installation and/or construction of all services within the proposed development as required by Council. Bylaw No. 07-2017
 - b) For the payment by the applicant of fees that Council may establish as payment in whole or in part for the capital cost of providing, altering, expanding or upgrading sewage, water, drainage and other utility services, municipal roadway facilities, or park and recreation space facilities, located within or outside the proposed development, and that directly or indirectly service the proposed development. Bylaw No. 07-2017

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- c) Time limits for the completion of any work or the payment of any fees specified in the agreement, which may be extended by agreement of the applicant and the Municipality. Bylaw No. 07-2017
- d) Provisions for the applicant and the Municipality to share the costs of any work specified in the agreement. Bylaw No. 07-2017
- e) Payment for the consultation of engineering, planning, or any other specialized personnel requested by Council in order to render a decision on the development or subdivision proposal. Bylaw No. 07-2017
- f) Any assurances as to performance that Council may consider necessary. Bylaw No. 07-2017
- .3 The payment of fees that Council may establish as payment, in whole or in part, for the capital costs for the agreement. Council may also require alternatives for payment of costs, such as, but not limited to, performance bonds or an irrevocable letter of credit. Bylaw No. 07-2017

3.22 MOVING OF BUILDINGS

Bylaw No. 01-2022

- .1 No building or structure shall be moved within or into or out of the lands referenced within the scope of this Bylaw without obtaining a Development Permit, unless such building is exempt under section 3.4 Development Not Requiring A Permit. Bylaw No. 01-2022
- .2 A photograph of the building or structure proposed to be moved must accompany the Development Permit Application. Bylaw No. 01-2022
- .3 An application to move in a building or structure must demonstrate that the age, condition, and style of the building or structure’s exterior treatment is compatible and complimentary with the general appearance of buildings in the neighbouring area.” Bylaw No. 01-2022

3.23 MOVING OF BUILDINGS

Bylaw No. 01-2022

- .1 No building or structure shall be moved within or into or out of the lands referenced within the scope of this Bylaw without obtaining a Development Permit, unless such building is exempt under section 3.4 Development Not Requiring A Permit. Bylaw No. 01-2022
- .2 A photograph of the building or structure proposed to be moved must accompany the Development Permit Application. Bylaw No. 01-2022
- .3 An application to move in a building or structure must demonstrate that the age, condition, and style of the building or structure’s exterior treatment is compatible and complimentary with the general appearance of buildings in the neighbouring area.” Bylaw No. 01-2022

4. GENERAL REGULATIONS

The following regulations shall apply to all Zoning Districts in this Bylaw.

4.1 LICENSES, PERMITS AND COMPLIANCE WITH OTHER BYLAWS AND LEGISLATION

- .1 In any Zoning District in this Bylaw, the principal use of the land must be established prior to any accessory buildings, structures, or uses being permitted. Bylaw No. 07-2017
- .2 Only one (1) principal building shall be permitted on any one site except for the following uses which may have more than one principal building to accommodate the use: Bylaw No. 07-2017
- a) Public utility uses
 - b) Institutional uses
 - c) Dwelling groups
 - d) An agricultural use
 - e) Commercial or industrial uses
- .3 Council may, at its discretion, issue a Development Permit for additional principal developments, uses or businesses in Commercial and Industrial Zones through the use of vertical integration. Bylaw No. 07-2017
- .4 The provisions of this Bylaw, and their interpretation and application, shall be the minimum requirements to be adopted for the promotion of public health, safety, and general welfare. Bylaw No. 01-2022

4.2 MUNICIPAL FACILITIES

- .1 Protective, emergency, municipal services and public works, utilities and facilities, except solid and liquid waste disposal facilities, may be established in all Zoning Districts and shall be exempt from the provisions of every Zoning District. Bylaw No. 07-2017

4.3 ACCESSORY BUILDINGS, USES AND STRUCTURES

- .1 Subject to all other requirements of this Bylaw, an accessory building, use or structure is permitted in any district when accessory to an established principal use which is permitted or a discretionary use in that same district, and for which a Development Permit has been issued. Bylaw No. 07-2017
- .2 No accessory building may be constructed, erected or moved on to any site prior to the time of construction of the principal building to which it is accessory. Bylaw No. 07-2017
- .3 Private garages, carports and accessory buildings that are attached by a roof to a principal building shall be considered a part of the building and subject to the yard requirements of the building. Bylaw No. 07-2017

- .4 Accessory buildings and structures shall not be used as a dwelling unless approved to be used as such under another provision of this Bylaw Bylaw No. 01-2022

4.4 GRADING AND LEVELLING OF SITES

- .1 Every development shall be graded and leveled at the owner's expense to provide for adequate surface drainage, but does not adversely affect adjacent properties, or alter the stability of the land. Bylaw No. 07-2017
- .2 All excavations or filling shall be re-vegetated immediately after construction activities conclude, with a suitable ground cover as may be necessary to prevent erosion. Bylaw No. 07-2017
- a) All vegetation and debris in an area to be re-graded or filled must be removed from the site prior to site grading and leveling.
- b) All topsoil from an area that is to be re-graded must be stripped, stockpiled, and replaced on the re-graded area, or re-located to a site following provincial legislation.
- .3 Where excavation or filling is proposed for any development in a potential Flood Hazard Overlay District, the Municipality may request comments of the Saskatchewan Water Security Agency prior to making a decision on the Development Permit application. Bylaw No. 07-2017

4.5 SENSITIVE ENVIRONMENT AND CRITICAL WILDLIFE HABITAT

- .1 Where development is proposed in an area identified as containing critical wildlife habitat, environmental or heritage sensitive areas may require the applicant provide additional information as required by *The Wildlife Habitat Protection Act (WHPA)* and *The Heritage Property Act* or any other relevant Provincial Regulations. Bylaw No. 07-2017
- .2 Critical wildlife conservation uses shall be permitted uses in all Zoning Districts. Council may prohibit development and recommend subdivision refusal where proposals may adversely affect long-term wildlife conservation. Bylaw No. 07-2017
- .3 Council may specify development and subdivision requirements based on reports from qualified consultants or officials from the Provincial government. Bylaw No. 07-2017
- .4 All development and subdivision proposals on private and Crown Lands which are within a Critical Wildlife Management Area shall conform to: Bylaw No. 07-2017
- a) The *Critical Wildlife Habitat Act (CWhA)* requirements;
- b) The Critical Wildlife Habitat Lands Disposition and Alteration Regulations requirements;
- c) Council specified wildlife development, management, conservation, mitigative and rehabilitation development standards to maximize long-term wildlife protection.

4.6 DISPOSAL OF WASTES

- .1 Subject to all Acts and Regulations pertaining in any way to the storage, handling, and disposal of any waste material or used items, and except as permitted by these Acts and Regulations, no liquid, solid, or gaseous wastes shall be allowed to be discharged into any Bylaw No. 07-2017

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steam, creek, river, lake, pond, slough, intermittent drainage channel or other body of water, onto or beneath the surface of any land, or into the air.

- .2 No development or use of land which requires solid or liquid waste disposal facilities shall be permitted unless those facilities are approved by Saskatchewan Health and the Saskatchewan Water Security Agency. Disposal of liquid, solid, or gaseous waste shall be governed by Acts administered by the Ministries of Saskatchewan Agriculture, Saskatchewan Environment, Saskatchewan Health and the Saskatchewan Water Security Agency. Bylaw No. 07-2017
- .3 Storage Facilities: Bylaw No. 07-2017
- a) All chemicals, substances and material storage shall be installed, stored, constructed and maintained in an environmentally safe manner and according to all Federal, Provincial and municipal requirements.
- b) Abandoned, underground and surface storage facilities shall be removed to avoid pollution potential at Council's or at a senior government's request.
- .4 The storage of chemicals, fertilizers and combustible materials are subject to the requirements of both the Federal and Provincial governments. All necessary requirements and permits must be met and provided to the Municipality as a condition of approval. Bylaw No. 07-2017

4.7 ROADWAYS, FRONTAGE, ACCESS AND APPROACHES

- .1 Council may establish regulations or other policies, apart from the Zoning Bylaw, to establish standards for road and approach construction. Specific, road and approach standards may be established to provide service to certain forms of development. Bylaw No. 07-2017
- .2 A Development Permit shall not be issued unless the site intended to be used, or upon which a building or structure is to be erected, abuts, or has frontage on a graded all-weather registered road, or unless satisfactory arrangements have been made with the Municipality for the improvement or building of a road. Bylaw No. 07-2017
- .3 Council may require applicants and developers to pay for any or all costs associated with road construction where the cost is directly associated with the development or subdivision to ensure physical and legal access onto a developed all-weather road allowance. Bylaw No. 07-2017
- .4 Development adjacent to a Provincial highway shall meet all requirements of the Saskatchewan Ministry of Highways and Infrastructure. Bylaw No. 07-2017
- .5 Council may require applicants and developers to establish service roads or internal subdivision roadways, with standards that promote safety and accessibility for uses and vehicles such as, but not limited to, emergency vehicles, student transportation, and municipal maintenance equipment. Bylaw No. 01-2022

4.8 SIGHT TRIANGLES

- .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 46.0 meters of the point of the point of intersection of the centre line of both the railway and street. Bylaw No. 07-2017
- .2 No building, structure, earth pile, vegetation, etc. in any Zoning District shall obstruct the vision of drivers within the sight line triangles. Bylaw No. 07-2017

4.9 VEHICLE STORAGE

- .1 Notwithstanding anything contained in this Bylaw, no person shall use any site in any district for the parking or storage of more than four (4) unoperable vehicles may be stored on any site in a Country Residential District and not more than twelve (12) such vehicles shall be stored on any site in an agricultural, commercial or industrial district, except in the case of permitted vehicle storage establishments or auto wreckers. Bylaw No. 07-2017
- .2 Where any outside storage of vehicles is proposed, the site shall be kept in a tidy and neat manner. The Municipality may require that the outside storage of vehicles be screened from roadways or neighbouring properties by landscape features or fences or a combination thereof. The screening, where required, shall also include any individual parts of a vehicle and any equipment or machinery involved with the storage of such vehicles. Bylaw No. 07-2017

4.10 GENERAL ZONING DISTRICT SIGN REGULATIONS

- .1 A Development Permit may be required for the erection, display, alteration, relocation or replacement of any temporary or permanent sign, except those listed in clause (.2). Bylaw No. 07-2017
- .2 The following situations do not require the submission of a development permit: Bylaw No. 07-2017
- a) Regular maintenance including painting and repairs due to deterioration;
 - b) Municipal and Provincial agency signage;
 - c) Traffic Control signage;
 - d) Incidental signs containing traffic and pedestrian controls;
 - e) Signage intended to regulate hunting or trespassing on private property;
 - f) Agriculturally related signage including herbicide, insecticide or seed advertising promotional signage;
 - g) Real estate signage;
 - h) Residential name plates;
 - i) Works of art containing no advertising.

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- .3 No person shall park or store on any part of a site, any unlicensed rail or sea container, truck, bus or coach body for the purpose of advertising or private warehousing within any Residential Zoning District. Bylaw No. 07-2017
- .4 All signs situated along a Provincial highway shall comply with Provincial highway Regulations as amended from time to time. Bylaw No. 07-2017
- .5 Signs shall be constructed in a permanent manner, of materials suitable for the purpose and life of the sign and shall be maintained and mounted in a condition that is safe, neat, clean and not unsightly or dangerous. Bylaw No. 07-2017
 - a) Signs which are deemed to be in disrepair shall be properly maintained or removed at the discretion of the Municipality. Bylaw No. 07-2017
- .6 Signs or sign structures shall not be located where they may interfere with, distract from, obstruct the view of, or be confused with any authorized traffic sign, signal or device. Bylaw No. 07-2017
 - a) Signs shall not be located in such a manner as to impede the view of any pedestrian or vehicular right of way, or railway crossing. Bylaw No. 07-2017
- .7 No permanent sign shall be placed on or over public property unless specifically permitted within this Bylaw. Bylaw No. 07-2017
- .8 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 there to, and preceding clauses shall not apply. Bylaw No. 07-2017

4.11 PARKING AND LOADING REQUIREMENTS

- .1 All required parking and loading facilities are intended for the purpose of accommodating the vehicles of clients, customers, employees, members, residents or visitors in connection with the principal building or use for which the parking and loading facilities are provided. Parking and loading facilities shall not be used for driveways, access or egress, commercial repair work, display, sale or storage of goods of any kind. Bylaw No. 07-2017
- .2 Required parking and loading facilities shall provide for and include an adequate, safe and convenient arrangement of vehicular points of ingress or egress, driveways, internal roadways, aisles and ramps, unloading and loading of motor vehicles all in relation to buildings and entry points to buildings on the site. Bylaw No. 07-2017

Figure 3: Parking Requirements

Institutional Uses	One (1) parking space for every 9 m ² of gross floor area devoted to public use, or one parking space for each six (6) seats provided for patrons and 1 space per staff member.
Commercial Use	One (1) parking space for every 18m ² of gross floor area; minimum five (5) spaces.

Industrial Use	One and one-half (1 1/2) parking spaces for every 90m ² of gross floor area, but there shall not be less than one (1) parking space for every three (3) employees.
Recreational use	One (1) parking space for every 18m ² of gross floor area; minimum five (5) spaces. Where the use does not include measurable floor space within an acceptable principal building, parking requirements shall be determined by Council on a case to case basis based upon projected peak use and typical use parking requirements.

- .3 The parking facility shall be located on the same site as the use for which it is intended. Bylaw No. 07-2017
- .4 Any parking facility shall be developed to the satisfaction of the Municipality within one (1) year of the completion of the development for which the Development Permit was issued. The Development Officer may require a security from the applicant at time of application to ensure completion of the appropriate parking facility. Bylaw No. 07-2017
- .5 When a building is enlarged or altered in such a manner as to cause an intensification or change of use, provisions shall be made for additional parking spaces as required by this subsection. Bylaw No. 07-2017

4.12 GROUNDWATER

- .1 Council may seek the assistance of Saskatchewan Environment, the Saskatchewan Water Security Agency, and Saskatchewan Health or other relevant agencies in making an assessment of any geotechnical information. Bylaw No. 07-2017
- .2 Based upon a review of hydrogeological or geotechnical data, Council may determine whether the proposed development would adversely affect the groundwater resource, the stability of the land or create prohibitive municipal servicing costs. Council shall make a recommendation for subdivisions or development approval based on this determination. Bylaw No. 07-2017

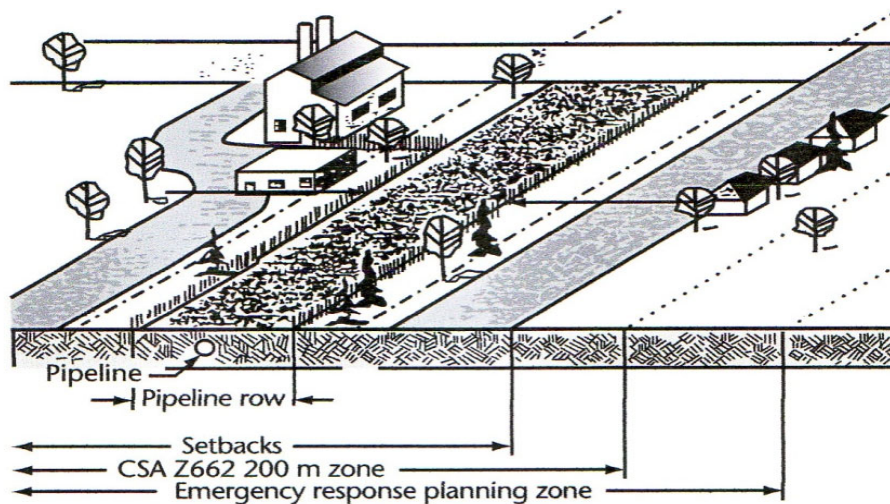
4.13 DEVELOPMENT ALONG PIPELINES AND GAS TRANSMISSION

- .1 Any development involving pipeline and/or power line transmission rights-of-way shall be sited to comply with all relevant Federal and Provincial legislation. Setbacks from pipelines and other utility corridors shall be in accordance with appropriate Provincial Regulations or Acts and any regulations or directives established by Crown Corporations. Refer to “Land Use Planning for Pipelines publication by Canadian Standards Association (CSA) PLUS663”, which may be amended from time to time. Bylaw No. 07-2017
- .2 Setbacks from pipelines, for buildings or structures, shall be **12.0 meters** except for where provisions have been made in the previous bylaw or in consultation with the operator of the pipeline, a lesser separation may be allowed. Bylaw No. 07-2017
 - a) Lesser setbacks may be approved by Council through the signing of a coexistence agreement and registration of the interest on title through the Land Titles Registry.

Interest registration shall include a drafted map showing the location of the existing pipeline and structural development.

- b) The applicant shall also be required to provide written documentation from the pipeline company granting encroachment into this minimum separation distance. This agreement shall also be registered on title.
- .3 The National Energy Board has designated a “no disturbance” review area of **30.0 meters** on either side of a pipeline in which, subject to exceptions for such things as normal agricultural activities, anyone proposing to conduct a ground disturbance/excavation must:
 - a) Ascertain whether a pipeline exists;
 - b) Notify the pipeline company of the nature and schedule of the excavation; and,
 - c) Conduct the excavation in accordance with such regulations.
- .4 The following Figure provide the setbacks required by the Canadian Standards Association. Bylaw No. 07-2017
Source: Land Use Planning for Pipelines publication by Canadian Standards Association (CSA) PLUS663.

Figure 4: Land Use Areas



4.14 DEVELOPMENT ALONG CREEK BANKS AND HAZARD LANDS

- .1 For the purpose of this Bylaw, the area considered to present potential erosion and/or slope instability hazard includes though is not limited to the slopes of the lakes and any tributary creeks and gullies extending from the edge of the flood plain in the valley, to the ridge of the slope at the top, plus a setback of **100.0 meters**. Bylaw No. 07-2017
- .2 No new development may 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. Bylaw No. 07-2017

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- .3 The top of a bank may be that line where the gradient of the slope measured from the upland leading down to the water body or watercourse first exceeds 20%. Bylaw No. 07-2017
- .4 Development or subdivision proposed on or within 50.0 meters of the crest of a slope greater than 15% may require supporting evidence of slope stability by a qualified professional. The report will identify hazard mitigation measures including a review and potential measures deemed to be effective in eliminating or managing anticipated erosion and slope stability impacts, and will identify and explain known and suspected residual hazards. Bylaw No. 07-2017
- .5 A development permit may not be issued unless the report on the site, presented by the professional consultant, indicates that the site is suitable for development or outlines suitable mitigating measures and documents residual hazard. If such an evaluation is not done, or having been done, Council determines that excessive remedial or servicing measures are necessary to safely and efficiently accommodate the proposed development, Council shall not be required to approve the application for development. Bylaw No. 07-2017
- .6 Council may impose special conditions as recommended by a qualified professional. Bylaw No. 07-2017
- .7 Trees or vegetation should not be cleared from any land within **20.0 meters** of any watercourse, water body, escarpment, or of the crest of a slope greater than 15%, where the removal could have a negative impact on the water body or bank stability. Bylaw No. 07-2017

4.15 SIGNAGE ON NATURAL AND HUMAN HERITAGE SITES

Bylaw No. 01-2022

- .1 Small plaques, markers, and interpretation signs will be encouraged on properties that have significant natural or human heritage resources, with the approval of the owner, and where the signage is appropriate in scale, design, and placement with the site and surrounding area, and does not cause safety concerns or negatively impact the heritage value of the site. Bylaw No. 01-2022

4.16 ABOVE-GROUND FUEL STORAGE TANKS

Bylaw No. 01-2022

- .1 Above-ground fuel storage tanks which meet the standards of the National Fire Code and which have a maximum capacity of 50,000 litres may be permitted in association with service stations, gas bars, cardlock operations, and other permitted industrial or commercial uses where the dispensing of fuel to vehicles is a standard aspect of the use. Bylaw No. 01-2022
- .2 The total storage capacity for above-ground fuel storage tanks on any single service station, gas bar or cardlock operations site shall not exceed:
- 150,000 liters for flammable liquids (gasoline);
 - 100,000 liters for combustible liquids (diesel fuel); and
 - 100,000 liters of propane.
- .3 Above-ground fuel storage tanks shall be:
- for uses other than service stations and gas bars, located at least 3.0 meters from any property line or building, the 3.0 meter separation distance may be reduced to 1.0 meter for tanks with a capacity of 5,000 liters or less;
- Bylaw No. 01-2022

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- for service stations and gas bars, located at least 6.0 meters from any property line or building;
 - separated from each other and be accessible for firefighting purposes to the satisfaction of the Development Officer; and
 - at least 15 meters from the boundary of any site within a District permitting residential dwellings.
- .4 For uses other than service stations and gas bars, the dispensing equipment associated with above-ground fuel storage tanks shall be located at least 3.0 meters from any property line, at least 7.5 meters from any open flame or other ignition source, and at least 4.5 meters from any door or window. Bylaw No. 01-2022
- .5 For service stations and gas bars, the dispensing equipment associated with above-ground fuel storage tanks shall be located at least 6.0 meters from any property line, at least 7.5 meters from any open flame or other ignition source, and at least 4.5 meters from any door or window. Bylaw No. 01-2022
- .6 Above-ground fuel storage tanks shall be protected from vehicles with suitable posts, guardrails or other similar means. Bylaw No. 01-2022
- .7 At service stations and gas bars, above-ground fuel storage tanks which are located in view of a front or flanking street shall be landscaped or screened to the satisfaction of the Development Officer. Bylaw No. 01-2022
- .8 The maximum height of an above-ground fuel storage tank shall be limited to the maximum permitted height of a free-standing sign in the zoning district. Bylaw No. 01-2022
- .9 Painted lettering or other forms of signage may be located on above-ground fuel storage tanks subject to the sign regulations in the zoning district. Bylaw No. 01-2022
- .10 Council shall place any additional conditions for approval deemed necessary based upon a specific application. Bylaw No. 01-2022

5. DISCRETIONARY USE STANDARDS FOR DEVELOPMENT

This Section addresses special provisions and specific development standards that apply to the following developments. These standards and criteria apply in addition to any standards of the Zoning District.

5.1 HOME BASED BUSINESSES AND OCCUPATIONS

- .1 The use shall be clearly incidental and secondary to the use of the dwelling unit as a private residence.
- .2 The use shall be conducted entirely within the dwelling unit or an accessory building to the dwelling unit.
- .3 There shall be no external advertising other than a sign of not more than 1.0 m² erected in accordance with the Sign Regulations contained herein.

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- .4 In Country Residential or Hamlet Districts, there shall be no external storage of goods, materials or equipment associated with the applied use.
- .5 The use shall not create or become a public nuisance.
- .6 The use shall not generate substantially more traffic and parking than is normal for the district in which the use is located.
- .7 No use requiring electrical or mechanical equipment shall cause a substantial fire rating change in the structure or the district in which the home based business is located.
- .8 The use shall be valid only for the period of time the property is occupied by the applicant for such use.
- .9 All permits issued for home based businesses or occupations 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 home based businesses or occupations contained in the Bylaw, or the special standards applied by Council at the time of approval.
- .10 Council shall place any additional conditions for approval deemed necessary based upon a specific application.
- .11 No use shall cause an increase in the demand placed on one or more utilities (water, sewer, electricity, telephone, garbage, etc.) such that the combined total consumption for a dwelling and its home based business or occupation substantially exceeds the average for residences in the area. Bylaw No. 01-2022
- .12 A maximum of two (2) other persons, in addition to one (1) resident of the dwelling, may be engaged in any home based business or occupation as an employee or a volunteer. Bylaw No. 01-2022

5.2 RESIDENTIAL CARE HOME

- .1 The use shall be clearly incidental and secondary to the use of the dwelling unit as a private residence.
- .2 Required parking spaces may be located in a required front yard.
- .3 No building or structure used for the purpose of a residential care home shall be used for the purpose of keeping boarders or lodgers.
- .4 The use shall be conducted entirely within the dwelling unit and shall not have any exterior evidence of a secondary use.
- .5 There shall be no outside storage or exterior display of goods, materials or equipment associated with the applied use.
- .6 The use shall not generate substantially more traffic and parking than is normal for the district in which the use is located.

5.3 ACCESSORY AGRICULTURE RESIDENCE

- .1 Council may approve more than one (1) dwelling on a parcel if it is an accessory agricultural residential dwelling to be occupied by a person or persons who are engaged on a full-time basis for at least six (6) months of each year in an agricultural operation. Bylaw No. 07-2017
- .2 A Development Permit for an accessory residence when accessory to an approved discretionary use, and located on a parcel containing the agricultural operation, shall be considered at the discretion of Council. If approved, the Development Permit shall be valid for a period up to five (5) years after which time the Council may at its discretion seek renewal of the permit on a five (5)-year basis provided that the dwelling complies with the provisions of this Bylaw. The applicant shall be responsible to renew the permit every five (5) years.
- .3 Accessory dwellings shall only be located on sites where the accessory dwelling can be serviced by existing utilities.
- .4 The Development Officer may require a security bond, interest registration, or some other form of surety at time of application to ensure eventual removal of the dwelling on site. Bylaw No. 07-2017

5.4 AGRICULTURAL TOURISM USES

- .1 Agricultural Tourism uses shall be ancillary to an agricultural farm operation or rural residence.
- .2 Agricultural Tourism uses shall display a high visual quality and shall be integrated into the rural environment by virtue of appropriate design, location and landscaping.
- .3 One sign located on site, advertising the Agricultural Tourism use is permitted subject to the Sign Regulations contained herein.
- .4 Agricultural Tourism uses shall not:
 - a) Unduly interfere with the amenities or change the character of the neighborhood;
 - b) Materially interfere with or affect the use and enjoyment of adjacent properties;
 - c) Adversely impact upon the environment; or
 - d) Results in excessive demand on RM services, utilities or public roadways.

5.5 BED AND BREAKFAST HOMES

- .1 Bed and breakfast homes shall be located in a single detached dwelling used as the operator's principal residence developed as either a farmstead site or country residential acreage.
- .2 The only meal to be provided to registered guests shall be breakfast. No food preparation or cooking for guests shall be conducted within any bedroom made available for rent. All facilities shall meet public health regulations and be kept in a manner satisfactory to the required Provincial agency. Bylaw No. 01-2022

- .3 The operation of the bed and breakfast home shall be subordinate and incidental to the principal use of a single detached dwelling as an owner-occupied residence. No one other than the occupant and his/her immediate family members may be involved or employed in the operation of the bed and breakfast home.
- .4 Council shall place any additional conditions for approval deemed necessary based upon a specific application.
- .5 Only one sign, not exceeding 1.5 square meters, advertising the bed and breakfast, shall be permitted. Bylaw No. 01-2022
- .6 No one other than the occupants of the operator's principal residence may be employed or volunteer in the operation of a bed and breakfast home. Bylaw No. 01-2022

5.6 GARDEN (GRANNY) SUITES

- .1 There shall be no secondary suites in the primary residence of a site on which a Garden (Granny) Suite is located. Bylaw No. 01-2022
- .2 The Garden Suite dwelling unit is a temporary use and shall be permitted for a five (5) year term, which may be renewed at Council's discretion. The landowner shall enter into an agreement that the land shall not be considered for subdivision until the Garden Suite is removed from the site by the landowner, which shall occur upon the expiry and non-renewal of the permit. Bylaw No. 01-2022
- .3 The owner(s) of the host residence must live on the site, and at least one (1) resident of the primary dwelling and one (1) resident of the Garden Suite should be related by blood, marriage, or legal adoption. Bylaw No. 07-2017
- .4 The occupant(s) of the Garden Suite should be able to benefit from the informal care and support of relatives in the primary residence, or provide care and support to family in the primary residence.
- .5 The floor area of the Garden Suite dwelling shall not be less than 35 m² and not greater than 90 m². The Garden Suite shall not be located on a permanent foundation to allow the structure to be removed from the property when it is no longer required by a relative of the permanent resident.
- .6 The maximum height of the Garden Suite shall not exceed 5.0 meters from grade level and shall have only one (1) story.
- .7 Garden Suite dwellings shall only be located on sites where the dwelling can be serviced by existing utilities and can be hooked up to the services of the host residence.
- .8 Residents of the Garden Suite must have access to the yard amenities.
- .9 A parking space shall be provided on site for the resident(s) of the Garden Suite dwelling.
- .10 There may be direct and separate access to the Garden Suite dwelling by on-site driveway, or by public roadway or alley. Bylaw No. 05-2017
Bylaw No. 07-2017

5.7 CAMPGROUNDS

- .1 The operator of a campground shall provide the Development Officer with a plan of the campground, identifying any buildings, uses of land and the location of all roadways and trailer coach or tent campsites with dimensions. The addition or rearrangement of campsites, the construction or moving of buildings, and 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 for approval an amended plan incorporating the development.
- .2 A campground shall have within its boundaries a buffer area abutting the boundary of not less than 4.5 meters which shall contain no buildings.
- .3 The operator of a campground shall designate a campsite for each trailer coach or tent party, which shall be less than 150 m² in area with its corners clearly marked.
- .4 No portion of any campsite shall be located within a roadway or required buffer area.
- .5 Each campsite shall have direct and convenient access to a developed roadway, which is not located in any required buffer area.
- .6 Each trailer coach shall be located at least 3.0 meters from any other trailer coach, and each campsite shall have dimensions sufficient to allow such location of trailer coaches.
- .7 The space provided for roadways within a campground shall be at least 7.5 meters in width. No portion of any campsite, other use or structure shall be located in any roadway.
- .8 A campground may include as accessory uses, a laundromat or confectionary designed to meet the needs of the occupants of the campsites, and one single detached dwelling for the accommodation of the operator.
- .9 The *Public Health Act* shall be complied with in respect to all operations and development of the campground.

5.8 SOLID AND LIQUID WASTE DISPOSAL FACILITIES

- .1 Development and site maintenance shall be in accordance with Provincial environmental and health regulations.
- .2 Any solid waste disposal facility shall be located 457.0 meters from any residence unless relaxation of this requirement is agreed to by affected parties.
- .3 A buffer strip containing trees, shrubs or a berm shall be located surrounding a disposal area.
- .4 Any solid or liquid waste disposal facility shall be fenced.
- .5 Adequate precautions shall be taken to prevent pollution of ground water by disposal operations.
- .6 Solid waste disposal facilities shall be located in proximity to a Provincial highway and adjacent to an all-weather road.

- .7 The development of any new disposal sites may take into consideration direction of prevailing winds.
- .8 Council may place any additional conditions for approval deemed necessary based upon a specific application.
- .9 The above standards do not apply to liquid manure storage facilities and the application of manure on agricultural lands where this use is deemed consistent with all other relevant sections of this Bylaw.

5.9 SALVAGE YARDS (AUTO WRECKERS)

- .1 This includes salvage yards, auto wreckers, auto repair shop, body shops and similar uses, all salvage vehicles and materials, vehicles waiting repair, salvage or removal and similar uses.
- .2 No partially dismantled vehicles or parts thereof shall be located in the front yard, Bylaw No. 07-2017
- .3 All salvage yards shall be totally hidden from the view of the travelling public, provincial highways ,any public road and adjacent residential development by utilizing any of the following measures:
 - a) Distance and careful location,
 - b) Natural or planted vegetation,
 - c) An earth berm,
 - d) An opaque fence,
 - e) A building,
 - f) Other appropriate methods approved by Council.
- .4 Where vehicles are located in any yard abutting a road, at the discretion of Council additional screening may be required. Bylaw No. 07-2017

5.10 EQUESTRIAN FACILITIES

- .1 Shall be subordinate and incidental to the principal use of the site as an owner occupied agricultural or country residence;
- .2 Shall abide by animal unit regulations as stipulated within individual zoning districts. Bylaw No. 07-2017
- .3 An animal is kept, for purposes of this section, when it is on the site overnight;
- .4 The applicant may be required to submit a storm water management plan for all areas of the site of land disturbed during or as a result of the development of the principal and supporting facilities;

- .5 The applicant may be required to submit a report to the Municipality identifying the potential traffic resulting from the proposed development;
- .6 The applicant may be required to contribute towards upgrading access roads if the municipal roadway networks require upgrading because of the impact of the facility;
- .7 Offsite parking shall not be allowed;
- .8 Details concerning water supply and sewage disposal strategies shall be included with the application.

5.11 ANIMAL KENNELS

- .1 All facilities, including buildings and exterior exercise areas, shall be sited behind the principal building unless otherwise approved by Council.
- .2 Pens, rooms, exercise runs and holding stalls should be soundproofed to the satisfaction of Council.
- .3 All dog facilities shall be visually screened from existing dwellings on adjoining lots.
- .4 No animals shall be allowed outdoors between the hours of 9:00 p.m. to 7:00 a.m. daily. During this time period, all animals shall be kept indoors.
- .5 A boarding use shall at no time unduly interfere with the character of the neighbourhood or the general enjoyment of adjoining sites.
- .6 There shall be no external advertising other than a sign of not more than 1.0 m² erected in accordance with the Sign Regulations contained herein.
- .7 Council shall place any additional conditions for approval deemed necessary based upon a specific application.
- .8 Animal kennels shall be subject to relevant Bylaws and legislation governing noise and public health.
- .9 Failure to comply with any of the above regulations or the conditions of a Development Permit may result in the revoking of the permit by the Municipality.
- .10 The maximum amount of animals permitted to be kept on site shall be at the discretion of Council. Bylaw No. 01-2022
- .11 There shall be a minimum separation distance between any building or exterior area used to accommodate or keep animals, and any residential dwelling on an adjacent property, of 300 meters (1000 feet). Bylaw No. 01-2022

5.12 SECONDARY SUITES

Bylaw No. 01-2022

- .1 There shall be no more than one (1) secondary suite per site permitted. Bylaw No. 01-2022

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- .2 The floor area of a secondary suite shall not be greater than 60 m². Bylaw No. 01-2022
- .3 The floor area of a secondary suite in an accessory building shall not exceed 50% of the gross floor area of the accessory building. Bylaw No. 01-2022
- .4 Secondary suites must have an entrance that is separate from the entrance into the principal residential dwelling or accessory building, either from the exterior of the building or from an interior landing. Bylaw No. 01-2022
- .5 A secondary suite shall not be permitted within a building situated on a site containing a garden (granny) suite, home-based business, accessory agricultural residence, bed and breakfast home, or residential care home. Bylaw No. 01-2022
- .6 Council may place any additional conditions for approval deemed necessary based upon a specific application. Bylaw No. 01-2022

6. ZONING DISTRICTS AND ZONING MAPS

6.1 ZONING DISTRICTS

For the purpose of this Bylaw, the Rural Municipality of Great Bend No. 405 is divided into several Zoning Districts that may be referred to by the appropriate symbols.

District	Symbol	District	Symbol
Agricultural Resource	AR	Flood Hazard Overlay	FH
Country Residential	CR	Erosion and Slope Instability Overlay	SI
Commercial/Industrial	C/I	Heritage Resource Overlay	HR

6.2 ZONING DISTRICT MAPS

- .1 The map, bearing the statement “This is the Zoning District Map referred to in Bylaw No. 09-2014” adopted by the Rural Municipality of Great Bend No. 405, signed by the Reeve and Administrator under the seal of the Rural Municipality shall be known as the “Zoning District” map, and such map is hereby declared to be an integral part of this Bylaw.

6.3 BOUNDARIES OF ZONING DISTRICTS

- .1 The boundaries of the Districts referred to in this Bylaw, together with an explanatory legend, notations and reference to this Bylaw, are shown on the map entitled, Zoning District Map.
- .2 Unless otherwise shown, the boundaries of Zoning Districts are site lines, centre lines of streets, lanes, road allowances, or such lines extended and the boundaries of the Municipality.

6.4 HOLDING DESIGNATION

- .1 Where on the Zoning District Map the symbol for a zoning district has suffixed to it the holding symbol “H”; any lands so designated on the map shall be subject to a holding provision in accordance with Section 71 of *The Planning and Development Act, 2007*.
- .2 Any lands subject to a holding provision shall only be used for the following uses:
 - a) Those uses existing on the land when the “H” is applied; and
 - b) Public works.

7. AGRICULTURAL RESOURCE DISTRICT (AR)

The purpose of the Agricultural Resource District (AR) is to provide for and preserve large areas capable of accommodating a diversity of general agricultural operations including field and forage crops, irrigation, small intensive agricultural operations and related agricultural diversification activities.

7.1 PERMITTED USES

- a) Field crops, animal and poultry raising, ranching, grazing, and other similar uses customarily carried out in the field of general agriculture, including the sale on the agricultural holding of any produce grown or raised on the agricultural holding
- b) Farmstead residential including one detached one unit dwelling, RTM following the placement thereof on a permanent foundation
- c) Uses, buildings and structures accessory to the foregoing permitted uses and located on the same site with the main use
- d) Petroleum pipelines and related facilities
- e) Oil and gas exploration or extraction wells and related facilities
- f) Public works buildings and structures including offices, warehouses, storage, yards
- g) Radio, TV and communication towers Bylaw No. 07-2017
- h) Public works, excluding solid and liquid waste facilities Bylaw No. 07-2017
- i) Historical and archeological sites, wildlife and conservation management areas, community pasture lands, cemeteries Bylaw No. 07-2017
- j) Country residential development Bylaw No. 07-2017

7.2 DISCRETIONARY USES

The following uses shall be considered by Council subject to the completion of the discretionary use process as outlined in Section 3 of the General Administration of this Bylaw. Discretionary Use Criteria is provided in Section 5.

- a) One Accessory Agricultural Residence (refer to section 5.3)
- b) Country residential subdivisions Bylaw No. 07-2017
- c) Modular, manufactured or mobile homes Bylaw No. 07-2017
- d) Home Based Business (refer to section 5.1)
- e) Bed and Breakfast Homes (refer to section 5.5) Bylaw No. 07-2017
- f) Market Garden, nurseries or greenhouses, commercial horticultural operations Bylaw No. 07-2017
- g) Agricultural Tourism (refer to section 5.4)

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- h) Agricultural commercial uses, processing and similar uses Bylaw No. 07-2017
- i) Aggregate Resource Extraction, Storage and Processing
- j) Salvage Yards (refer to section 5.9)
- k) Harvest Preserves (Game Farms)
- l) Residential Care Homes (refer to section 5.2)
- m) Campgrounds (refer to section 5.7)
- n) Institutional and Recreational Uses
- o) Intensive Livestock Operations over 300 Animal Units
- p) Oil and Gas-Related Commercial Uses, processing, manufacturing and distribution facilities Bylaw No 07-2017
- q) Agricultural-Related Commercial Uses, processing, manufacturing and distribution facilities Bylaw No. 07-2017
- r) Crematorium Bylaw No. 07-2017
- s) Garden (Granny) Suites (refer to section 5.6) Bylaw No. 05-2017
Bylaw No. 07-2017
- t) Private Airstrips
- u) Animal Kennels (refer to section 5.11) Bylaw No. 07-2017
- v) Solid and Liquid Waste Disposal Facility (refer to section 5.8), soil farms Bylaw No. 07-2017
- w) Equestrian Facility (refer to section 5.10)
- x) Secondary Suites (refer to section 5.12) Bylaw No. 01-2022
- y) Cannabis Production, Processing, Research Facility Bylaw No. 01-2022
- z) Solar Farms Bylaw No. 01-2022

7.2.1 Discretionary Use Evaluation Criteria

- Road and approach standards shall be appropriate for the intended use. The developer may be required to enter into a development agreement to upgrade the road to RM standards if this development is to proceed. Bylaw No. 07-2017
- .1 Applications shall be required to demonstrate that the proposed use shall not cause adverse effects in regards to: Bylaw No. 07-2017
 - a) Safety;
 - b) Surrounding existing development;
 - c) Noise;

- .2 Commercial / industrial uses: Bylaw No. 07-2017
- a) Appropriate locations for the proposed use shall be considered based on the impacts in relation to the surrounding agricultural industry.
 - b) Site size, in Council's opinion, shall ensure adequate set back and sufficient screening of any outdoor storage area from adjacent residential districts or a municipal road allowance. The proposed use shall include appropriate screening.
 - c) Site size shall be appropriate, in Council's opinion, for the receipt, distribution or dispatch by vehicles of materials, goods or merchandise through the designation of a clearly defined unloading or loading space on the site plan.
 - d) Bed and breakfast operations:
 - i. More than three (3) guest rooms may be allowed if the applicant can demonstrate the suitability based on, but not limited to, the following criteria:
 - 1. Site size;
 - 2. Building size;
 - 3. Adequate on-site parking for each additional guest room;
 - 4. Amenities (i.e. topography, proximity to existing tourist attractions);
 - e) Campgrounds and vacation farms:
 - i. Proposals shall be preferred where the application:
 - 1. Site location is adjacent to a unique feature;

7.3 PROHIBITED USES

- .1 All uses of buildings and land except those specifically noted as permitted or discretionary. Bylaw No. 07-2017

7.4 REGULATIONS

- .1 Subdivision: Bylaw No. 07-2017
- a) The subdivision of any land within the AR – Agricultural Resource District is subject to the policies contained in the District Plan. Bylaw No. 07-2017
 - b) Density - a quarter section, or any portion of the quarter section may contain: Bylaw No. 07-2017
 - i. A maximum of three (3) subdivisions may be permitted per quarter section 64.8 ha (160 acres) in this District for any agricultural, residential or commercial / industrial use in addition to one (1) farmstead. Such subdivisions shall not exceed the creation of more than four (4) legal parcels per quarter section.
 - ii. Subdivisions proposing to establish more than four (4) new, non-farm, single parcel country residential parcels in a quarter section, shall be required to be

rezoned to a Country Residential District and compliance with all relevant area, frontage and setback requirements of that zoning district.

- .2 Site requirements: Bylaw No. 07-2017
- a) Agricultural use: Bylaw No. 07-2017
- i. One quarter section or equivalent shall be the minimum site area required to constitute an agricultural holding. Equivalent shall mean 64.8 hectares (160 acres) or such lesser amount as remains in an agricultural holding because of the registration or road widening, road right-of-way or railway plans or pipeline development, or natural features such as streams or bodies of water, or as a result of subdivision permitted herein. Any agricultural holding which does not conform to the minimum site area requirement shall be deemed conforming with regard to site area, provided that a registered title for the site existed in the Land Titles Office prior to the coming into force of this bylaw.
- ii. Reduced Site Area - where established by an applicant to the satisfaction of Council, that a subdivision to create a site of less than 64 hectares (158 acres) is necessary for reasons that meet the criteria of the district plan, sites for agricultural uses with a reduced area are permitted, provided that no resulting parcel of land in the quarter section shall be less than 16 hectares (40 acres).
- Development of a farm residence on such sites shall be permitted:
1. If the site is part of a farm land holding of one quarter section or equivalent; or,
 2. If the site is determined to be a farmstead site as defined in this bylaw; and,
 3. If the site meets all other requirements of this bylaw.
- b) Intensive agricultural uses Minimum – 0.8 hectare (2 acres) Bylaw No. 07-2017
- c) Country residential subdivisions Minimum – 4.046 hectare (10 acres) Bylaw No. 07-2017
- d) Agricultural related Minimum – 0.4 hectare (1 acre) Bylaw No. 07-2017
- e) Garden Suites Minimum – 6.07 hectare (15 acres) Bylaw No. 01-2022
- f) All other uses Minimum – None Bylaw No. 07-2017
Bylaw No. 01-2022
- .3 Frontage: Bylaw No. 07-2017
- a) Minimum shall be 30.0 metres (98.4 feet) along a developed all-weather road allowance. Bylaw No. 07-2017
- b) Minimum shall be 15.0 metres (49.2 feet) for the following: Bylaw No. 07-2017

- i. Public works, Radio, TV and communication towers
- c) Development of a farmstead, residence, commercial, institutional, or other developmental uses requiring public access is prohibited unless the site abuts a developed municipal road allowance. Bylaw No. 07-2017
- d) Developed municipal road allowances shall mean an existing paved or graded all-weather road on a registered right of way, or road allowance that meets the RM road construction standards, or unless satisfactory arrangements have been made with Council for the improvement or building of a road. Bylaw No. 07-2017
- e) A site to be created by subdivision shall not be permitted unless the proposed parcels and the remainder of the parcel being subdivided abuts, or has frontage on a registered and developed road, and upgrades or construction of any road may be requested through a signed servicing agreement. Bylaw No. 07-2017
- .4 Yard Requirements: Bylaw No. 07-2017
 - a) The minimum setback of buildings, including dwellings and dwelling groups, from the centreline of a public highway shall be 45.0 metres (150.0 feet), unless adjacent to a provincial highway, where additional setbacks may be required after consultation with the Ministry of Highways and Infrastructure. Bylaw No. 07-2017
 - i. Side and rear setback Minimum: 3.1 metres (10 ft.)
 - b) No dwelling or other building shall be located within the approach surface for any functional airport or airstrip. Bylaw No. 07-2017
 - c) No dwelling shall be located with less than a minimum separation distance to an operation of other than the residence of the operation as follows: Bylaw NO. 07-2017
 - ii. the separation distance to an Intensive Livestock Operation as regulated in Section 7.10;
 - iii. 457 meters from a licensed public or private liquid waste disposal facility;
 - iv. 457 meters from a licensed public or private solid waste disposal facility;
 - v. 305 meters from a honey processing facility;
 - vi. 550 meters from a wind energy facility
 - vii. Council may reduce the minimum separation distance to the operations listed above, as a special standard where the applicant submits a written agreement to Council between the land owner of the dwelling and the owner of the operation agreeing to the reduced separation (Council shall maintain a register of all such agreements);
 - viii. 305 meters to a non-refrigerated anhydrous ammonia facility licensed by Province of Saskatchewan; or

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- ix. 600 meters to a refrigerated anhydrous ammonia facility licensed by the Province of Saskatchewan.
- .5 Accessory Building and Uses Bylaw No. 07-2017
- a) A permitted accessory use/building shall be defined as any buildings, structures or a use which is customarily accessory to the principal use of the site, but only if the principal permitted use or discretionary use has been established. Bylaw No. 07-2017
- b) Setbacks and general performance standards for accessory buildings shall meet the same requirements as the principal use or building. Bylaw No. 07-2017
- c) Manure applications associated with livestock and agricultural composting are considered accessory to an agricultural operation where the spreading occurs on the parcel in which it is produced. Bylaw No. 07-2017
- d) Mobile Storage Containers including Sea Containers: Bylaw No. 07-2017
- i. Shall require a Development Permit;
- ii. Shall be located a minimum of 3.0 metres from the primary building and behind the rear wall of the primary building; and,
- iii. Containers determined by the Municipality to be unsightly, misused, unsafe, or inappropriate in any way, must be removed at the owner's expense within a time period specified by the Rural Municipality.
- iv. Containers shall not be utilized for human or animal habitation. Bylaw No. 01-2022
- v. No more than two (2) approved containers shall be stacked vertically. Bylaw No. 01-2022
- .6 Temporary Uses: Bylaw No. 07-2017
- a) A Trailer Coach used for farm employees during the farming season shall be accommodated as a temporary/seasonal use on a permitted agricultural site. Bylaw No. 07-2017
- 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 new Development Permit, be allowed to be occupied during construction, only until the new one is habitable. At that point, the existing dwelling must be demolished or moved off the site within thirty (30) days after occupancy of that dwelling. Bylaw No. 07-2017
- .7 Oil and Gas Well Activities Bylaw No. 07-2017
- a) The Municipality may apply special standards as outlined in *The Municipalities Act, 2005*, to protect the municipal interest when transportation, utility, and pipeline facilities cross Municipal roads, or when seismic activity is proposed on roads or road allowance. Bylaw No. 07-2017
- b) To minimize conflict between natural resource extraction, or oil and gas operations and surrounding land uses, no development shall be approved within 125 meters Bylaw No. 07-2017

(410 feet) of an existing, proposed, abandoned, or reclaimed well or facility as defined by the Oil and Gas Conservation Regulations, 2012.

- c) Permanent structures or other improvements (including all temporary structures) are to be placed at a minimum of 45.7 meters (150 ft.) from the centre of the road and a minimum of 91.4 meters (300 ft.) from the centre of the road at intersections. Bylaw No. 07-2017

7.5 DISCRETIONARY USE STANDARDS

- .1 Country Residential Subdivisions Bylaw No. 07-2017
 - a) Where applicable, road and approach construction shall be completed at time of application to RM standards. Bylaw No. 07-2017
 - b) Where existing ILOs are nearby, Council shall review this bylaw and consult with the Ministry of Agriculture to evaluate appropriate separation distances and if the residential subdivision allows for adequate expansion of existing operations. Bylaw No. 07-2017
- .2 Modular, manufactured and mobile homes: Bylaw No. 07-2017
 - a) All units with a manufacture date of more than fifteen (15) years from the date of application to Council for approval, shall be evaluated on the visual aesthetics and construction quality of the home. Bylaw No. 07-2017
 - b) Date of manufacture shall be provided through a copy of the bill of sale or registration. Bylaw No 07-2017
 - c) The replacement or movement of a home on a site shall require the submission of a new development permit application. Bylaw No. 07-2017
 - d) A photo of each exterior side of the proposed unit must be submitted with each application. Bylaw No. 07-2017
- .3 Accessory Agricultural Residence: Bylaw No. 07-2017
 - a) A maximum of two (2) farm-related, single detached dwellings will be permitted on agricultural sites and farmsteads. A farmstead may contain the following where located on the same parcel:
 - i. A residence for the operator of an agricultural use.
 - ii. A bunkhouse or additional residence for employees or business partners for the operator engaged in the agricultural operation.
 - iii. It is an accessory agricultural residential dwelling to be occupied by a person or persons who are engaged on a full-time basis for at least six (6) months of each year in the agricultural operation.

- .4 Harvest Preserves (Game Farms) Bylaw No. 07-2017
- a) In addition to the general requirements regarding discretionary use applications provided in Section 3 of this Bylaw, the following additional considerations shall be made for all applications for a Harvest Preserve: Bylaw No. 07-2017
- i. Shall be ancillary to an agricultural farm operation or rural residence.
 - ii. Shall be located a minimum of 1.6 kilometers from any other residential site.
 - iii. Shall comply with all Federal and Provincial legislation and regulation.
 - iv. Shall comply with the Agricultural Tourism Development requirements in Section 5.5.
 - v. Council may apply special standards as a condition of discretionary approval limiting the size of operation, buildings used for the operation, and any other measures deemed necessary.
- .5 Aggregate Resource Extraction, Storage and Processing: Bylaw No. 07-2017
- a) In addition to the general requirements regarding discretionary use applications provided in Section 3 of this Bylaw, the following additional considerations shall be made for all applications. Bylaw No. 07-2017
- b) An application proposing a new aggregate extraction use or an expansion to an existing aggregate extraction operation shall be a discretionary use and shall adhere to all appropriate Provincial and Federal regulations. Bylaw No. 07-2017
- c) In reviewing applications for aggregate resource extraction operations the environmental implications of the operation including plans for site restoration shall be considered. Bylaw No. 07-2017
- d) The applicant shall submit plans and a narrative including: Bylaw No. 07-2017
- i. The location and area of the site where the excavation is to take place;
 - ii. The expected life of the deposit if applicable;
 - iii. The type and dimensions including average depth of the proposed excavation, and the effect on existing drainage patterns on and off the site;
 - iv. Identification of the outdoor noise and the discharge of substances into the air, and the prevention and mitigation measures to be implemented Bylaw No. 01-2022
 - v. The methods for preventing, controlling, or reducing erosion;
 - vi. proposed access and hauling activities (including number of trucks, tonnage, and hours of hauling), and likely route for distribution;
 - vii. proposed extraction, operation, and staging (including years, dates and hours of operation); Bylaw No. 01-2022

viii. A reclamation plan showing the final site conditions and post-development land use plan following the completion of operations, including the phasing of remediation – progressive restoration of the site is expected as extraction progresses and expansion into other site sections occurs.

e) Aggregate resource extraction industries are permitted in accordance with the following conditions:

Bylaw No. 07-2017

i. The applicant shall ensure that dust and noise control measures are undertaken to prevent such items from becoming an annoyance to neighbouring land owners. The applicant shall conduct dust control procedures at the request of and to the satisfaction of the Rural Municipality. In this regard stock piles shall be located in a position to act as a sound barrier. Also, the applicant shall apply methods of minimizing the noise created from machinery and equipment.

ii. The applicant shall keep the area subject to the Development Permit in a clean and tidy condition free from rubbish and non-aggregate debris.

iii. Access routes into extraction areas shall be located away from residential areas.

iv. A disturbed area shall be reclaimed to a land capability equivalent to the pre-disturbance land capability (e.g. agricultural land) or a post-disturbance condition and land use (e.g. conversion to wetland) which are satisfactory to the Municipality. These conservation and reclamation procedures shall be in accordance with Saskatchewan Environment Reclamation Guidelines for Sand and Gravel Operators.

v. Any aggregate resource extraction industry proposed to be located within 100 meters of any municipal road, Provincial Highway, creek or Lake may be permitted only where it would not adversely impact the environment, or materially interfere with or affect adjacent lands.

vi. Aggregate resource extraction industries shall have regard to adjacent land uses and no material is to be stored or piled on any road allowance or within 30.0 meters of the bank of any river or watercourse.

vii. The general resource extraction operator and any person who hauls the aggregate may be required to enter into a road maintenance agreement.

viii. The aggregate resource extraction operator must report the amount of aggregate extracted each year as per the Administrative Agreements signed by the applicant and Municipality.

ix. The applicant may be required to provide a bond or other method of security or financial guarantee, acceptable to Council, equal to the cost to reclaim and remediate the site, to be held by the municipality for the lifespan of the operation, to ensure the land is to be reclaimed to an accepted condition. This security, if it has been required, must be in place and in receipt by the Municipality prior to any development proceeding on the site.

Bylaw No. 01-2022

~~x. An approval of an aggregate resource extraction industry may be for a maximum period of four (4) years and may be renewed at the discretion of Council providing the requirements of this Bylaw continue to be met.~~

x. An approval of an aggregate resource extraction operation may be for a maximum period of ten (10) years. Council's determination of a validity period for approval of the use as specified above will be based on the following:

Bylaw No. 02-2025

- A. The size and extent of the area for proposed operations.
- B. The known volume or lifespan of the deposit within the operational area.
- C. The characteristics and scale of the operator.
- D. Demonstration of the operator to fulfill application requirements and facilitate the review requirements of the RM.
- E. Any other matter relating to the subject location and haul route that would warrant a less or more frequent re-review of operations and permitting.

f) ~~No aggregate resource extraction, storage and processing site shall be located within 800 meters of any residential dwelling.~~

Bylaw No. 01-2022

f) Aggregate resource extraction, storage, and processing sites shall be located at a distance of 800 metres from any residential dwelling.

Bylaw No. 03-2023

- i. The separation distance shall be reciprocal, and the distance shall be measured between the nearest portion of the aggregate resource operation (existing or planned) and the dwelling; and,
- ii. By resolution stating its justification, Council may allow a lesser setback distance to be evaluated as follows:
 - A. A lesser setback is a result of a pre-existing development of either or both uses;
 - B. Known or previous issues of land use incompatibility where nuisance mitigation has been unsuccessful;
 - C. Public feedback on any discretionary use notification process;
 - D. Measures taken, or permit requirements, to require nuisance mitigation, including but not limited to: hours of operation and hauling, types of processing activities, dust or noise mitigation, use of berms or screening, etc.;
 - E. Environmental conditions which may mitigate potential nuisance;
 - F. Recognition that aggregate resources are tied to a specific location prior to first being extracted, and that the Province prioritizes land use for aggregate operations where deposits existing in non-residential areas;
 - G. Topographic or environmental restraints to achieving prescribed separations;

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- H. Common ownership between the resident of the dwelling and the land subject to extraction (or rights of operation granted thereto); and,
 - I. The anticipated term or permit length of operations, and volume of the known deposit.
- .6 Market Garden, Nurseries or Greenhouses, commercial horticultural operations, campgrounds, institutional and recreational uses; agricultural commercial uses, processing and similar uses; oil and gas-related commercial uses, salvage yards: Bylaw No. 07-2017
- a) Road standards shall be appropriate for increased frequency and weights associated with commercial development, and the developer may be required to upgrade the road and/or will enter into a heavy haul agreement. Bylaw No. 07-2017
 - b) Shall provide a designated on-site parking area. Bylaw No. 07-2017
 - c) Additional screening may be required as a condition of approval from Council. Bylaw No. 07-2017
- .7 Crematorium Bylaw No. 07-2017
- a) The development of the crematorium is encouraged to be located nearby to prominent transportation routes appropriate for the use. Bylaw No. 07-2017
- .8 Intensive Livestock Operations Bylaw No. 07-2017
- b) In addition to the general requirements regarding discretionary use applications provided in Section 3 of this Bylaw, the following additional considerations shall be made for all applications for an Intensive Livestock Operation: Bylaw No. 07-2017
 - i. For the purpose of this section, an Intensive Livestock Operation (ILO) shall be defined as the rearing, sustaining, finishing or breeding by means other than grazing of more than 100 animal units of livestock or where the space per animal unit is less than 371.6 m² (4000 ft²), including buildings and structures directly related to the operation but not including a residence, seasonal feeding or bedding sites.
 - ii. Type, volume and frequency of traffic associated with the transportation of animals and food/feed to and from the site.
 - c) In addition to the general requirements for a discretionary use as provided in Section 3 of this Bylaw, the following additional considerations shall be made for all applications for: Bylaw No. 07-2017
 - i. New ILOs;
 - ii. Expansion of Existing ILOs;
 - d) In addition to any requirements contained herein, all applications for an ILO shall conform to the regulations provided within *The Agricultural Operations Act, 1995*. Bylaw No. 07-2017

- e) The applicant shall be responsible for submitting a site plan and narrative including the following: Bylaw No. 07-2017

- i. The size and type of facility;
- ii. A sketch plan showing the location of existing and proposed buildings and the distance from the development site to every residence within 1.6 km (1 mile);
- iii. The number and type of animals including identification of any risks of disease;

- f) The minimum separation distance between occupied dwellings riparian areas and the location where manure is to be spread is listed below. Distances are measured between edge of the manure application area and the edge of a nearest property boundary in meters. Bylaw No. 07-2017

Method of Manure Application	Injected	Incorporated within 24 hours	No incorporation
Multi-Parcel Country Residential Acreages	200 meters	400 meters	800 meters

- g) When considering the operational/environmental aspects of an application, the Municipality shall refer all Development Permit applications to the Ministry of Agriculture for review and recommendation regarding waste storage, nutrient and mortality management
- h) ILOs shall refer to the following recommended minimum distance separations:

Specific Use	Animal Units				
	100-299	300-499	500-2000	2000-5000	>5000
Residence, tourist accommodation, First Nations, environmental protection area or campground	300 m (0.3 km)	400 m (0.4 km)	800 m (0.8 km)	1,200 m (1.2 km)	1,600 m (1.6 km)
Area authorized for a multi-parcel residential subdivision, hamlet, First Nations, urban municipality <100 population	400 m (0.4 km)	800 m (0.8 km)	1,200 m (1.2 km)	1,600 m (1.6 km)	2,000 m (2.0 km)
First Nations, urban municipality of 100-500 population	800 m (0.8 km)	1,200 m (1.2 km)	1,600 m (1.6 km)	2,400 m (2.4 km)	2,400 m (2.4 km)

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First Nations, urban municipality of 501-5000 population	1,200 m (1.2 km)	1,600 m (1.6 km)	2,400 m (2.4 km)	3,200 m (3.2 km)	3,200 m (3.2 km)
First Nations, urban municipality of >5000 population	1,600 m (1.6 km)	2,400 m (2.4 km)	3,200 m (3.2 km)	3,200 m (3.2 km)	3,200 m (3.2 km)

Distances are measured between livestock facilities and building development, or site occupied for campground purposes, residences associated with the operation are exempt. Residence setbacks will be measured from the building wall and not from the land effected.

- i) The Municipality may grant a reduction of the separation distance criteria where it can be proven that a proposal will not negatively impact adjacent land uses. Prior to granting a reduction, the Municipality will consult with all agencies deemed appropriate and will require registered written agreement from all land owners directly affected by the reduction. Bylaw No. 07-2017

- j) In determining proximity to a multi-parcel residential subdivision, village, hamlet, or recreational use, separation distances shall be measured from the area of confinement of the animals to the property boundary of the closest developable parcel. Bylaw No. 07-2017

- k) In determining proximity to a single family dwelling located on agricultural property or within a single parcel country residential subdivision not owned by the Intensive Agricultural Operator, separation distances shall be measured from the area of confinement of the animals to the dwelling. Bylaw No. 07-2017

- l) ILOs existing at the time of the adoption of this Bylaw shall continue. However, any expansion of the operation or change of animal species or type of operation is required to obtain written approval from Council in accordance with the requirements and conditions of this Bylaw. Bylaw No. 07-2017

- .9 Garden (Granny) Suites Bylaw No. 07-2017
 - a) Applications shall include the submission of photos of the exterior of the building, in its current state. Bylaw No. 07-2017

- .10 Home Based Business or Occupation, Bed and Breakfast Homes: Bylaw No. 07-2017
 - a) Operations shall be enclosed entirely within the principal building or an accessory building on site. Applicants shall be required to disclose the location of operations at time of application. Bylaw No. 07-2017

 - b) Any alteration of the location of operations shall require the submission of a new Development Permit Application. Bylaw No. 07-2017

- .11 Kennels, Equestrian Facility: Bylaw No. 07-2017

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- a) Shall be in the form of a Home Based Business. Bylaw No. 07-2017
 - b) Any lands used for the purpose of a facility as defined in this Bylaw may be required to acquire the written permission of landowners adjacent to the property or within 200.0 metres (656.2 feet) of the property before construction. Bylaw No. 07-2017
 - c) Council may require the owner of a facility to enter into an agreement regarding noise mitigation from the facilities or to undertake necessary measures to reduce potential noise conflicts from the operation. Bylaw No. 07-2017
 - d) Council may require any approval of a facility to be temporary, meaning that the use must be reapplied for after a period of time. Bylaw No. 07-2017
Bylaw No. 01-2022
 - e) Council shall require all animals to be fenced, or housed, in a way sufficient to ensure animals do not leave the site or cause any other conflicts for surrounding land uses. Bylaw No. 07-2017
- .12 Solid and Liquid Waste Disposal Facilities, Soil Farms: Bylaw No. 07-2017
- a) Applications shall include description of facility fencing around perimeter. Bylaw No. 07-2017
 - b) Council may attach approval conditions appropriate to applications (i.e., additional fencing requirements, screening, etc.). Bylaw No. 07-2017
 - c) Applications shall be required to provide all federal and/or provincial approvals as a condition of approval. Bylaw No. 07-2017
 - d) Site designs may be required to incorporate heavy truck traffic and adequate turn-around space. Bylaw No. 07-2017
- .13 Cannabis Production, Processing, Research Facility: Bylaw No. 01-2022
- a) Applications shall include proof of compliance with all provincial and/or federal regulations, including but not limited to licenses, permits, approvals, and any other related documentation. Bylaw No. 01-2022
 - b) Council may place any conditions for approval deemed necessary based upon a specific application. Bylaw No. 01-2022
- .14 Solar Farms Bylaw No. 01-2022
- a) Applications shall include proof of all licenses, permits, and approvals from the required provincial utility agency. Bylaw No. 01-2022
 - b) An acceptable plan to mitigate and control vegetation and weeds shall be required. Bylaw No. 01-2022
 - c) No solar farm shall be located within 300 m of any residential dwelling. Bylaw No. 01-2022

- d) Council may place any conditions for approval deemed necessary based upon a specific application.

Bylaw No. 01-2022

8. COUNTRY RESIDENTIAL ACREAGE DISTRICT (CR)

The purpose of the Country Residential Acreage District (CR) is to accommodate clusters of rural residential lifestyle choice where the essential land requirement is for a building site and space rather than for productive agricultural purposes.

8.1 PERMITTED USES

- a) One (1) detached one unit dwelling, RTM following the placement thereof on a permanent foundation
- b) Uses, buildings and structures accessory to the foregoing permitted uses and located on the same site with the main use
- c) **Removed** Bylaw No. 01-2022
- d) Artisan or Craft Workshop
- e) Public works, buildings, and structures, warehouses and storage yards excluding solid and liquid waste facilities
- f) Barns, stables, subject to animal unit provisions Bylaw No. 07-2017
- g) Small scale agriculture, such as field crops, pastures, vegetable gardens Bylaw No. 07-2017

8.2 DISCRETIONARY USES

The following uses shall be considered by Council subject to the completion of the discretionary use process as outlined in Section 3 of the General Administration of this Bylaw. Discretionary Use Criteria is provided in Section 5.

- a) Residential Care Homes (refer to section 5.2);
- b) Modular, Manufactured or Mobile Homes Bylaw No. 07-2017
- c) Child and Adult Care Homes
- d) Personal Service Shops Bylaw No. 07-2017
- e) Bed and Breakfast Home (refer to section 5.5)
- f) Recreational Uses
- g) Institutional Uses
- h) Greenhouses, commercial horticultural operations Bylaw No. 07-2017
- i) Animal Kennels (refer section 5.11)
- j) Garden (Granny) Suites (refer to section 5.6) Bylaw No. 07-2017

- k) Home Based Businesses Bylaw No. 07-2017
- l) Secondary Suites (refer to section 5.12) Bylaw No. 01-2022

8.2.1 Discretionary Use Evaluation Criteria

- .1 Road and approach standards shall be appropriate for the intended use. The developer may be required to enter into a development agreement to upgrade the road to RM standards if this development is to proceed. Bylaw No. 07-2017
- .2 Applications shall be required to demonstrate that the proposed use shall not cause adverse effects in regards to: Bylaw No. 07-2017
 - a) Safety;
 - b) Surrounding existing development;
 - c) Noise;
- .3 Commercial / agricultural / recreational uses: Bylaw No. 07-2017
 - a) Justification for the proposed location being suitable for the proposed use, especially recreational and commercial development. Bylaw No. 07-2017
 - b) Appropriate locations for the proposed use shall be considered based on the impacts in relation to the surrounding residential development. Bylaw No. 07-2017
 - b) Site size, in Council's opinion, shall ensure adequate set back and sufficient screening of any outdoor storage area from adjacent residential districts. The use should propose appropriate screening. Bylaw No. 07-2017
 - c) Site size shall be appropriate, in Council's opinion, for the receipt, distribution or dispatch by vehicles of materials, goods or merchandise through the designation of a clearly defined unloading or loading space on the site plan. Bylaw No. 07-2017
 - d) Bed and breakfast operations:
 - i. More than three (3) guest rooms may be allowed if the applicant can demonstrate the suitability based on, but not limited to, the following criteria:
 - 1. Site size;
 - 2. Building size;
 - 3. Adequate on-site parking for each additional guest room;
 - 4. Amenities (i.e. topography, proximity to existing tourist attractions);

8.3 PROHIBITED USES

- .1 All uses of land, buildings or industrial processes that may be noxious or injurious, or constitute a nuisance beyond the building which contains it by reason of the production or emission of dust, smoke, refuse, matter, odour, gas, fumes, noise, vibration or other similar substances or conditions.
- .2 All uses of buildings and land except those specifically noted as permitted or discretionary.
- .3 Modular, manufactured and mobile homes with a manufactured date of fifteen (15) years or older, at time of application to Council. Bylaw No. 07-2017

8.4 REGULATIONS

- .1 Subdivision Bylaw No. 07-2017
 - a) The subdivision of any land within the CR – Country Residential District is subject to the policies contained in the District Plan. Bylaw No. 07-2017
 - b) Density - a quarter section, or any portion of the quarter section may contain: Bylaw No. 07-2017
 - i. A minimum of five (5) subdivisions may be permitted per quarter section 64.8 ha (160 acres) in this District for any residential or commercial use.
 - ii. Subdivisions proposing to establish five (5) or more new, non-farm, single parcel country residential parcels in a quarter section, shall be required to be rezoned to a Country Residential District and compliance with all relevant area, frontage and setback requirements of that zoning district.
- .2 Site requirements: Bylaw No. 07-2017
 - a) Garden Suites: Minimum – 6.07 hectare (15.0 acres) Bylaw No. 01-2022
Maximum – 8.1 hectare (20.0 acres)
 - b) All uses: Minimum – 0.81 hectare (2.0 acres) Bylaw No. 07-2017
Maximum – 8.1 hectare (20.0 acres) Bylaw No. 01-2022
- .3 Frontage: Bylaw No. 07-2017
 - a) Minimum shall be 25.0 metres (82.0 feet) along a developed all-weather road allowance. Bylaw No. 07-2017
 - b) Minimum shall be 15.0 metres (49.2 feet) for the following: Bylaw No. 07-2017
 - i. Public works, Radio, TV and communication towers
 - c) Development of a farmstead, residence, commercial, institutional, or other developmental uses requiring public access is prohibited unless the site abuts a developed municipal road allowance. Bylaw No. 07-2017

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- d) Developed municipal road allowances shall mean an existing paved or graded all-weather road on a registered right of way, or road allowance that meets the RM road construction standards, or unless satisfactory arrangements have been made with Council for the improvement or building of a road. Bylaw No. 07-2017
- e) A site to be created by subdivision shall not be permitted unless the proposed parcels and the remainder of the parcel being subdivided abuts, or has frontage on a registered and developed road, and upgrades or construction of any road may be requested through a signed servicing agreement. Bylaw No. 07-2017
- .4 Yard Requirements: Bylaw No. 07-2017
- a) **Front:** The minimum setback of buildings, including dwellings and dwelling groups, from the centreline of a public highway shall be 45.0 metres (150.0 feet), unless adjacent to a provincial highway, where additional setbacks may be required after consultation with the Ministry of Highways and Infrastructure. Bylaw No. 07-2017
- b) **Side:** 15 metres (49.2 feet) Bylaw No. 07-2017
- c) **Rear:** 15 metres (49.2 feet) Bylaw No. 07-2017
- d) Public works are exempt from yard requirements, but shall still abide by sight triangle requirements. Bylaw No. 07-2017
- .5 Floor Areas (on the main floor): Bylaw No. 07-2017
- a) Principal buildings: Minimum: 74.0 m² (796.53 ft²) Bylaw No. 07-2017
- .6 Accessory Building and Uses: Bylaw No. 07-2017
- a) A permitted accessory use/building shall be defined as any buildings, structures or a use which is customarily accessory to the principal use of the site, but only if the principal permitted use or discretionary use has been established. Bylaw No. 07-2017
- b) Setbacks and general performance standards for accessory buildings shall meet the same requirements as the principal use or building. Bylaw No. 07-2017
- c) Mobile Storage Containers including Sea Containers: Bylaw No. 07-2017
- i. Shall require a Development Permit;
- ii. Shall be located a minimum of 3.0 metres from the primary building and behind the rear wall of the primary building; and,
- iii. Containers determined by the Municipality to be unsightly, misused, unsafe, or inappropriate in any way, must be removed at the owner's expense within a time period specified by the Rural Municipality.

- .7 Outdoor Storage: Bylaw No. 07-2017
- a) The outdoor storage or collection of goods and materials is prohibited in a front yard in any Country Residential District. Bylaw No. 07-2017
 - b) Outdoor storage is permitted in a side or rear yard in a Country Residential District only when the goods or material being stored are clearly accessory and incidental to the principal use of the property. Bylaw No. 07-2017
 - c) Council may apply special standards as a condition or for a discretionary use approval regarding the location of areas used for storage for that use. Bylaw No. 07-2017
 - d) No wrecked, partially dismantled or inoperable vehicle or machinery shall be stored or displayed in any required yard. No yard shall be used for the storage or collection of hazardous material. Bylaw No. 07-2017
 - e) Council may require special standards for the location setback or screening of any area devoted to the outdoor storage of vehicles in operating equipment and machinery normally used for the maintenance of the residential property, vehicles or vehicular parts. Bylaw No. 07-2017
- .8 Keeping of Animals: Bylaw No. 07-2017
- a) The equivalent of two (2) animals units shall be permitted per 2 hectare (5 acre) site. Four (4) animal units shall be permitted per 4 hectare (10 acre) site. For each additional 1.2 hectares (3 acres), one (1) additional animal unit shall be permitted. Bylaw No. 07-2017
 - b) Animals shall not be pastured within 15 metres (49.2 feet) of any dwelling not owned by the owner of the animals and no buildings or structures intended to contain birds or animals shall be located within 100 feet of a dwelling or property line. Bylaw No. 07-2017

8.5 DISCRETIONARY USE STANDARDS

- .1 Residential care homes, child and adult care homes, personal service trade, bed and breakfast homes: Bylaw No. 07-2017
- a) Applications shall be required to demonstrate use will not detract from the residential intent of the neighbourhood. Bylaw No. 07-2017
- .2 Modular, manufactured or mobile homes: Bylaw No. 07-2017
- a) All units shall have a date of manufacture of no more than fifteen (15) years from the date of application to Council for approval. Bylaw No. 07-2017
 - b) Date of manufacture shall be provided through a copy of the bill of sale or registration. Bylaw No. 07-2017

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- c) The replacement of a mobile, manufactured or modular home on a site shall require the submission of a new development permit application. Bylaw No. 07-2017
- d) A photo of each exterior side of the proposed unit must be submitted with each application. Bylaw No. 07-2017
- .3 Market Garden, Nurseries or Greenhouses, campgrounds, institutional and recreational uses: Bylaw No. 07-2017
 - a) Road standards shall be appropriate for increased frequency and weights associated with commercial development, and the developer may be required to upgrade the road and/or will enter into a heavy haul agreement. Bylaw No. 07-2017
 - b) Shall provide a designated on-site parking area. Bylaw No. 07-2017
- .4 Garden (Granny) Suites: Bylaw No. 07-2017
 - a) A garage or garden suite must be attached to an accessory building. Detached mobile homes shall not be considered as a garage or garden suite. Bylaw No. 07-2017
 - b) The floor area of garage or garden suites shall not be less than 34.8 sq. m. (375 sq. ft.) and shall not contain a basement. Bylaw No. 07-2017
 - c) The suites shall have a main entrance separate from that of the accessory building. Bylaw No. 07-2017
 - d) The total floor area of garage or garden suites shall not exceed the total main floor area of the attached accessory building. Bylaw No. 07-2017
- .5 Home Based Business or Occupation: Bylaw No. 07-2017
 - a) Operations shall be enclosed entirely within the principal building or an accessory building on site. Applicants shall be required to disclose the location of operations at time of application. Bylaw No. 07-2017
 - b) Any alteration of the location of operations shall require the submission of a new Development Permit Application. Bylaw No. 07-2017
- .6 Kennels: Bylaw No. 07-2017
 - a) Shall be in the form of a Home Based Business. Bylaw No. 07-2017
 - b) Any lands used for the purpose of a facility as defined in this Bylaw may be required to acquire the written permission of landowners adjacent to the property or within 200.0 metres (656.2 feet) of the property before construction. Bylaw No. 07-2017
 - c) Council may require the owner of a facility to enter into an agreement regarding noise mitigation from the facilities or to undertake necessary measures to reduce potential noise conflicts from the operation. Bylaw No. 07-2017

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- d) Council may require any approval of a facility to be temporary, meaning that the use must be reapplied for after a period of time. Bylaw No. 07-2017
Bylaw No. 01-2022

- e) Council shall require all animals to be fenced, or housed, in a way sufficient to ensure animals do not leave the site or cause any other conflicts for surrounding land uses. Bylaw No. 07-2017

9. COMMERCIAL/INDUSTRIAL DISTRICT (C/I)

The purpose of the Commercial/Industrial District (C/I) is to facilitate a diverse range of commercial and industrial activities located primarily along municipal roadways, and Provincial highways.

9.1 PERMITTED USES

- a) Offices and Professional Office Buildings
- b) Retail stores, restaurants, and similar uses for the sale and service for the travelling public Bylaw No. 07-2017
- c) Shops of plumbers, pipe fitters, metal workers and other industrial trades manufacturing and sales; Bylaw No. 07-2017
- d) Storage facilities, warehousing, supply and distribution facilities, excluding transshipping facilities Bylaw No. 07-2017
- e) Agriculture Related Commercial Uses Bylaw No. 07-2017
- f) Petroleum exploration wells or extraction wells and related facilities
- g) Oil and Gas-related Commercial Uses Bylaw No. 07-2017
- h) Aggregate Resource Extraction, Storage and Processing
- i) Public Works Buildings and Structures
- j) Veterinary clinics Bylaw No. 07-2017
- k) Establishments for the servicing, storage and sale or rental of motor vehicles, trucking firm establishments Bylaw No. 07-2017
- l) Contractor's Yard Bylaw No. 07-2017
- m) Hotels or Motels including a dwelling for caretakers or managers Bylaw No. 07-2017
- n) Service Stations, Car Wash or Gas Bar, Cardlock operations Bylaw No. 07-2017

9.2 DISCRETIONARY USES

The following uses shall be considered by Council subject to the completion of the discretionary use process as outlined in Section 3 of the General Administration of this Bylaw. Discretionary Use Criteria is provided in Section 5.

- a) Auction marts, livestock holding facilities Bylaw No. 07-2017
- b) Nurseries, greenhouses, commercial horticultural operations and similar uses Bylaw No. 07-2017
- c) Manufacturing, fabrication and processing facilities Bylaw No. 07-2017

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|---|-------------------|
| d) Campgrounds (refer to section 5.7) | Bylaw No. 07-2017 |
| e) Self-Service Storage Facilities, semi-trailer and container storage | Bylaw No. 07-2017 |
| f) Salvage yards and auto wreckers; | |
| g) Bulk Fuel sales and Storage, bulk fertilizer and agricultural chemical distribution facilities, anhydrous ammonia facilities | Bylaw No. 07-2017 |
| h) Solid and Liquid Waste Disposal Facility (refer to section 5.8) | |
| i) Meat processing plants/abattoirs | |
| j) Recycling and Collection Depot | |
| k) Seed cleaning plants, feed mills and flour mills, grain elevators, pelletizing plants and similar uses | Bylaw No. 07-2017 |
| l) Cement Manufacturing | |
| m) Cannabis Retail Store | Bylaw No. 01-2022 |

9.3 Discretionary Use Evaluation Criteria

- | | |
|---|-------------------|
| .1 Appropriate locations for the proposed use shall be considered based on the surrounding area in relation to existing commercial development. | Bylaw No. 07-2017 |
| .2 Applications shall be required to demonstrate that the proposed use shall not cause adverse effects in regards to: | Bylaw No. 07-2017 |
| a) Safety; | Bylaw No. 07-2017 |
| b) Surrounding existing development; | Bylaw No. 07-2017 |
| c) Noise; | Bylaw No. 07-2017 |
| .3 Road and approach standards shall be appropriate for the intended use. The developer may be required to enter into a development agreement to upgrade the road to RM standards if this development is to proceed. | Bylaw No. 07-2017 |
| .4 Salvage or auto wrecking yards: | Bylaw No. 07-2017 |
| a) Site size, in Council's opinion, shall ensure adequate set back and sufficient screening of any outdoor storage area from adjacent development or a municipal road allowance. The proposed use shall include appropriate screening. | Bylaw No. 07-2017 |
| b) Site size shall be appropriate, in Council's opinion, for the receipt, distribution or dispatch by vehicles of materials, goods or merchandise through the designation of a clearly defined unloading or loading space on the site plan. | Bylaw No. 07-2017 |

9.3 PROHIBITED USES

- .1 All uses of land, buildings or industrial processes that may be noxious or injurious, or constitute a nuisance beyond the building which contains it by reason of the production or emission of dust, smoke, refuse, matter, odour, gas, fumes, noise, vibration or other similar substances or conditions.
- .2 All uses of buildings and land except those specifically noted as permitted or discretionary.
- .3 Dwelling groups

9.4 REGULATIONS

- .1 Subdivision: Bylaw No. 07-2017
 - a) The subdivision of any land within the C/I – Commercial / Industrial District is subject to the policies contained in the District Plan. Bylaw No. 07-2017
 - b) Density – shall be determined at the discretion of Council. Bylaw No. 07-2017
- .2 Site requirements: Bylaw No. 07-2017
 - a) All uses: Minimum – 1.0 hectare (2.5 acres) Bylaw No. 07-2017
- .3 Frontage: Bylaw No. 07-2017
 - a) Minimum shall be 25.0 metres (82.0 feet) along a developed all-weather road allowance. Bylaw No. 07-2017
 - b) Minimum shall be 15.0 metres (49.2 feet) for the following: Bylaw No. 07-2017
 - i. Public works, Radio, TV and communication towers
 - c) Development of a farmstead, residence, commercial, institutional, or other developmental uses requiring public access is prohibited unless the site abuts a developed municipal road allowance. Bylaw No. 07-2017
 - d) Developed municipal road allowances shall mean an existing paved or graded all-weather road on a registered right of way, or road allowance that meets the RM road construction standards, or unless satisfactory arrangements have been made with Council for the improvement or building of a road. Bylaw No. 07-2017
 - e) A site to be created by subdivision shall not be permitted unless the proposed parcels and the remainder of the parcel being subdivided abuts, or has frontage on a registered and developed road, and upgrades or construction of any road may be requested through a signed servicing agreement. Bylaw No. 07-2017

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- f) All development permit application site plan should include approach locations and intended traffic direction. Bylaw No. 07-2017
- .4 Yard Requirements: Bylaw No. 07-2017
- a) **Front:** The minimum setback of buildings, including dwellings and dwelling groups, from the centreline of a public highway shall be 15.2 metres (50.0 feet), unless adjacent to a provincial highway, where additional setbacks may be required after consultation with the Ministry of Highways and Infrastructure. Bylaw No. 07-2017
- b) **Side:** 15.2 metres (50.0 feet) Bylaw No. 07-2017
- c) **Rear:** 15.2 metres (50.0 feet) Bylaw No. 07-2017
- d) Public works are exempt from yard requirements, but shall still abide by sight triangle requirements. Bylaw No. 07-2017
- .5 Maximum height: Bylaw No. 07-2017
- a) All buildings: Maximum: 17.0 metres (55.77 feet) Bylaw No. 07-2017
- .6 Vertical Integration: Bylaw No. 07-2017
- a) The Development Officer may allow additional development permit applications on a single site through the use of vertical integration. Bylaw No. 07-2017
- b) All additional uses shall require the submission of a new Development Permit Application. Bylaw No. 07-2017
- .7 Accessory Buildings and Uses: Bylaw No. 07-2017
- a) A permitted accessory use/building shall be defined as any buildings, structures or a use which is customarily accessory to the principal use of the site, but only if the principal permitted use or discretionary use has been established. Bylaw No. 07-2017
- b) Setbacks and general performance standards for accessory buildings shall meet the same requirements as the principal use or building. Bylaw No. 07-2017
- c) Mobile Storage Containers including Sea Containers: Bylaw No. 07-2017
- i. Shall require a Development Permit;
- ii. Shall be located a minimum of 3.0 metres from the primary building and behind the rear wall of the primary building; and,
- iii. Containers determined by the Municipality to be unsightly, misused, unsafe, or inappropriate in any way, must be removed at the owner's expense within a time period specified by the Rural Municipality.

- .8 Landscaping: Bylaw No. 07-2017
- a) In addition the requirements contained within Section 4.4 of the General Regulations. Bylaw No. 07-2017
 - b) Prior to issuing a Development Permit for an undeveloped lot in this district, the applicant shall be required to supply a landscape plan which is satisfactory to Council, and wherever possible, existing trees should remain. Bylaw No. 07-2017
 - c) Adequate buffering and screening may be required where development is adjacent to residential development. Bylaw No. 07-2017
- .9 Outdoor Storage: Bylaw No. 07-2017
- a) Outdoor storage is permitted in side and rear yards. Bylaw No 07-2017
 - b) The storage and display of goods shall be permitted in a front yard where it is deemed essential to facilitate a permitted or approved discretionary use. Bylaw No 07-2017
 - c) All outdoor storage should be screened from view from adjacent roadways and public lands by a solid fence, landscape materials, berm, vegetative plantings or any combination of the above at least 2.0 meters in height. Bylaw No. 07-2017

9.5 DISCRETIONARY USE STANDARDS

- .1 Auction marts, livestock holding facilities, nurseries, greenhouses, commercial horticultural operations and similar uses, campgrounds, institutional and recreational uses; Manufacturing, fabrication and processing facilities, salvage yards, Meat processing plants/abattoirs, recycling and collection depot, seed cleaning plants, feed mills and flour mills, grain elevators, pelletizing plants and similar uses: Bylaw No. 07-2017
- a) Road standards shall be appropriate for increased frequency and weights associated with commercial development, and the developer may be required to upgrade the road and/or will enter into a heavy haul agreement. Bylaw No. 07-2017
 - b) Shall provide a designated on-site parking area. Bylaw No. 07-2017
 - c) Additional screening may be required as a condition of approval from Council. Bylaw No. 07-2017
- .2 Self-Service Storage Facilities, semi-trailer and container storage: Bylaw No. 07-2017
- a) Any outdoor storage shall be adequately screened from major transportation routes and adjacent residential areas. Bylaw No. 07-2017

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- .3 Bulk Fuel sales and Storage, bulk fertilizer and agricultural chemical distribution facilities, anhydrous ammonia facilities, solid and liquid waste disposal facility, cement manufacturing: Bylaw No. 07-2017
- a) Applications shall include description of facility fencing around perimeter. Bylaw No. 07-2017
 - b) Council may attach approval conditions appropriate to applications (i.e., additional fencing requirements, screening, etc.). Bylaw No. 07-2017
 - c) Applications shall be required to provide all federal and/or provincial approvals as a condition of approval. Bylaw No. 07-2017
 - d) Site designs may be required to incorporate heavy truck traffic and adequate turn-around space. Bylaw No. 07-2017
- .4 Cannabis Retail Store: Bylaw No. 01-2022
- a) Applications shall include proof of compliance with all provincial and/or federal regulations, including but not limited to licenses, permits, approvals, and any other related documentation. Bylaw No. 01-2022
 - b) Council may place any conditions for approval deemed necessary based upon a specific application.” Bylaw No. 01-2022

10. FLOOD HAZARD OVERLAY (FH)

Purpose and Intent:

The Intent of this Overlay Area is to restrict development in areas that are considered hazardous for development in order to minimize property damage due to flooding. The following regulations are intended to apply supplementary standards for development in areas designated as flood hazard zones.

10.1 DEFINING THE AREA

- .1 For all proposed development in this cautionary area, the developer shall be required to contact Saskatchewan Water Security Agency to determine the 1:500 year return frequency flood event and necessary freeboard.

10.2 SITE REGULATIONS IN THE FLOOD HAZARD LAND AREAS

- .1 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 shall be prohibited.
- .2 If the development of new buildings or additions is approved in the flood fringe, flood-proofing to an elevation of 0.5 meters above the 1:500 year flood event will be required.
- .3 Placement of off-site fill in the flood fringe should be limited to that required for flood-proofing or flood risk management, in order to minimize displacement.
- .4 "Hazardous Substances and Waste Dangerous Goods" are prohibited, as defined by the Hazardous Substances and Waste Dangerous Goods Control Regulations of the Environmental Management and Protection Act of Saskatchewan.

10.3 FLOOD PROOFING REGULATIONS

- .1 A development permit shall not be issued for any land use, erection, alteration or use of any building or structure within the Flood Hazard Overlay area unless the site/development meets approved flood proofing measures to an elevation of 0.5 meters above the 1:500 year flood event.
- .2 Existing structures within the flood way are considered to be legally non-confirming buildings under the *Planning and Development Act, 2007*.
- .3 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 flood design elevation; and
 - c) All electrical and mechanical equipment within a building shall be located above the designated flood design elevation

11. EROSION AND SLOPE INSTABILITY OVERLAY (SI)

Purpose and Intent:

The Intent of this Overlay Area is to restrict development in areas that are considered hazardous for development for reasons of excessive soil erodability and/or ground instability. The following regulations are intended to apply supplementary standards for development in areas designated as having potential for instable soil conditions due to erosion or excessive slopes.

11.1 DEFINING THE AREA

- .1 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.
- .2 For the purpose of this Bylaw, the area considered to present potential erosion and/or slope instability hazard includes but is not limited to the slopes of the North Saskatchewan River Valley-and its tributary creeks and gullies extending from the edge of the flood plain in the valley, to the ridge of the slope at the top, plus a setback of 100 metres.
- .3 Council may require a surveyor to determine where this line or crest of valley is located at the developer's expense and development will be set back from that line at all points.

11.2 SITE REGULATIONS IN THE EROSION AND SLOPE INSTABILITY AREA

- .1 Any application for a development permit on any parcel of land that lies wholly or partially within an area designated in the Slope Instability Overlay Area (SI) must be accompanied by a detailed site analysis prepared by a geotechnical engineer registered in the Province of Saskatchewan. The site analysis shall indicate topography, surface drainage, geological, and geotechnical conditions at the site of the proposed development and related to the conditions of the general area as they relate to slope instability and erosion hazards.
- .2 The geotechnical engineer shall answer the following questions:
 - a) Will the proposed development be detrimentally affected by natural erosion or slope instability?
 - b) Will the proposed development increase the potential for erosion or slope instability that may affect the proposed development, or any other property?
- .3 Unless the geotechnical engineer can answer "no" in response to both of the above questions, further analysis will be required. The required analysis must define the hazard as it may affect the proposed development and any other potentially affected property. The engineering report will identify hazard mitigation measures including engineered works and other measures deemed to be effective in eliminating or managing anticipated erosion and slope stability impacts, and will

identify and explain known and suspected residual hazards. The responsibility for monitoring and responding to monitored findings shall be resolved before approval is granted.

- .4 A development permit shall not be issued unless the report on the site, presented by the professional consultant, indicates that the site is suitable for development or outlines suitable mitigating measures and documents residual hazard.
- .5 If such an evaluation is not done, or having been done, Council determines that excessive remedial or servicing measures are necessary to safely and efficiently accommodate the proposed development, Council shall not be required to approve the application for development.

12. HERITAGE RESOURCE OVERLAY (HR)

Purpose and Intent:

The Intent of this Overlay Area is to ensure the protection of significant heritage resources located on land proposed for development. The following regulations are intended to apply supplementary standards for development in areas designated as having significant heritage resources potential.

12.1 DEFINING THE BOUNDARY

- .1 Archaeological, historic features and paleontological sensitive lands within the Municipality include:
 - a) Lands located within the same quarter-section as, or within 500 meters of, a Site of a Special Nature as defined in *The Heritage Property Act*.
 - b) Lands in the North Saskatchewan River Valley and its major tributaries and/or within one kilometer of their edges.
 - c) Lands within 500 meters of other previously recorded sites, unless they can be shown to be of low heritage significance.

12.2 SITE REGULATIONS IN THE HERITAGE RESOURCES OVERLAY AREA

- .1 The Municipality will require the developer to search and identify any known heritage sites within 500 meters of any recorded heritage sensitive lands and to comply with all Province of Saskatchewan legislation.
- .2 Any substantive development that lies within these sensitive lands shall be referred to the provincial Heritage Unit for a heritage review.
- .3 Should a Heritage Resource Impact Assessment be required, it is the responsibility of the developer to have it carried out by a qualified professional under an approved investigation permit. The study should establish:
 - a) the presence of heritage sites within the project areas;
 - b) suitable mitigation measures that could be implemented;
 - c) the content, structure, and importance of those heritage sites; and
 - d) the need for a scope of any mitigative follow-up.
- .4 If such an assessment is not done or having been done, Council may defer the issuance of a development permit until such time as all mitigation requirements have been met.

12.3 HERITAGE RESOURCE DEVELOPMENT

- .1 Heritage resource development shall be a discretionary use in all zones.
- .2 Heritage resource development shall be exempted from site and frontage area requirements.

13.ZONING DISTRICT MAPS

APPROVED BY THE MINISTER: NOVEMBER 18, 2016