

RURAL MUNICIPALITY OF PADDOCKWOOD No. 520

ZONING BYLAW

Prepared for:

THE RURAL MUNICIPALITY OF PADDOCKWOOD No. 520

Prepared by:

CROSBY HANNA & ASSOCIATES
LANDSCAPE ARCHITECTURE AND COMMUNITY PLANNING
SASKATOON, SK

APRIL, 2026

The Rural Municipality of Paddockwood No. 520

Bylaw No. 05-2026

A Bylaw of the Rural Municipality of Paddockwood No. 520 to adopt a Zoning Bylaw.

The Council of the Rural Municipality of Paddockwood No. 520, in the Province of Saskatchewan, in open meeting assembled enacts as follows:

- (1) Pursuant to Section 34(1) of *The Planning and Development Act, 2007* the Council of the Rural Municipality of Paddockwood No. 520 hereby adopts the Rural Municipality of Paddockwood No. 520 Zoning Bylaw, identified as Schedule "A" to this Bylaw.
- (2) The Reeve and Administrator of the Rural Municipality of Paddockwood No. 520 are hereby authorized to sign and seal Schedule "A" which is attached to and forms part of this Bylaw.
- (3) Bylaw No. 01/2020, the Zoning Bylaw for the Rural Municipality of Paddockwood No. 520, and all amendments thereto, are hereby repealed.
- (3) This Bylaw shall come into force on the date of final approval by the Minister of Government Relations.

Read a first time the _____ day of _____, _____

Read a second time the _____ day of _____, _____

Read a third time the _____ day of _____, _____

Adoption of Bylaw this _____ day of _____, _____

(Reeve)

SEAL

(Administrator)

Certified a True Copy of the Bylaw adopted by Resolution of Council

On the _____ day of _____, of the year _____

THE RURAL MUNICIPALITY OF PADDOCKWOOD NO. 520

ZONING BYLAW

Being Schedule “A” to Bylaw No. 04-2026
of the Rural Municipality of Paddockwood No. 520

(Reeve)

SEAL

(Administrator)

TABLE OF CONTENTS

1	INTRODUCTION.....	1
1.1	Title	1
1.2	Scope.....	1
1.3	Purpose.....	1
1.4	Severability	1
2	INTERPRETATION	3
3	ADMINISTRATION	20
3.1	Development Officer.....	20
3.2	Application for Development Permit.....	20
3.3	Developments Not Requiring A Development Permit.....	20
3.4	Other Permit Requirements.....	21
3.5	Application Requirements.....	22
3.6	Development Permit Application Process.....	22
3.7	Discretionary Use Applications	23
3.8	Validity of a Development Permit.....	33
3.9	Amending the Zoning Bylaw	33
3.10	Development Appeals Board	34
3.11	Minor Variances	34
3.12	Fees	34
3.13	Zoning by Agreement	34
3.14	Offences and Penalties	35
4	GENERAL REGULATIONS	36
4.1	Frontage on the Road	36
4.2	DEVELOPMENT ON HAZARD LANDS	36
	DEVELOPMENT ON HAZARD LANDS	36
4.3	Building to be Moved	38
4.4	Waste Disposal.....	38
4.5	Water	38
4.6	Storage of Chemicals, Fertilizers and Combustible Materials.....	38
4.7	One Principal Building Permitted on a Site	38
4.8	Non-Conforming Buildings, Sites and Uses	39
4.9	Public Works, Pipelines and Municipal Facilities.....	39
4.10	Vehicle Storage	39
4.11	Fences	39
4.12	Landscaping	40
4.13	Setback from Centre Line of Roads.....	40
4.14	Outside Storage and Waste Material Storage	40
4.15	Permitted Yard Encroachments	41
4.16	Prohibited Uses in All Districts.....	42
4.17	Temporary Uses	42
5	SPECIAL STANDARDS AND REGULATIONS	43
5.1	Home-Based Businesses and Farm Based Businesses.....	43
5.2	Campgrounds and Tourist Camps	43

5.3	Bed and Breakfast Homes and Vacation Farms	43
5.4	Personal Care Homes	44
5.5	Service Stations and Gas Bars	44
5.6	Above Ground Fuel Storage Tanks	44
5.7	Accessory Uses, Buildings and Structures	45
5.8	Signs and Billboards	47
5.9	Storage of Vehicles.....	48
5.10	Outfitting Base Camps	49
5.11	Bulk Petroleum Tanks	49
5.12	Kennels	49
5.13	Auction Markets.....	49
5.14	Satellite Dishes and Solar Collectors	50
5.15	Dwelling Groups.....	50
5.16	Abattoirs.....	51
5.17	Oil and Gas Exploration and Development	51
5.18	Machinery or Automotive Salvage or Storage Yards	52
5.19	Mobile, Modular and Relocated Homes	52
5.20	Forestry and Forest Management on Non-Provincial Forest Land	53
5.21	Public Works, Pipelines, and Municipal Facilities	53
5.22	Recreation Vehicles on Residential Sites	53
5.23	Keeping of Animals on Residential Sites.....	53
5.24	Subsurface Mineral Extraction Activity.....	54
5.25	Day Care Centres	54
6	ZONING DISTRICTS	55
6.1	Classification of Zoning Districts	55
6.2	Zoning District Maps	55
6.3	Boundaries	55
6.4	Regulations	56
6.5	Properties with More than One Zoning District.....	56
6.6	Transitional Zoning Provisions	56
7	DISTRICT SCHEDULES	57
7.1	A1 – Agricultural District	57
7.2	H – Hamlet Residential District	62
7.3	C – Commercial District	66
7.4	CR – Country Residential District	70
7.5	CR1 – High Density Country Residential District.....	73
7.6	R – Resort District	76
7.7	RC – Resort Commercial District	79
7.8	CON – Conservation District.....	82
7.9	F – Forest District	85
8	SEPARATION DISTANCES BETWEEN USES	90
9	MAPS	93

1 INTRODUCTION

1.1 TITLE

This Bylaw shall be known as the "Zoning Bylaw of the Rural Municipality of Paddockwood No. 520".

1.2 SCOPE

All development within the limits of the municipality shall be in conformity with the provisions of this bylaw, subject to the right of appeal provisions of *The Planning and Development Act, 2007 (The Act)*.

1.3 PURPOSE

This is a Bylaw to control the use and development of the land in the municipality and assist in implementing the North Central Planning District Official Community Plan.

1.4 SEVERABILITY

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

2 INTERPRETATION

Whenever in this bylaw the following words or terms are used, they shall, unless the context otherwise provides be held to have the following meaning:

Abattoir: a facility to slaughter animals; dress, cut and inspect meats; and refrigerate, cure, and manufacture by-products.

Accessory Building or Use: a building or use which:

- (a) is subordinate to and serves the principal building or principal use;
- (b) is subordinate in area, extent and purpose to the principal building or principal use served;
- (c) contributes to the comfort, convenience or necessity of occupants of the principal building or principal use served; and,
- (d) is located on the same site as the principal building or principal use served.

Accessory Employee Residence: a recreational vehicle or residence located within an accessory building, intended to provide accommodation to employees, which includes sleeping and sanitary facilities and may contain kitchen facilities.

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

Administrator: the Administrator of the Rural Municipality of Paddockwood No. 520.

Agricultural Product Processing: value-added processing of farm products including warehousing, storage, transshipping, office space and wholesale or retail sales.

Agricultural Service and Contracting Establishments: premises used for the supply of goods, materials or services that support agricultural uses including the sale and storage of seeds, feed, fertilizer and chemical products and the rental, sale, repair or service of agricultural equipment or implements and any combination of the foregoing.

Agricultural Support Services: includes,

- (a) grain and seed storage, cleaning and drying;
- (b) fertilizing mixing sales (subject to provincial regulations);
- (c) livestock and poultry breeding services;
- (d) bin yards, commercial and farm related, and,
- (e) other agriculturally related services.

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

Ancillary Use: a use that is secondary and subordinate in size, extent and purpose to the principal use on the same site but is not necessary for the operation of the principal use on that site including but not limited to home-based and farm-based businesses.

Animal Unit: the kind and number of animals calculated in accordance with the following:

Kind of Animal	Number Equaling One Animal Unit
----------------	------------------------------------

(1) <u>Poultry</u>	
(a) hens, cockerels, capons	100
(b) chicks, broiler chicks	200
(c) turkeys, geese, ducks	50
(d) exotic birds	25
 (2) <u>Hogs</u>	
(a) boars or sows	3
(b) gilts	4
(c) feeder pigs	6
(d) weanling pigs	20
 (3) <u>Wild Boars</u>	
(a) boars or sows	3
(b) gilts	4
(c) feeder pigs	6
(d) weanling pigs	20
 (4) <u>Sheep</u>	
(a) rams or ewes	7
(b) lambs	14
 (5) <u>Goats, Llamas and Alpacas</u>	7
 (6) <u>Cattle</u>	
(a) cows or bulls	1
(b) feeder cattle	1.5
(c) replacement heifers	2
(d) calves	4
 (7) <u>Horses</u>	
(a) colts or ponies	2
(b) other than colts or ponies	1
 (8) <u>Other</u>	
(a) domesticated native ungulates (deer, elk, bison, etc.)	1

Auction Market: a building, structure, or lot, or part thereof, used as a premises where goods and materials that are to be sold by public auction.

Applicant: a developer or person applying for a development permit under this bylaw.

Bare Land Condominium: a condominium divided into bare land units, as defined in *The Condominium Property Act, 1993*.

Bare Land Unit: a bare land unit as defined in *The Condominium Property Act, 1993*.

Bed and Breakfast Home: a dwelling unit in which the occupants thereof use a portion of the dwelling

unit for the purpose of providing, for remuneration, sleeping accommodation and one meal per day to members of the general public, for periods of one week or less, and in which:

- (a) not more than three bedrooms within the dwelling unit are used to provide such sleeping accommodation;
- (b) the dwelling unit is the principal residence of the persons receiving the remuneration and providing the sleeping accommodation and one meal per day; and,
- (c) the meal which is provided is served before noon each day.

Beverage Room: an establishment, licensed by the Province of Saskatchewan, in which alcoholic beverages are served for a fee for consumption on the premises and may include a licensed lounge that is ancillary to a restaurant. Food preparation or serving of food maybe an accessory use to the drinking establishment but is subject to all applicable provincial regulations

Billboard: a private, free-standing sign, including supporting structures, which advertises goods, products, services, organizations, or facilities that are available from, located on, or refer to, a site other than the site on which the sign is located, and which is greater than 2 m² (21.53 ft²) in surface area.

Building: a structure used for the shelter or accommodation of persons, animals, or goods.

Building Bylaw: any bylaw of the Rural Municipality of Paddockwood No. 520 regulating the erection, alteration, repair, occupancy or maintenance of buildings or structures.

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

Building Height – the vertical distance of a building measured from grade level to the highest point of the roof surface.

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

Building, Principal: the main building in which the principal use of the site is conducted.

Campground, Seasonal: the seasonal operation of an area of land managed as a unit, providing temporary short-term accommodation for tents, tent trailers, travel trailers, recreational vehicles and campers, used by travelers and tourists.

Campsite: a designated and delineated area within a seasonal campground or tourist camp that is intended to accommodate a single tent, tent party or recreational vehicle.

Cannabis Production Facility: a facility or other operation, approved under federal and provincial regulations, that is used in whole or in part for the planting, cultivation, testing, harvesting, processing and distribution of the cannabis plant and any of its derivatives.

Cannabis Retail Store: a retail store, approved under federal and provincial regulations that sells cannabis and any of its derivatives.

Car Wash: a building or portion of a building which is used for the washing of vehicles, including full service, automatic and hand operated facilities.

Cemetery: property used for the internment of the dead and may include facilities for the storage of ashes of human remains that have been cremated.

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

Commercial Outfitting Camp: a commercial recreation facility that provides outfitting services by a licensed outfitter and which may include accommodation licensed under *The Public Accommodation Regulations* and the storage and provision of related outfitting equipment, or the dressing, butchering, cleaning or freezing of game or fish, as part of the service.

Commercial Recreation Use: a place designed for indoor or outdoor sports and other leisure time activities, operated as a business, and may include, but is not limited to, sports arenas, gymnasiums, fitness centres, parks, playgrounds, swimming pools, golf courses, campgrounds, tourist camps, walking or hiking trails, event spaces, or other similar uses.

Community Centre: 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.

Contractor's Yard: the yard of a contractor or company used as a depot for the storage and maintenance of equipment and vehicles 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 Paddockwood No. 520.

Craft Alcohol Manufacturer: a manufacturer who has been issued a permit in accordance with The Alcohol Control Regulations, 2016 to produce craft alcohol manufactured by fermentation or distillation in Saskatchewan and includes craft breweries, distilleries, wineries, and cideries.

Day Care Centre: a facility for the non-parental care of over seven (7) preschool age children on a daily basis and licensed under *The Child Care Act* and may include a Pre School.

Deck: a raised open platform, with or without rails, which may be attached to a principal building.

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

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

Development Officer: The administrator of the RM of Paddockwood or anyone else appointed by Council.

Development Permit: a document authorizing a development issued pursuant to this Bylaw.

Dwelling: a building used or intended for residential occupancy and may include a Modular Dwelling or a Ready-to-Move Dwelling but excluding a Mobile Dwelling or Recreational Vehicle as herein defined.

Dwelling, Farm: an accessory dwelling on a farm that is intended to accommodate farm workers.

Dwelling, Garden Suite: a self-contained dwelling unit that is located in the rear yard or side yard of a site in which the principal use is a single detached dwelling, and to which the suite is an accessory use.

Dwelling Group: a group of two or more detached one unit dwellings, two unit dwellings or multiple unit dwellings or combinations thereof occupying the same site.

Dwelling, Garage: a detached building consisting of one dwelling unit as herein defined, with an attached garage as herein defined, where the floor area of the garage is greater than the floor area of the dwelling unit.

Dwelling, Modular: a dwelling which is constructed of pre-fabricated parts, unit modules and/or finished sections built in a factory, conforming to CSA Standard A277, and which are transported to this site for assembly on an approved foundation which complies with the requirements of the National Building Code.

Dwelling, Mobile Home: a dwelling that conforms to the CSA Standard Z240.2.1 and amendments thereto.

Dwelling, Multiple Unit: a building divided into three or more dwelling units as herein defined and shall include town or row houses and apartment dwellings but not hotels or motels.

Dwelling, Secondary Suite: a self-contained dwelling unit that is an accessory use to, and located within, a building in which the principal use is a single detached dwelling.

Dwelling, Ready-to-Move (RTM): a ready-to-move one unit dwelling which is built to completion off-site using conventional lumber and building practices according to the current National Building Code of Canada, and which is transported to the site as a complete unit for placement on a fixed approved foundation which complies with the requirements of the National Building Code of Canada.

Dwelling, Relocated: a single detached dwelling which is moved into the Municipality from a different municipality.

Dwelling, Single Detached: a detached building consisting of one dwelling unit as herein defined but shall not include a mobile dwelling as herein defined.

Dwelling, Two-Unit: a building divided into two separate dwelling units on the same site but not including single detached dwellings which contain a secondary suite as defined herein.

Dwelling Unit: a separate set of living quarters, whether occupied or not, usually containing sleeping facilities, sanitary facilities and a kitchen or kitchen components. For the purpose of this definition, “kitchen components” include, but are not limited to, cabinets, refrigerators, sinks, stoves, ovens, microwave ovens or other cooking appliances.

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

Estimated Peak Water Level (E.P.W.L.): the calculated water level used to determine the flood hazard area. It is based on the 1:500 peak flow for rivers, and the higher of the 1:500 peak calm level or the 1:100 peak calm level with a 1:5 wind from the most critical direction for most lakes.

Equestrian Centre: facilities (buildings, shelters or other structures) at which horses are exercised or trained, training in equestrian skills, or equestrian competitions or shows are held.

Events Centre: a multi-purpose building or facility used for recreational, social, educational or cultural activities and gatherings.

Farm: the land, buildings, and machinery used in the commercial production of farm products.

Farm-Based Business: an occupation carried on by the owners of a Farm Operation, ancillary to the principal use.

Farm Operation: conditions or activities which occur on a farm in connection with the commercial production of farm products, including irrigation, agroforestry, but not including Intensive Livestock Operations or Intensive Agricultural Operations.

Farm Product: those plants and animals useful to man and including, but not limited to:

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

but not including cannabis (see cannabis production facility).

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

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.

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

Flood Hazard Area: the flood hazard area the area below the E.P.W.L. The flood hazard area has two zones; the Flood Fringe and the Floodway.

Flood Fringe: a zone within the flood hazard area where some types of development may occur if suitably flood-proofed. The Flood Fringe is typically defined as that portion of the flood hazard area where:

- (a) depth of inundation above natural ground is less than 1.0 metre;
- (b) flow velocities are less than 1.0 metre per second; and,

- (c) encroachment (fill) into the Flood Fringe would raise upstream water levels by less than 0.3 metres.

Floodway: a zone within the flood hazard area where typically only necessary infrastructure is allowed (eg. water intakes and outfalls, bridge piers and abutments, etc) or development that is of low value and non-obstructive (eg. parks, nature areas, parking lots, and recreational trails). The Floodway contains the deepest, fastest, and most destructive floodwaters and is typically defined as that portion of the flood hazard area where:

- (a) depth of inundation above natural ground is more than 1.0 metre;
- (b) flow velocities are greater than 1.0 metres per second; or,
- (c) encroachment (fill) into the Floodway would raise upstream water levels by more than 0.3 metres.

Flood Proofing: techniques or measures taken to permanently protect a structure or development from flood damage. These can include measures such as elevating building (eg. building on fill or piers), constructing dykes, creating upstream storage, diversions, and channelization.

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.

Gas Bar: a building or facility used for the retail sale of motor vehicle fuels from fixed pumps and may include a convenience store.

Golf Course: an area used for playing golf, including associated driving ranges and clubhouse facilities.

Grade Level - the average level of the finished surface of the ground adjacent to the exterior walls of the building or structure.

Guest Recreational Vehicle: a recreational vehicle that provides temporary accommodation for guests of the owners of the site.

Hamlet: an unincorporated community with:

- (a) five or more occupied dwellings individually situated on lots, blocks or parcels; and
- (b) at least 10 subdivided lots, blocks or parcels, the majority of which are an average size of less than one acre; or

any unincorporated area declared to be a hamlet by order of the minister pursuant to *The Municipalities Act*, or any former Act providing for the establishment of hamlets;

Hazard Land: land which may be subject to flooding, ponding, slumping, subsidence, landslides, erosion, or contamination by hazardous material.

Hazardous Material: any product, substance or organism which, because of its quantity, concentration or risk of spill, or its physical, chemical or infectious characteristics, either individually or in combination with other substances, is an existing or potential threat to the physical environment, to human health or to living organisms, including but not limited to:

- (a) corrosives;
- (b) explosives;

- (c) flammable and combustible liquids;
- (d) flammable solids, substances liable to spontaneous combustion, substances that on contact with water emit flammable gases;
- (e) gases, compressed, deeply refrigerated, liquified or dissolved under pressure;
- (f) oxidizing substances; organic peroxides;
- (g) poisonous (toxic) and infectious substances;
- (h) radioactive materials;
- (i) waste Dangerous Materials; and,
- (j) any other environmentally hazardous substance.

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 and Transportation entitled "*The Erection of Signs Adjacent to Provincial Highway Regulations, 1986*", as may be amended from time to time.

Home-Based Business: an occupation carried on by the occupants of a residence ancillary to the principal use.

Hotel: a building or part of a building used as a place for sleeping accommodation to the general public and may provide additional services, such as restaurants and lounges, meeting rooms, licensed beverage rooms, entertainment and recreational facilities.

Institutional Camp: an area of land containing sleeping accommodations and facilities which are used to provide short term accommodation for persons engaged in passive or active recreation or leisure, which, without limiting the generality of the foregoing, shall include the following: children's camp or establishment, religious camp, artist's camp, retreat, educational camp, recreational camp, sports camp or other similar camp or establishment.

Intensive Agricultural Operation: a principal use that produces a crop that is grown in buildings or under structures, using hydroponic techniques, or by use of intensive irrigation and fertilizer application, but not including an intensive livestock operation.

Intensive Livestock Operation (ILO): the operation or facilities for rearing, confinement or feeding of poultry, hogs, sheep, goats, cattle horses or domesticated game animals, in such numbers that the facility and portion of a site used for the operation:

- (a) will contain 100 or more animal units; and,
- (b) provides less than 370 m² of space for each animal unit contained therein.

But does not include the temporary confinement of livestock as part of a permitted principal agricultural use.

Intersection: an area where two or more streets or lanes meet or cross at grade.

Junk and Salvage Yards and Auto Wreckers: uses including, but not limited to, uses involved in salvaging, storing or selling scrap metal, paper, plastic, glass, wood and other waste material, as well as unlicensed vehicles and used vehicle parts.

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

Lakeshore: the line denoting the ordinary high water mark for any lake.

Landscaping: the modification and enhancement of a site through the use of any or all of the following elements:

- (a) *hard landscaping*: landscaping consisting of non-vegetative materials, such as brick, stone, concrete, tile and wood, but excluding monolithic concrete and asphalt;
- (b) *soft landscaping*: landscaping consisting of vegetation, such as trees, shrubs, hedges and grass;
- (c) *architectural elements*: landscaping consisting of wing walls, sculptures, etc.

Lane: a public highway vested in the Crown as a secondary level of access to a lot or parcel of land.

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.

Loading Space: a space, measuring at least 2.4 metres in width and 8.4 metres in depth, located on a site, and having access to a street or lane, in which a vehicle may park to load or unload goods.

Lot: an area of land with fixed boundaries and which is of record with the Information Services Corporation by Certificate of Title.

Lounge: a room or area adjoining a restaurant set aside for the sale of beverage alcohol for consumption on the premises, with or without food.

Membrane-Covered Structure: a structure consisting of a frame that is covered with plastic, fabric, canvass or similar non-permanent material, which typically is used to provide storage for vehicles, boats, recreational vehicles or other personal property, or on a larger scale, for storage of commercial goods and materials. The terms shall also apply to structures known commonly as ‘hoop houses’, ‘canopy-covered carports’ and ‘tent garages’, and can be fully or partially covered. Gazebos are not membrane-covered structures.

Minister: the member of the Executive Council to whom, for the time being, is assigned the administration of *The Planning and Development Act, 2007*.

Motel: an establishment consisting of a group of attached or detached sleeping accommodations used as a place for sleeping accommodation to the general public and may provide additional services, such as restaurants and lounges, meeting rooms, licensed beverage rooms, entertainment and recreational facilities.

Motor Vehicle, Farm and Heavy Equipment Use: any building, premises or land in which or upon which a business, service or industry involving the maintenance, servicing, storage or repair of commercial vehicles is conducted or rendered, including the dispensing of motor fuel or other petroleum products directly into motor vehicles and the sales of accessories or equipment for trucks or similar commercial vehicles.

Municipal Facility: land and / or structures owned by the Municipality that are used for:

- (a) office and meeting space;
- (b) storage of municipal equipment and supplies;
- (c) recreation; and/or,

- (d) other municipal purposes.

Municipality: The Rural Municipality of Paddockwood No. 520.

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.

Non-Conforming Building: a building:

- (a) that is lawfully constructed or lawfully under construction, or in respect of which all required permits have been issued, at the date a Zoning Bylaw or any amendment to this Bylaw affecting the building or land on which the building is situated or will be situated becomes effective; and,
- (b) that on the date this Bylaw or any amendment to this Bylaw becomes effective does not, or when constructed will not, comply with this Bylaw.

Non-Conforming Site: a site, consisting of one or more contiguous parcels, that on the day of 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 zoning 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 a building lawfully under construction, or in respect to which all required permits have been issued, on the date of this bylaw or any amendment hereto becomes effective; and,
- (b) that on the date this Bylaw or any amendment hereto becomes effective does not, or in the case of a building under construction or in respect of which all required permits have been issued, will not comply with this Bylaw.

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

Official Community Plan (OCP): the North Central Planning District Official Community Plan, as most recently amended.

Outside Storage: the storing, stockpiling or accumulating of goods, equipment or material in an area that is open or exposed to the natural elements.

Parking Lot: an open area of land, other than a street, used for the temporary parking of more than four vehicles and available for public use whether cost-free, for a fee or for accommodation of clients or customers.

Parking, Off-Street: accommodation for the parking of vehicles off a public street or lane.

Parking Space, Vehicle: a space within a building or parking lot for the parking of one vehicle, having minimum dimensions of 2.4 metres wide by 5.5 metres deep, and which has access to a developed street or lane.

Passive Recreation Use: a recreational land use that does not require significant development upon the site and does not lessen the natural character of the area.

Patio: an open platform, typically at grade level or low to the ground and not attached to a principal building.

Personal Care Home: a home licensed under provincial statute to provide, in a residential setting, long term residential, social, physical, or personal care, including accommodation, meals, supervision or assistance for persons who have limits on ability for self-care, self-supervision, and who are unrelated to the operator or owner.

Personal Service Shop: an establishment engaged in providing the care of a person or their apparel, which include barber shops, hairstyle salons, laundries, dry cleaners, shoe repair, photographic studios and other similar uses.

Place 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.

Preschool: a facility which provides a program for preschool aged children.

Principal Building: the main building in which the principal use of the site is conducted.

Private Riding Arena: a building used by the owners or occupants of the site for the training and exercising of horses that is not used for horse shows, rodeos or similar events to which there is a fee to participate in or to use the facilities.

Public Recreation Facility: a public facility or amenity, a joint-use site or a park or playground that serves the surrounding neighbourhood or community.

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

Public Work: means:

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

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.

Recreational Storage Compound: a site used communally for the storage of the following: construction equipment or materials, recreational vehicles, other vehicles, boats and other similar items. Shipping containers and sheds may form part of a recreational storage compound.

Recreational Vehicle: a unit intended to provide temporary living accommodation for campers or travelers;

built as part of, or to be towed by, a motor vehicle; and includes truck campers, motor homes, tent trailers, fifth wheels, travel trailers.

Recreational Vehicle, Park Model: a recreational vehicle that conforms to Canadian Standards Association, Construction Standard No. Z241 Series, Park Model Trailers.

Recycling Collection Depot: a building or structure used for collection and temporary storage of recyclable household material such as bottles, cans, plastic containers and paper. The following shall not be allowed at a recycling collection depot:

- (a) processing of recyclable material other than compaction;
- (b) collection and storage of paints, oil, solvents or other hazardous material; nor,
- (c) outdoor compaction.

Reeve: the Reeve of the Rural Municipality of Paddockwood No. 520.

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.

Retail Store: a place where goods, wares or merchandise are offered for sale or rent and may include a pawn shop.

Right of Way: the right of way is the land set aside for use as a roadway or utility corridor. Rights of way are purchased prior to the construction of a new road or utility line, and usually enough extra land is purchased for the purpose of providing mitigative features. Sometimes, road rights of way are left vacant after the initial roadway facility is constructed to allow for future expansion.

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

Rodeo Facilities: buildings, shelters, fences, corrals or other structures used for commercial rodeo events.

Rural Municipal Administrator: the Rural Municipal Administrator(s) for the Rural Municipality of Paddockwood No. 520.

Safe Building Elevation (S.B.E.): the level defined by The Ministry of Government Relations at time of subdivision and by municipal bylaw to which flood-proofing must be undertaken for developments in the flood hazard area. The S.B.E. is calculated as the E.P.W.L. plus a freeboard value. The freeboard allows for uncertainties in the calculations, and for other possible hazards such as ice shove, ice jams, and erosion. The Saskatchewan Watershed Authority usually recommends a freeboard of 0.5 m for most situations. For dykes used as flood-proofing, a freeboard of 0.6 m is usually recommended. In areas with high uncertainty in the hydrology or hydraulic response of the lake or river, a freeboard of up to 1.0 m may be recommended.

School: a body of pupils that is organized as a unit for educational purposes, 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.

Screening: a fence, wall, berm or planted vegetation located so as to visually shield or obscure one abutting area of use from another.

Secondary Suites: means a self-contained dwelling unit which is an ancillary use to, and located within, a detached building in which the principal use is a one-unit dwelling.

Service Station: A building which is a principal use on a site or a structure which is an accessory use in a clearly defined space on a site; where gasoline or other motor fuels are kept for sale and delivery directly into a motor vehicle, and where the service station is a principal use on the site, it may also include the servicing and repairing of motor vehicles.

Short-Term Rental Accommodation: The business of offering a dwelling unit, or portion thereof, for consideration to persons who are not residents of the dwelling unit for a stay of 28 days or less.

Sight Triangle: the triangular area formed, on corner sites, by the intersecting front and side site lines at a street intersection and the straight line joining said site lines at point which are measured distance along said site lines. (refer to Figure 2-1).

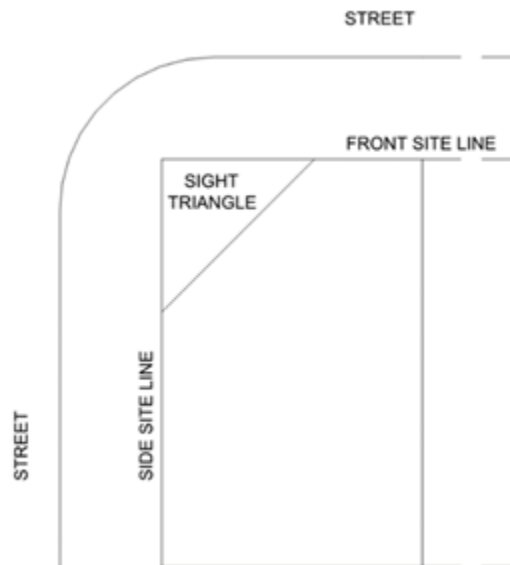


Figure 2-1: Sight Triangle

Sign: any writing (including letter or word), billboard, pictorial representation (including illustration or decoration), emblem (including devise, symbol or trademark), flag (including banner or pennant), or any other figure of similar character which:

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

Site: an area of land with fixed boundaries that has been registered in the Land Titles Office by Certificate of Title, and for which all portions of the land are consolidated under a single title.

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

Site, Corner: a site at the intersection or junction of two (2) or more streets (refer to Figure 2-2).

Site, Interior: a site other than a corner site (refer to Figure 2-2).

Site, Through: a site not more than one lot in depth, having a frontage on two streets more or less parallel (refer to Figure 2-2).



Figure 2-2: Illustration of Site Definition

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

Site Depth: the horizontal distance between the front site and rear site lines, but where the front and rear site lines are not parallel the site depth is the length of a line joining the midpoint of such site lines.

Site Drainage Plan: a plan which shows the existing and proposed topography of a site, with contour intervals and Council that the proposed drainage pattern will not have an adverse effect on neighbouring properties and streets.

Site Frontage:

- (a) for Rectangular Sites: the horizontal distance between the side site lines of the site measured along the front site line.
- (b) for Non-Rectangular Sites: the average of the horizontal distances between the side site lines of the site measured along the front and rear site lines.

Site Line, Front: the boundary at the front of the site.

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

Site Line, Side: a site boundary other than a front or rear site line.

Site Width: the horizontal distance between the side boundaries of the site measured at a distance from the front lot line equal to the minimum front yard required for the district in which the site is located.

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

Storage Facility: an establishment primarily engaged in renting or leasing space for self-storage. These establishments provide secure space (rooms, compartment, lockers, containers, or outdoor space) where clients retrieve and store their goods.

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.

Subdivision: a division of land as described in the regulations pursuant to *The Land Surveys Act, 2000*.

Telecommunications Facility: includes,

- (a) microwave towers, including mobile (cellular) phone towers and associated facilities;
- (b) internet receiving and/or transmittal towers and associated facilities;
- (c) radar stations;
- (d) radio and television towers and associated facilities; and,
- (e) any other tower or structure used for receiving and/or transmitting electromagnetic radiation.

Temporary Building: a building without a foundation or footing, and that is to be removed upon expiration of a designated time period.

Temporary Use: a use established for a fixed period of time and that is to be discontinued upon the expiration of the time period specified for that use.

Temporary Work Camp: a temporary residential complex used to house camp workers by various contracting firms on a temporary basis of more than 28 days and less than one (1) year. The camp is usually made up of a number of mobile units, clustered in such fashion as to provide sleeping, eating, recreation and other basic living facilities.

Tiny Homes: a dwelling unit having less than 60 m² in floor area, and which may be constructed on wheels or as a modular home.

Tourist Camp: a facility which has two or more cabins for the accommodation of the travelling public and may also have provision for the accommodation of trailers, tent trailers, tents and recreational vehicles.

Turbine Height: the height from finished grade to the highest vertical point of the swept rotor arc, in the case of a wind turbine with a horizontal axis rotor.

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

Use, Agricultural Related Commercial or Industrial: includes,

- (a) grain and seed storage, sales, cleaning and drying;
- (b) fertilizer and chemical processing, distribution, mixing and sales (subject to provincial regulations);
- (c) livestock and poultry breeding services;
- (d) bin yards;
- (e) implement and machinery assemblage, sale and service;
- (f) bulk fuel sales and storage;
- (g) taxidermy and the accessory tanning of hides;
- (h) feed processing, packaging and sales;
- (i) grain, pulse crop and oil seed processing, packaging and sales;
- (j) food and beverage processing, packaging and sales and distribution;
- (k) Ethanol and biodiesel processing;
- (l) Supplement and pharmaceutical processing and packaging, including but not limited to probiotics and protein products;
- (m) Inland terminals or grain elevators;
- (n) other similar uses subject to Council approval.

Use, Discretionary: a use or form of development that may be allowed in a zoning district following application to, and approval of the Council; and which complies with the development standards, as required by Council, contained in this Bylaw.

Use, General Industrial: any of the following activities:

- (a) the processing of raw or finished materials including animal and plant products;
- (b) the manufacturing or assembly of goods, products or equipment;
- (c) the cleaning, servicing, repairing or testing of materials, goods and equipment normally associated with industrial or commercial businesses or cleaning, servicing and repair operations to goods and equipment associated with personal household use, where such operations have impacts that would make them incompatible with non-industrial development;
- (d) the storage and transshipping of materials, goods and equipment, including warehouses and wholesaling operations and may be oriented to a rail or road transport (e.g. trucking operations and railway freight yards, etc.);
- (e) the training of personnel in general industrial operations; and.
- (f) indoor display, office, technical or administrative support areas or any sales operation accessory to the general industrial use.

Use, Hazardous Industrial: an industrial use involving the manufacturing, storage, processing, transshipment, collection, treatment or disposal of hazardous materials or chemicals (specifically excluding agriculture fertilizer, herbicide or pesticide warehousing and/or sales facilities, depots for the collection of farm chemical containers, ethanol and biodiesel plants and associated production facilities, and transloading facilities for oil and gas resources).

Use, Permitted: any use or form of development, other than a discretionary use, specifically allowed in a zoning district subject to the regulations applicable to that zoning district.

Use, Principal: the main purpose for which a building, structure, or site is used.

Use, Prohibited: any use or form of development that is not allowed because it is not listed as a Permitted or Discretionary Use within a given zoning district, or because it is specifically prohibited elsewhere in this Bylaw.

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

Waste Management or Disposal Facility, Liquid: a facility to accommodate any waste which contains animal, mineral or vegetable matter in solution or suspension, but does not include a manure storage area for an intensive livestock operation.

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

Yard: an unoccupied space open to the sky on the same site with a building or structure.

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 this Bylaw and within which, unless specifically permitted, no building or structure, or part of a building or structure shall be erected.

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.

Zoning District: a specifically delineated area of the municipality within which certain uniform requirements and regulations or various combinations thereof govern the use, placement, spacing and size of land and structures.

3 ADMINISTRATION

3.1 DEVELOPMENT OFFICER

The Rural Municipal Administrator (Administrator) shall be the development officer responsible for the administration of this Bylaw. The Administrator may appoint a Development Officer subject to the approval of Council, to whom duties in the administration of the Zoning Bylaw may be delegated.

3.2 APPLICATION FOR DEVELOPMENT PERMIT

3.2.1 No person shall undertake a development or commence a use unless a Development Permit has first been obtained, except as provided in Section 3.3. A Development Permit cannot be issued in contravention of any of the provisions of this Bylaw subject to Sections 213 to 227 of *The Act*.

3.2.2 All residences require a development permit, including farm residences.

3.3 DEVELOPMENTS NOT REQUIRING A DEVELOPMENT PERMIT

3.3.1 Development listed in Section 3.3.2 of this Bylaw must be allowed in the zoning district in which they are located and must comply with the regulations of this Bylaw.

3.3.2 Developments which do not require a development permit include:

(1) Principal Agricultural Uses

Any conditions or activities such as the cultivation of crops or raising of livestock, which occur on a farm operation in connection with the commercial production of farm products but not including intensive livestock operations or intensive agricultural operations.

(2) Agricultural Accessory Buildings and Structures

Accessory farm buildings and structures, excluding any Intensive Livestock Operation or Intensive Agricultural Operation structure, where accessory to a “Farm Operation” as defined in the R.M. of Paddockwood Building Bylaw. All forms of dwellings defined herein, either as an accessory or principal use, require a development permit and building permit.

(4) Public Works

Any operation for the purposes of inspecting, repairing, or renewing sewers, mains, cables, pipes, wires, tracks, towers or similar public works as required by a public utility, and the installation of service connections to property in the municipality.

Note: a permit is required for the installation of all new towers, transmission lines and mains associated with facilities and systems for public works as defined herein.

(5) Municipal Facilities

Any facility, including buildings and structures, installed and operated by the Rural Municipality.

(6) Maintenance

Maintenance and repairs that do not include any structural alterations.

(7) Fences

Fences do not require a development permit but must meet the regulations and standards within this Bylaw.

(8) Temporary Confinement of Livestock

The temporary confinement of livestock as part of a permitted principal agricultural use.

(8) Signs

Signs subject to Section 4.13.

3.4 OTHER PERMIT REQUIREMENTS

3.4.1 A building permit shall not be issued unless a Development Permit, where required, has been issued.

3.4.2 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 municipality, or from obtaining permission required by this or any other law or bylaw in the municipality, the province or the federal government.

3.4.3 Where the provisions in this Bylaw conflict with those of any other municipal, provincial or federal requirement, the higher or more stringent standards shall prevail.

- 3.4.4 The Development Officer may submit any application to Council for a decision on the interpretation of the Bylaw, or upon special conditions provided for in the Bylaw, and shall inform the applicant of the date and time when Council will consider the matter. Council or the Development Officer may require the applicant to provide further information necessary to render a decision.

3.4.5 **Temporary Accommodation**

- (1) In any district except the **AR – Agriculture / Resource District** and the **IC – Industrial / Commercial District**, a recreational vehicle may be temporarily permitted for a period of up to one year on an existing site while a permanent dwelling unit, for which a valid development permit has been issued, is being actively constructed on the site. In the case where a development permit has not been issued, no mobile dwelling or recreational vehicle may be used for habitation.

3.5 **APPLICATION REQUIREMENTS**

- 3.5.1 Applications for a development permit and applications for a discretionary use, with the exception of applications for a home-based or farm-based business, shall be accompanied by the following:

- (1) A completed Application Form as prescribed by Council.
- (2) The names, addresses and telephone numbers of the applicant, property owner and person or consultant who prepared the plans being submitted, including a local contact person.
- (3) The proposed use of the site or building to be constructed, or the proposed use of the existing building floor area to be altered or occupied, including the area of the proposed building or renovations.
- (4) The complete legal description of the subject property.
- (5) Two copies of a site plan, drawn to scale with appropriate dimensions, showing the following information:
 - (a) north arrow, roads adjacent to the site, all property boundaries, identified frontage of site, site area, site elevations, and the location of any existing buildings, structures, utility poles and wires, underground utilities, easements, building encroachments, and type and location of existing trees;
 - (b) the location and size of proposed buildings or structures, including all front, side and rear yard setback dimensions where relevant;
 - (c) the location and size of all entrances and exits to the site; and,
 - (d) the method and location of on-site sewage disposal facilities and, where proposed, manure storage facilities, including a valid sewage disposal permit issued by Public Health.

3.6 **DEVELOPMENT PERMIT APPLICATION PROCESS**

- 3.6.1 The Development Officer shall review all applications for completeness and shall inform an

applicant whose application is not complete of the information or documentation required to complete the application, and that the application will not be considered until it is complete.

- 3.6.2 The Development Officer may submit any application to Council for a decision on the interpretation of the bylaw, or on special conditions provided in the bylaw, and shall inform the applicant of this action. Council or the Development Officer may require the applicant to provide such further information as may be required to make a decision.
- 3.6.3 Upon completion of the review of a complete application for development, the Development Officer shall issue a development permit for a development that complies in all respects with the requirements of this Zoning Bylaw, the Official Community Plan and *The Act*.
- 3.6.4 Where an application is made for a development permit with respect to a development for a discretionary use which has been approved by Council, the Development Officer shall issue a development permit subject to any specified development standards prescribed by Council pursuant to Section 56(3) of *The Act*.
- 3.6.5 Every decision of the Development Officer with respect to an application for a development permit shall be in writing and a copy of the decision shall be sent to the applicant.
- 3.6.6 The Development Officer may revoke a development permit where:
- (1) the development permit has been issued in error; and/or,
 - (2) an approved development is not being developed or operated in accordance with the provisions of this Zoning Bylaw, or in accordance with the standards and conditions specified in the development permit.
- 3.6.7 The Development Officer shall give the reasons for denying or revoking a development permit.

3.7 DISCRETIONARY USE APPLICATIONS

3.7.1 Discretionary Use Application Process

- (1) The following procedures shall apply to discretionary use applications:
 - (a) Applicants must file with the Development Officer a development permit application, a site plan, any other plans and 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 Official Community Plan, this Bylaw, and any other applicable policies and regulations;
 - (c) The Development Officer may request comments from other government agencies where applicable;
 - (d) The Development Officer will prepare a report concerning the application including recommendations that conditions be applied to an approval;

- (e) The Development Officer will set a date for the meeting at which the application will be considered by Council and will be given notice by ordinary mail to assessed owners of property within a minimum of 75 metres of the boundary of the applicant's land;
 - (f) Council shall consider the application together with the report of the Development Officer, and any written or verbal submissions received by Council;
 - (g) 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 site; and,
 - (h) The Development Officer shall notify the applicant of Council's decision by ordinary mail addressed to the applicant at the address shown on the application form.
 - (i) Where an application for discretionary use is approved by resolution of Council, the Development Officer shall issue a development permit subject to any specified development standards prescribed by Council pursuant to Section 3.7.3 below.
 - (j) Where an application for a discretionary use does not meet the zoning regulations for the applicable zoning district, the Development Officer shall:
 - (i) advise the applicant that before the discretionary use can be considered by Council, the development permit application must be refused on the grounds of zoning non-compliance but that the applicant has the right to appeal.
 - (ii) advise the applicant that if the appeal is granted, the discretionary use can then be considered by Council.
 - (k) The Development Officers shall maintain a registry of the location and all the relevant details respecting the granting of the discretionary use approval.
- (2) Council's approval of a discretionary use application is valid for a period of twelve (12) months from the date of approval. An approval shall be deemed to be invalid if the proposed use or proposed form of development has not commenced within that time or if the Council determines, within the twelve (12) month period, that the proposed development is not proceeding in accordance with the terms and conditions of its approval. The Development Officer shall advise the applicant and Council when a prior approval is no longer valid.
- (3) Council may direct that a discretionary use approval extension be granted for an additional twelve (12) month period by the Development Officer.
- (4) If an approved discretionary use or discretionary form of development ceases to operate for a period of twenty-four (24) consecutive months or more, Council may require a new discretionary use approval where the use is subject to separation distances that may limit potential adjacent development. The Development Officer shall advise the owner and Council when a prior approval is no longer valid.

- (5) Where Council has approved a discretionary use for a fixed time, as provided in this Bylaw, and that time period has expired, that use of land and/or use of buildings on that land shall cease until such time as Council gives a new discretionary use approval and a new development permit is issued.

3.7.2 General Discretionary Use Evaluation Criteria

Council will apply the following general criteria in the assessment of the suitability of an application for a discretionary use or discretionary form of development:

- (1) The proposal must be in conformance with all relevant sections of the North Central Planning District Official Community Plan (or replacement thereof) and this Zoning Bylaw and must demonstrate that it will maintain the character, density and purpose of the zoning district where necessary through the provisions of buffer areas, separation and screening.
- (2) 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.
- (3) 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.

3.7.3 Terms and Conditions for Discretionary Use Approvals

- (1) Discretionary uses, discretionary forms of development, and associated accessory uses are subject to the development standards and applicable provision of the zoning district in which they are located. In approving a discretionary use application, Council may prescribe specific development standards to minimize land use conflict with respect to:
 - (a) site drainage of storm water;
 - (b) the location of buildings with respect to buildings on adjacent property;
 - (c) access to, number and location of parking and loading facilities including adequate vehicular access;
 - (d) control of noise, glare, dust and odour; and,
 - (e) the size, shape and arrangement of buildings, and the placement and arrangement of lighting and signs to ensure compatibility with the height, scale, setbacks and design of buildings in the surrounding area, and with land uses in the general area.
- (2) Council may approve discretionary use applications for a fixed period of time where it is considered important to monitor and reevaluate the proposal and its conformance with the objectives of this Bylaw.

3.7.4 Use Specific Discretionary Use Evaluation Criteria

Council will apply the following use specific criteria to the assessment of the suitability of an application for a particular discretionary use or discretionary form of development.

- (1) Places of worship, cemeteries, educational facilities, schools, community centres, clubs, and museums:
 - (a) Schools, clubs and places of worship should, where possible, be located on corner sites to facilitate access.
 - (b) Public elementary and secondary schools should, where possible, be located adjacent to public open spaces.
 - (c) The site should be accessible from a major road network to avoid heavy traffic volumes on residential access roads and include adequate safety precautions incorporated into site plans and applications.
 - (d) Consideration should be given to the location of entry and exit points of the site and their relationship with existing intersections and adjacent residential units.
 - (e) Vehicle car parking and access areas should not form a dominant element in the streetscape.
- (2) Aggregate extraction and processing industries:
 - (a) An application for excavating, stripping or grading of sand, gravel, clay or similar materials, such as gravel pits and gravel crushing operations, shall include the following documentation:
 - (i) a plan showing the location of the area of the operation relative to the site boundaries, the depth of excavation, and the quantity of material to be removed;
 - (ii) a plan showing the distances to adjoining land uses.
 - (iii) a description of the excavation, stripping or grading operation proposed;
 - (iv) a detailed timing and phasing program covering the time span of the proposed operation;
 - (v) a description of reclamation and rehabilitation measures to be conducted both during and following the operation consistent with The Reclamation Guidelines for Sand and Gravel Operations provided by the Ministry of Environment. These guidelines recommend that “reclamation practices should ensure a physical stabilization of the soils and achieve a sustainable land use so that the land may be returned to a productive state as soon as possible after the operation has completed” and that “reclamation operations should be carried out concurrently with extraction”;
 - (vi) a description of the measures to be taken for the prevention and lessening of dust and other nuisances during and after the operation; and,
 - (vii) road maintenance measures and proposed truck routes.

- (b) Council may impose requirements in addition to those set out above. Council may also require a performance bond by any person or company undertaking any work outlined in Section 3.7.4 (2) to ensure that the development is carried out in the manner specified. The amount of the performance bond is to be set at the discretion of Council.
 - (c) Council may enter into a formal Road Maintenance Agreement with the Developer or Contractor.
- (3) Livestock auction markets and stockyards:
 - (a) Shall be located at least 300 m from all residential and community service districts.
- (4) Agricultural product processing, general industrial uses, contractors' yards, machine shops and fabricators, and wood and natural products processing and fabricating:
 - (a) The location of the use will only be favourably considered where it can be demonstrated that the use and intensity is appropriate to the site and that it will have a minimal impact on the surrounding adjacent areas. Consideration may be given but is not limited to the following effects:
 - (i) municipal servicing capacity;
 - (ii) anticipated levels of noise, odour, smoke, fumes, dust, lighting, glare, vibration or other emissions emanating from the operation;
 - (iii) anticipated increased levels or types of vehicle traffic, unsafe conditions or situations for vehicles, cyclists or pedestrians; and / or
 - (iv) utilization of hazardous substances.
 - (b) All materials and goods used in conjunction with contractors yards and manufacturing operations shall be stored within an enclosed building, or within an area hidden from view by screening;
 - (c) Warehouses and freight handling facilities shall be accessible from a major road network to avoid heavy traffic volumes on access roads. Consideration shall be given to the location of entry and exit points to the site and their interrelation with existing intersections or land constraints; and,
 - (d) No outside storage is permitted for a wholesale establishment.
 - (e) All manufacturing and assembly operations in conjunction with a light manufacturing plant shall be conducted within an enclosed building.
- (5) Storage facilities, and recycling and collection depots:
 - (a) The use shall be located, where practical, in a non-highly visible area, and screened to avoid any adverse visual impact. Landscaping and screening acceptable to Council shall be provided in all yards facing a public roadway or properties in residential use.

- (6) Seasonal Campgrounds:
 - (a) Seasonal Campgrounds are subject to the RM of Paddockwood's Seasonal Campground Bylaw 5/16 and any replacement bylaw or revisions thereto.
- (7) Tourist Camps, Commercial Outfitting Camps and Institutional Camps:
 - (a) Solid waste storage facilities (including adequate spaces for both recycling and general waste bins) shall be provided on-site, appropriately located, and screened or landscaped to avoid any adverse visual impact from the road and within the development.
 - (b) There shall be adequate maneuvering space on-site; and,
 - (c) The prevention of on-street congestion caused by the ingress and egress of vehicles shall be considered.
 - (d) Occupancy shall not exceed two persons per available bedroom.
 - (e) For tourist camps, one off-street parking space shall be provided for each bedroom.
 - (f) For tourist camps, short-term rentals shall not be provided in a vehicle, recreational vehicle, tent or trailer.
- (8) Golf courses:
 - (a) Consideration will be given to the compatibility of the golf course with adjacent land uses;
 - (b) Insofar as possible, proposed golf courses shall respond to the natural topography and drainways of the site, and employ minimal clearing of native vegetation;
 - (c) Buffers shall be provided to protect existing, adjacent neighbourhoods by mitigating the adverse impacts of sound, visibility and traffic;
 - (d) Council will consider the following as an asset in the development of a golf course:
 - (i) maximum use of existing landforms and native grasses and vegetation;
 - (ii) an alternative water source to potable water; and,
 - (iii) water conserving irrigation systems.
- (9) Intensive agricultural uses (excluding livestock), agricultural product processing, agricultural service and contracting establishments, and agricultural equipment, fuel and chemical supply establishments:
 - (a) The location of these agricultural uses will only be favourably considered where it can be demonstrated that the use and intensity is appropriate to the site and that it will have a minimal impact on the surrounding adjacent areas. Consideration may

be given, but is not limited to, the following effects:

- (i) municipal servicing capacity;
- (ii) anticipated levels of noise, odour, smoke, fumes, dust, lighting, glare, vibration or other emissions emanating from the operation;
- (iii) anticipated increased levels or types of vehicular traffic, unsafe conditions or situations for vehicles, cyclists or pedestrians; and/or,
- (iv) utilization of hazardous substances.

- (b) that the water supply is sufficient for the development and that the supply for neighbouring developments will not be adversely affected by the proposed operation.

(10) Hotels and motels:

- (a) The prevention of on-street congestion caused by the ingress and egress of vehicles shall be considered.
- (b) The site should be accessible from a major road network to avoid heavy traffic volumes on residential access roads.
- (c) Consideration should be given to the location of entry and exit points of the site and their relationship with existing intersections and adjacent residential units.

(11) Cannabis Production Facilities

- (a) Cannabis production facilities will only be favourably considered where it can be demonstrated that the use and intensity of use is appropriate to the site and that it will have minimal impact on the surrounding, adjacent areas of the Municipality. Consideration may be given, but is not limited to, the following effects:
 - (i) municipal servicing capacity;
 - (ii) anticipated levels of noise, odour, smoke, fumes, dust, lighting, glare, vibration or other emissions emanating from the operation;
 - (iii) anticipated increased levels or types of vehicle traffic, unsafe conditions or situations for vehicles; and
 - (iv) utilization of hazardous substances.

(12) Cannabis Retail Stores

- (a) Cannabis retail stores shall maintain a minimum setback of 150 metres from schools, licensed daycares and playgrounds.

(13) Solid or Liquid Waste Management or Disposal Facility

An applicant for a discretionary use approval for a public work in the form of a solid or liquid waste management or disposal facility shall provide documentation, to Council's satisfaction:

- (a) of distances to the nearest land uses, development types and municipal limits, whether within the municipality or within an adjacent municipalities, listed in Table 8-1 of this Bylaw

(14) Hazardous Industrial Use

An applicant for a discretionary use approval for a hazardous industrial use shall provide documentation, to Council's satisfaction:

- (a) of distances to the nearest land uses, development types and municipal limits, whether within the Municipality or within an adjacent municipality, listed in Table 8-1 of this Bylaw.
- (b) of the distance to the nearest permanent surface water course or permanent water body.

(15) Intensive Livestock Operation (ILO)

An applicant for a discretionary use approval for an intensive livestock operation shall provide the following documentation to Council's satisfaction:

- (a) of distances to the nearest land uses, development types and municipal limits, whether within the municipality or within an adjacent municipalities;
- (b) that the water supply is sufficient for the development and that the supply for neighbouring developments will not be adversely affected by the proposed operation;
- (c) of proposed methods of manure management, including on-site storage or stockpiling, transportation, and spreading, incorporation or disposal;
- (d) of proposed odour management and control measures, including proposed odour management and control related to earthen manure storage facilities and liquid manure lagoons, and odour management and control measures related to the ventilation of hog or poultry barns;
- (e) of the location and extent of sufficient lands to be used for the spreading of manure from the ILO, as well as proposals for the annual confirmation of the continued availability of such lands;
- (f) of the proposed methodology for monitoring on-site and neighbouring wells for water quality and quantity purposes after the ILO has begun operation, and for reporting on same to Council; and,

(16) Rodeo Facilities and Equestrian Centres

- (a) The following criteria apply to Rodeo and Equestrian facilities:
 - i. shall be located on sites exceeding 15.9 hectares;
 - ii. shall meet the separation requirements listed within Table 3.20, where applicable;
 - iii. shall provide a water source suitable for public consumption at the rodeo facility or equestrian center;
 - iv. shall have sewage disposal and other necessary utilities for domestic and public use.
- (b) Council may require the proponent to obtain recommendations from appropriate agencies regarding issues related to water supply, quality and quantity, manure management plans, and any other issues Council deems relevant for the purpose of ensuring environmental protection.
- (c) *The Agricultural Operations Act* and other provincial legislation may apply to the development of a rodeo facility or equestrian center. When considering the operational or environmental aspects of a proposed project that does not trigger a provincial review, Council may refer a development permit application to the appropriate agencies for advice and recommendations.

(17) Controlled Hunt Farms

- (a) The development of a new or expansion of an existing Controlled Hunt Farm will be considered a discretionary use.
- (b) To ensure appropriate consideration of the development proposal, upon receiving an application for a new or expansion of an existing Controlled Hunt Farm, Council may:
 - i. Require the applicant to undertake and provide proof of consultation with property owners within 1.6 km. of the subject property.
 - ii. Coordinate its review with the Saskatchewan Ministry of Agriculture.
 - iii. Consult applicable law enforcement officials including local detachment of the Royal Canadian Mounted Police, Conservation Enforcement or other applicable law enforcement officials.
 - iv. Require that a notice be advertised of the proposed development and Public Hearing be held to allow presentations by the proponent and members of the general public.
- (c) Development Regulations:
 - i. The use must be located at least 1.6 km. from any residence unless written approval is obtained from the relevant land owners.
 - ii. The use may not be located in lands which, in the opinion of Council have unique environmental, recreational, habitat or heritage potential.
 - iii. Wild boar shall not be permitted in any hunt farm.

(18) Tiny Homes

Tiny homes shall be subject to the following requirements:

- (a) All Tiny Homes or Tiny Homes on wheels shall be certified in accordance with the

Canadian Standards Association and approved in accordance with Saskatchewan Building and Accessibility Standards and National Building Code for use as dwelling unit.

- (b) In the case of a Tiny Homes on wheels delivered to the site, the chassis, wheels and hitch shall be removed or skirted with material approved by the Development Officer.
- (c) All service connections, unless required by the utility to be exposed, shall be skirted with material as approved by the Development Officer.
- (d) The structure shall be securely attached to a suitable foundation.
- (e) Exterior cladding and material should, in the opinion of the Development Officer, be compatible with surrounding development.

(19) Secondary and Garden Suites

Secondary and Garden Suites shall be subject to the following requirements:

- (a) A Secondary Suite shall have a minimum floor area of 10 m² and a maximum floor area of 60 m².
- (b) A Garden Suite shall be connected to the services which serve the principal dwelling.

(20) Short Term Rental Accommodation

- (a) For the purposes of this section, Owner means the owner or owners of the subject property as identified on the title to the property as registered with the Information Services Corporation. In the case of multiple property owners or ownership by a corporation, one of the owner shall be identified as the Designated Responsible Person.
- (b) A Short-Term Rental Accommodation may consist of one of the following:
 - i) an entire dwelling or;
 - ii) a portion of a dwelling or;
 - iii) an approved secondary suite or;
 - iv) an approved garage suite.
- (c) No more than one Short-Term Rental Accommodation is permitted on a site.
- (d) Recreation vehicles, motor vehicles, boats, tents, or accessory buildings shall not be used as Short-Term Rental Accommodations with the exception of an approved garage suite.
- (e) A maximum of three guest bedrooms may be rented and a maximum of six guests (not included dependent children under the age of 16 years) may be accommodated at a Short-Term Rental Accommodation at any given time.
- (f) No kitchens or cooking appliances of any kind shall be permitted in individual guest rooms.

- (g) A minimum of two on-site parking spaces shall be provided in addition to any other parking spaces otherwise required on the site.
- (h) Short-Term Rental Accommodations located in residential areas must be conscious of being good neighbours. The Short-Term Rental Accommodation cannot generate noise, excessive traffic, inappropriate behavior, or other effects that unreasonably interfere with any neighbours' enjoyment of their residence.
- (i) The Owner of the Short-Term Rental Accommodation shall provide the Municipality with contact information so that they may be contacted at any time in the case of an emergency or in the case of inappropriate behavior by guests. The Designated Responsible Person must be available 24-hours per day and be able to respond to concerns in a timely fashion.
- (j) Short-Term Rental Accommodations shall be a discretionary use in the A1, CR, CR1, and R zoning districts. The Owner of the subject property shall be the applicant for discretionary use approval. Any discretionary use approval shall initially be for a maximum time period of twelve months.
- (k) Prior to the expiration of the approval period, the Owner shall apply to the Municipality for a further discretionary use approval. Based on the manner in which the Short-Term Rental Accommodation was operated in the previous year in terms of compliance with the bylaw requirements noted herein and based on feedback from neighbours; the Council may, at its sole discretion, deny the discretionary use application, approve the discretionary use application for a specified period of time, or approve the discretionary use application without any time limitations.

3.8 VALIDITY OF A DEVELOPMENT PERMIT

- 3.8.1 If development authorized by a development permit is not commenced within twelve (12) months of the date of issue, the permit ceases to be valid.
- 3.8.2 A development permit extension may be granted for an additional twelve (12) month period by the Development Officer.

3.9 AMENDING THE ZONING BYLAW

- 3.9.1 Any person seeking to amend this Zoning Bylaw may submit an application for such amendment and, upon payment of the required fee, the Development Officer shall refer such application to Council for consideration.
- 3.9.2 Council may authorize an amendment to a Zoning Bylaw, and that amendment shall be adopted by bylaw.
- 3.9.3 Sections 206 - 212 of *The Act*, shall govern the process to be followed with respect to public notice and public participation in the adoption of a bylaw proposed to amend this Zoning Bylaw.

3.10 DEVELOPMENT APPEALS BOARD

- 3.10.1 Council shall appoint a Development Appeals Board in accordance with Sections 49(j) and 213 to 227 of *The Act*.
- 3.10.2 A person who wishes to appeal to the Development Appeals Board shall, within 30 days of the date of issuance of or refusal to issue a development permit, file a written notice of intention to appeal, and the appeal fee, with the secretary of the Development Appeals Board.
- 3.10.3 A person whose application for a discretionary use or development has been approved with prescribed development standards may appeal any development standards considered excessive, to the Development Appeals Board.
- 3.10.4 An appellant shall make the appeal within 30 days of the date of the issuance of, or refusal to issue, a development permit.
- 3.10.5 Nothing in this section authorizes a person to appeal a decision of the council:
- (1) refusing to rezone land; or,
 - (2) rejecting an application for approval of a discretionary use.
- 3.10.6 In making an appeal to the Development Appeals Board, and hearing such appeal, the provisions of *The Act* shall apply.

3.11 MINOR VARIANCES

- 3.11.1 Council may grant a variance of up to 10% of any yard requirement or minimum required distances between buildings for a use that conforms to this bylaw. All such variances shall be subject to the conditions and granted in accordance with the procedures contained in Section 60 of *The Act*.
- 3.11.2 Council shall maintain a registry of the location and all relevant details of the granting of such variances.

3.12 FEES

- 3.12.1 Every application made in accordance with this Bylaw shall be accompanied by payment of a fee established in accordance with the Planning and Development Fees Bylaw or Policy of Council.
- 3.12.2 In addition to the above fees, the applicant shall be responsible for all expenses related to required public hearing notifications and advertising, unless otherwise agreed upon in writing by the applicant and the Municipality.

3.13 ZONING BY AGREEMENT

- 3.13.1 A zoning designation which is subject to an agreement entered into pursuant to the provisions of Section 69 of *The Act* and Section 11.6 of the North Central Planning District Official Community Plan (or replacement thereof), shall be indicated on the Zoning District Map by the addition of the bylaw number authorizing the agreement after the zoning district designation.

3.14 OFFENCES AND PENALTIES

- 3.14.1 Pursuant to Section 242 of *The Act*, the Development Officer may inspect any development suspected of contravening *The Act*, or any regulation or bylaw made pursuant to *The Act*. If it is determined that a contravention exists, the Development Officer may notify the owner in writing and instruct the owner to correct the contravention within a set time period. If for any reason the contravention has not been corrected within that time, the Development Officer may extend the time period or issue a zoning compliance order pursuant to Section 242(4) of *The Act* to achieve bylaw conformance.
- 3.14.2 Any person who violates this Bylaw is guilty of an offence and is liable, on summary conviction, to the penalties provided by Section 243 of *The Act*.

4 GENERAL REGULATIONS

Except as noted, the following regulations shall apply to all zoning districts in this bylaw:

4.1 FRONTAGE ON THE ROAD

- 4.1.1 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 Council for the improvement or building of a road, where required.
- 4.1.2 A subdivision shall not be supported unless the proposed severance 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 Council for the improvement or building of a road, where required.

4.2 DEVELOPMENT ON HAZARD LANDS

DEVELOPMENT ON HAZARD LANDS

- 4.2.1 Where a proposed development of a building is to be located on land considered by Council to be potentially hazardous, including but not limited to a wetland, water body or watercourse where flooding may occur, the lands shall be deemed “hazardous” and Council shall require the applicant to submit sufficient topographic information to determine if the development will be within 100 metres of:
- (1) any slope(s) that may be unstable;
 - (2) any river or stream flood plain; and/or,
 - (3) any other land that may be subject to flooding;
 - (4) any other land that may be subject to flooding or hazardous conditions otherwise unsuited for development or occupation because of its inherent danger to public health, safety, or property.
 - (5) contaminated sites;
- 4.2.2 Council may require that before a permit may be issued, the applicant shall submit a report prepared by a professional competent to assess the suitability of the site for a development described in Section 4.3.1, and which in the opinion of Council, shows that the proposed site and development is suitable with respect to the following where relevant:
- (1) the potential for flooding up to the 1:200 year flood elevation as identified in *The Statements of Provincial Interest Regulation, 2012*, to be determined from specific site investigations, or where not involving any building, such lower elevation as may be suitable for the proposed use;
 - (2) the potential for slope instability; and/or

- (3) the required mitigation measures for construction on areas of high-water tables, in slopes or on contaminated sites if any.
- 4.2.3 Where a proposed development is to be located on lands considered by Council to be potentially contaminated (soil, water, etc.), Council shall require an environmental site assessment be done by a qualified Engineer, registered in the province of Saskatchewan, to determine the suitability of site with respects to the proposed development. If lands are deemed unsuitable, council shall require a report detailing necessary subsequent step, as outlined by the Saskatchewan Ministry of Environment. The costs associated with undertaking specified mitigation measures providing the required documentation related to any specified mitigation measures will be borne by the applicant or proponent of the proposed development.
- 4.2.4 Actions identified in an assessment prepared pursuant to Sections 4.2.2 and 4.2.3 which prevent, change, mitigate or remedy hazards in lands deemed hazardous may be incorporated as conditions to issuance of any development permit that may be issued. Council may refuse a permit for any development for which, in Council's opinion, the proposed actions are inadequate to address the adverse effects, will result in excessive municipal costs, or if sufficient information has not been submitted to indicates that the site is suitable for development.
- 4.2.5 The applicant shall be responsible for contracting the engineer and all related fees.
- 4.2.6 Where a proposed development or subdivision is to be located on hazard lands, the Development Officer may refer that application to federal or provincial departments or other relevant environmental agencies for comments prior to issuing a decision.
- 4.2.7 Where a proposed development is to be located on land within the 1:200 flood plain, the following regulations shall apply:
 - (1) no development is to adversely affect another property in terms of drainage or flooding;
 - (2) new residential, commercial, industrial, or agricultural buildings and additions located in the 1:200 flood plain, shall be constructed at a minimum to the Minimum Building Elevation as defined by the Bylaw or as determined by applicable provincial authority;
 - (3) permanent intensive livestock operations, animal enclosures and manure storage facilities shall be prohibited from locating within the 1:200 flood plain. Buildings not housing animals may be permitted provided that the building is constructed at a minimum to the Minimum Building Elevation as defined by this Bylaw or as determined by applicable provincial authority;
 - (4) intensive agricultural operations must be constructed at a minimum to the Minimum Building Elevation as defined by the Bylaw or as determined by applicable provincial authority.
- 4.2.8 New buildings and additions to buildings in the flood way in the 1:200 year flood elevation or higher standards if flood records are available of any watercourse or water body shall be prohibited.

4.3 BUILDING TO BE MOVED

- 4.3.1 No building shall be moved within, or into, the municipality, without first obtaining a development permit, except as exempted by in Section 3.3, from the Development Officer.

4.4 WASTE DISPOSAL

- 4.4.1 No development or use of land which requires sewage disposal or landfill facilities shall be permitted unless those facilities are approved by the Regional Health Authority and/or Saskatchewan Environment. Disposal of liquid, solid, or gaseous waste shall be governed by Acts administered by the Departments of Agriculture and Food, Environment, Health and the Saskatchewan Watershed Authority.

4.5 WATER

- 4.5.1 No development or use of land shall be permitted where the proposal will adversely affect domestic and municipal water supplies, or where a suitable, potable water supply cannot be furnished to the requirements of the Regional Health Authority and/or the Saskatchewan Water Security Agency.

4.6 STORAGE OF CHEMICALS, FERTILIZERS AND COMBUSTIBLE MATERIALS

- 4.6.1 The storage of chemicals, fertilizers and combustible materials are subject to the requirements of both the federal and provincial governments. All necessary approvals from other regulatory agencies must be obtained prior to issuance of a development permit. Development permit conditions may include the requirement that all permits or licenses required by other regulatory agencies be obtained before development proceeds.

4.7 ONE PRINCIPAL BUILDING PERMITTED ON A SITE

- 4.7.1 Not more than one principal building shall be permitted on any one site except for:

- (1) public works;
- (2) institutional and community service uses;
- (3) farm operations and other agricultural uses;
- (4) parks and recreation facilities;
- (5) schools;
- (6) municipal facilities;
- (7) campgrounds and tourist camps;
- (8) farm based businesses ancillary to a farm operation; and
- (9) ancillary uses as specifically provided for in this Bylaw;
- (10) dwelling groups.

- 4.7.2 In the Agricultural zoning district, a parcel with a minimum site area of 8.1 hectares may have an additional dwelling. If a site in this situation has a second dwelling it may be subdivided from the site, however, The Municipality shall not allow a third subdivision if there is another site in the quarter containing two dwellings.

4.8 NON-CONFORMING BUILDINGS, SITES AND USES

- 4.8.1 The adoption or amendment of this bylaw does not affect non-conforming buildings, sites and uses.
- 4.8.2 The provisions of *The Act*, Sections 88 to 93 inclusive, shall apply to all non-conforming buildings and uses.
- 4.8.3 Non-conforming buildings or sites may continue to be used, maintained and repaired in their present form.

4.9 PUBLIC WORKS, PIPELINES AND MUNICIPAL FACILITIES

- 4.10.1 Public works and facilities of the Municipality, except solid and liquid waste disposal sites, shall be permitted uses in every zoning district, and unless otherwise specified by this bylaw, no minimum site or yard requirements shall apply.
- 4.10.2 Where a pipeline or other utility or transportation facility will cross a municipal road, Council may apply such special design standards as it considers necessary to protect the municipal interest in the existing and future improvements to the road. The Municipality shall require the developers of regional water and sewer pipelines to submit engineered drawings to the municipality prior to installing such pipelines.

4.10 VEHICLE STORAGE

- 4.10.1 Notwithstanding anything contained in this Bylaw, no person shall use any site in any hamlet, resort or country residential district for the parking or storage of more than one (1) unlicensed vehicles outside of an enclosed building.
- 4.10.2 Section 4.10.1 shall not apply to permitted machinery or automotive salvage yards, auction markets or agricultural implement, recreational vehicle, automobile, marine and modular or mobile dwelling sales and service establishments.
- 4.10.3 Council may require that such vehicles be screened from roadways or neighbouring properties by landscape features or fences or a combination thereof.

4.11 FENCES

- 4.11.1 Fences in the **A** District do not require permits and must comply with provincial regulations. The fence regulations noted below shall apply to **H, CR, CR1, or R** district.
- 4.11.2 A principal building or use must be established on a site prior to the erection of a fence or a wall on the site.
- 4.11.3 A fence may be erected to safeguard public safety on a site during the period of construction of the principal building or use or due to the presence of a natural hazard on the site.
- 4.11.4 In any **H, CR, CR1, or R** district, no wall, fence or similar structure shall be erected in a front yard or on a site line adjacent to a front yard to a height of more than 1.0 metres above grade level.

4.11.5 In any **H, CR, CR1, or R** district, no wall, fence, screen or similar structure, excepting permitted accessory buildings, shall be erected in a required side or rear yard, or on a site line adjacent to a required side or rear yard, to a height of more than 2.0 metres above grade level, except for sites that are adjacent to a lakeshore or dedicated land also adjacent to a lakeshore, where the maximum height shall be 1.0 metres in or adjacent to any required rear yard.

4.11.5 No height limitations shall apply to the following:

- (1) Temporary construction fences;
- (2) Fences associated with essential public services and utilities, public parks, playgrounds or public buildings.
- (3) Notwithstanding the regulations set out above, all fences are subject to federal and provincial safety regulations.

4.12 LANDSCAPING

4.12.1 Within the R, CR and H Districts, all areas of the site not occupied by buildings or vehicle parking, circulation and loading areas shall be landscaped with trees, shrubs, grasses, rock, pavers and/or other similar materials.

4.12.2 All landscaping shall be maintained in a neat and tidy condition.

4.12.3 The Development Officer shall not approve an application for a development permit for a townhouse, dwelling groups, fourplex dwellings or commercial uses unless:

- a) a landscape sketch plan has been submitted; and
- b) the landscape plan provides, in the opinion of the Development Officer, appropriate soft or hard landscape features to enhance the visual amenity of the site and provide adequate visual screening, if necessary.

4.13 SETBACK FROM CENTRE LINE OF ROADS

4.13.1 The minimum setback of trees, buildings, structures and signs from the centre line of a municipal road allowance, grid road, main farm access road or provincial highway on all sites shall be 45 metres (147 feet) and within the intersection of road centre lines, 90 metres (295 feet) shall be required. On provincial highways the minimum setbacks shall be regulated by the Ministry of Highways and Infrastructure. Development of buildings on sites that do not abut such roads shall observe the minimum front yard setbacks as identified in the specific regulation for those districts.

4.13.2 Excluding buildings, where a person wishes to place trees, buildings or signs, that do not meet the requirements, an application to Council is required, and Council may through a resolution, reduce the setback requirement providing the proposal does not create a traffic safety hazard in the sight triangle, as herein defined.

4.14 OUTSIDE STORAGE AND WASTE MATERIAL STORAGE

4.14.1 Where permitted in association with any approved industrial or commercial land use, all outside storage, including storage of garbage or waste materials, is subject to the following requirements:

- (1) No outside storage shall be located in the front yard, except for the neatly arranged display of items for sale.
- (2) Outside storage in a side or rear yard shall be screened from adjacent sites by a fence at least 1.9 metres in height, or a combination of fence and soft landscaping screening a minimum of 1.9 metres in height.
- (3) Unless otherwise directed by this Bylaw, garbage and waste material shall be stored in weatherproof and animal-proof containers and shall be visually screened from all adjacent sites and public thoroughfares.

4.15 PERMITTED YARD ENCROACHMENTS

4.15.1 The following are not considered encroachments and shall be considered part of the principal or accessory building, and all applicable regulations will apply to it as it would be to the principal or accessory building:

- (1) any deck or floor area attached to a principal or accessory building that has a permanent roof structure and/or solid glass, or screen walls;
- (2) any private garage attached to a principal building; and
- (3) balconies.

4.15.2 The following yard encroachments shall be permitted in any required yard:

- (1) steps 1.6 metres or less above grade level, as measured at the highest point of the steps, that are necessary for access to a permitted building or for access to a site from a street or lane;
- (2) window sills, eaves, gutters, belt courses, pilasters or other similar vertical columns, cornices, bay windows, chimneys and similar non-structural alterations may project a distance of 0.6 metres from the building into any required yard, but not closer than 0.5 metres to a site line;
- (3) trees, shrubs, walkways, trellises or flag poles, so long as these fixtures do not extend into or over public land;
- (2) wheelchair ramps; and,
- (5) lighting fixtures and lamp posts.
- (6) In rear yards:
 - (i) raised patios and decks measuring more than 0.6 metres in height above grade, and canopies having a projection of not more than 3.0 metres into the required rear yard, provided they are located at least 3.0 metres from the rear site line.
- (7) In side yards:

- (i) raised patios and decks measuring more than 0.6 metres in height above grade, and canopies provided they do not project more than 0.6 metres from the side site line.

4.16 PROHIBITED USES IN ALL DISTRICTS

4.16.1 The following uses are prohibited in all Zoning Districts:

- (1) The raising or keeping of wild boar in any manner;
- (2) The breeding of rats and other rodents and crickets and other insects.

4.17 TEMPORARY USES

4.17.1 Temporary uses will be permitted in all districts at the discretion of Council.

4.17.2 All temporary uses must be located on an existing site; no subdivision will be permitted for temporary uses.

4.17.3 Any buildings placed on sites where a temporary use is permitted must be removed on or before the expiry period allowed for the use unless the construction of a permanent building is specifically permitted by Council.

4.17.4 The site must be restored to the same condition as it was prior to the beginning of the temporary use once the temporary use has ceased.

4.17.5 Council may require a performance bond from the applicant to ensure acceptable remediation of the site(s) where the temporary use is to be located.

5 SPECIAL STANDARDS AND REGULATIONS

5.1 HOME-BASED BUSINESSES AND FARM BASED BUSINESSES

5.1.1 Home-based businesses and farm-based businesses shall be subject to the following development standards:

- (1) The use is clearly secondary to the use of a farm as an agricultural operation or the dwelling unit as a private residence.
- (2) The operator of the business is a resident of the dwelling unit and, in the case of a farm-based business only, up to five (5) non-resident employees may be employed at the site. Any employee shall be directly under the hire and management of the operator of the business. Where the business is a building or service contractor, additional employees may be involved only at the client building sites.
- (3) The permitted use shall be valid only during the period of time the property is occupied as a residence of the applicant for such permitted use.
- (4) Farm-based businesses may use the principal building or buildings that are ancillary or accessory to the Farm Operation.
- (5) Home-based businesses may only use the principal building or buildings accessory to the principal residential use.
- (6) All permits issued for home-based businesses shall be subject to the condition that the permit may be revoked at any time if, in the opinion of Council, the conditions under which the permit was originally issued are no longer met.

5.2 CAMPGROUNDS AND TOURIST CAMPS

5.2.1 *The Public Health Act*, and regulations passed thereunder, shall be complied with in respect of all operations and development of campgrounds and tourist camps..

5.3 BED AND BREAKFAST HOMES AND VACATION FARMS

5.3.1 Bed and breakfast homes and vacation farms shall be subject to the following requirements:

- (1) Vacation farms shall be ancillary to an agricultural operation and may include bed and breakfast, cabins and overnight camping areas.
- (2) Bed and breakfast operations shall be located in, and ancillary to, a single detached dwelling used as the operator's principal residence developed as a farm operation site or country residence
- (3) Only one sign, not exceeding 1.5 square metres in sign face area, advertising the vacation farm or bed and breakfast home, and located on-site, is permitted.
- (4) Vacation farms and bed and breakfast homes shall be licensed pursuant to The Public

Health Act, where tourist accommodations require health approval.

- (5) Council may specify a maximum number of bedrooms, cabins or camping sites, or combination thereof, as a special standard in the issuing of a discretionary approval for a bed and breakfast home or vacation farm application.

5.4 PERSONAL CARE HOMES

- 5.4.1 Personal care homes may be approved as an accessory use or as a principal use.
- 5.4.2 In any residential district, no exterior alterations shall be undertaken to a dwelling which would be inconsistent with the residential character of the building or property.
- 5.4.3 Required parking spaces shall not be located in a required front yard.
- 5.4.4 No building or structure used for the purpose of a personal care home shall also be used for the purpose of keeping boarders or lodgers.

5.5 SERVICE STATIONS AND GAS BARS

- 5.5.1 Fuel pumps and other apparatus for dispensing or storage of fuel, located all or partly above grade level, shall be at least 6 metres from a site line.
- 5.5.2 All automobile parts, dismantled vehicles and similar articles or equipment are to be stored within a building.
- 5.5.3 The site shall have at least two separate entrances for vehicles, at least 15 metres apart.
- 5.5.4 Where service stations occupy a corner site, only one access point shall be on the flanking street.

5.6 ABOVE GROUND FUEL STORAGE TANKS

- 5.6.1 Above-ground fuel storage tanks which meet the standards of the National Fire Code may be permitted in association with service stations, gas bars and other permitted industrial or commercial uses where the dispensing of fuel to vehicles is a standard aspect of the use.
- 5.6.2 The total storage capacity for above-ground fuel storage tanks on any single service station or gas bar shall not exceed the regulations and requirements set out by the National Fire Code.
- 5.6.3 Above-ground fuel storage tanks shall be:
 - (1) located at least 3 metres from any property line or building; however, for uses other than gas bars and service stations, the 3 metre separation distance may be reduced to 1 metre for tanks with a capacity of 5,000 litres or less.
- 5.6.4 Notwithstanding Section 5.6.3 above, above ground fuel storage tanks associated with a gas bar or service station shall be:
 - (1) located at least 6 (20 feet) metres from any property line or building.

- (2) at least 15 (50 feet) metres from the boundary of any site within a residential, hamlet, lakeshore or resort district.
- 5.6.5 The dispensing equipment associated with above-ground fuel storage tanks shall be located at least 3 metres from any property line, at least 7.5 metres from any open flame or other ignition source, and at least 4.5 metres from any door or window.
- 5.6.6 Notwithstanding Section 5.6.4 above, above ground fuel storage tanks associated with a gas bar or service station shall be located at least 6 metres from any property line, at least 7.5 metres from any open flame or other ignition source, and at least 4.5 metres from any door or window.
- 5.6.7 Above-ground fuel storage tanks shall be protected from vehicles with suitable posts, guardrails or other similar means.

5.7 ACCESSORY USES, BUILDINGS AND STRUCTURES

- 5.7.1 Accessory uses, buildings and structures shall be subordinate to and located on the same site at the principal building or use and used in conjunction with that principal use.
- 5.7.2 In Resort, Hamlet or Country Residential Zoning Districts the following regulations shall apply to all accessory buildings:
 - a) One accessory building may be constructed, erected, or moved on to any residential site prior to the time of construction of the principal building subject to:
 - i. a valid development permit being in force for the principal building;
 - ii. the principal building being substantially completed and ready for occupancy within 24 months of the issuance of a development permit for the accessory building.
 - b) Pursuant to clause (a) above, if the principal building is not substantially complete within 24 months a new development permit shall be required, or the Development Officer may require the demolition or removal of the accessory building.
 - c) Accessory buildings may contain secondary living quarters with a maximum floor area of 60 m².
- 5.7.3 Height of Accessory Buildings or Structures:
 - (1) Resort and Hamlet Districts: 7 metres.
 - (2) Agricultural, Country Residential, Commercial, Conservation and Forest Districts: no height restrictions.
- 5.7.4 Area of Accessory Buildings and Structures:

The floor area of all principal and accessory buildings and structures on a site shall not exceed the maximum site coverage for the Zoning District, where applicable.

- (1) R, H, CR and RC Districts:
 - (a) Detached accessory buildings in any CR district: No Maximum
 - (b) Detached accessory buildings in the H district: the maximum floor area of all accessory buildings is the lesser of 10% of the site area or the floor area of the

principal building, however, one accessory building with a maximum area of 48 m² is permitted regardless of the floor area of the principal building or the site area.

- (c) Detached accessory buildings in the R and RC districts: the maximum area of all accessory buildings is 1,200 ft or 10% of the site area, whichever is less.
- (2) A, C, CON and F Districts: no maximum building floor area restrictions.

5.7.5 Location of Accessory Uses, Buildings or Structures:

- (1) A, C, CON and F Districts:
 - (a) *Front Yard*: minimum – same as principal use
 - (b) *Rear Yard*: minimum – 3 metres
 - (c) *Side Yard*: minimum – 3 metres
- (2) R, H, CR and RC Districts:
 - (a) *Front Yard*: minimum – same as principal use
 - (b) *Rear Yard*: minimum – 1.5 metres
 - (c) *Side Yard*: minimum – same as principal use

5.7.6 Shipping Containers

- (1) Shipping containers shall be permitted in all districts but limited to a maximum of one for storage purposes only in any H, CR, CR1, R or RC District.
- (2) Shipping containers shall comply with the site requirements (e.g. required yard setbacks from property lines) for accessory buildings for the applicable zoning district.
- (3) Shipping containers shall:
 - (a) be properly anchored and maintained in good repair;
 - (b) be located in the side or rear yard only and shall not project beyond the building front line of the primary building;
 - (c) be located a minimum of 3.0 metres from, and behind the rear wall of, the principal building;
 - (d) be sandblasted and repainted to a neutral colour or complement the colours of the principal building prior to their placement, above grade, on a site;
 - (e) meet the requirements of *The National Building Code of Canada* as applicable.
- (4) Notwithstanding subsection (1), shipping containers may be temporarily placed on a site in any district:

- (a) during active construction on a site where the shipping container is used solely for the storage of supplies and equipment that are used for construction operations on site, provided that a valid building permit has been issued for construction, and provided that the shipping container is removed from the site upon completion of construction; or,
 - (b) for the purpose of loading and unloading of items associated with the principal use for a period of not more than 10 days in any six month period. The Development Officer may grant one extension of up to 10 days for large-scale projects.
 - (c) In the cause of repairs and renovations resulting from a sewer backup, for the temporary storage of items for a period of time not to exceed 6 months.
- (5) When placed on a site pursuant to subsection (5), the shipping containers shall:
- (a) be located so as not to create a safety hazard;
 - (b) not be placed on a public right-of-way or dedicated lands; and
 - (c) not be located within 1.2 metres of the interior edge of a sidewalk.

5.8 SIGNS AND BILLBOARDS

5.8.1 Highway Sign Corridor

Signs located in a Highway Sign Corridor shall be regulated entirely by the requirements of "The Erection of Signs Adjacent to Provincial Highway Regulations, 1986" or amendments thereto, and subsection 5.8.2 shall not apply.

5.8.2 General Regulations for Signs not located in a Highway Sign Corridor

- (1) all signs situated along a highway are required to comply with "The Erection of Signs Adjacent to Provincial Highway Regulations, 1986" as may be amended from time to time.
- (2) any sign may only advertise agricultural commercial uses, home based businesses, the principal use of a site, or the principal products offered for sale on the premises.
- (3) a maximum of two advertising signs is permitted on any site, or quarter Section.
- (4) government signs, memorial signs, and directional signs with no advertising, including traffic control, no trespassing, hunting restriction and similar signs, are exempt from restriction.
- (5) temporary signs and real estate signs are permitted only as long as the temporary condition exists for the property.
- (6) with the exception of signs in a Highway Sign corridor, as referenced in Section 5.8.1, billboards and other off-site advertising signs are prohibited.

- (7) all private signs shall be located so that no part of the sign is over a public right of way.

5.8.3 Size and Location

- (1) the maximum facial area of a sign shall be as specified in the District in which it is located.
- (2) no sign shall exceed 6 metres in height.

5.8.4 Signs in Residential Districts

- (1) Signs and billboards will be prohibited in any residential district in the municipality except for signs advertising the principal use of a premises.
- (2) Permitted signs shall be subject to the following requirements:
 - i. No more than two (2) signs shall be permitted on an individual site.
 - ii. No sign shall have a facial area in excess of 0.37 m² in area, but the two permitted signs may be combined, and the total facial area shall not exceed 0.74 m². Each sign may be double faced.
 - iii. no sign located in a residential area shall incorporate backlighting or flashing lights.
 - iv. The maximum height of any sign shall be 3.5 m.

5.8.5 Signs in Non-Residential Districts

- (1) Signs and billboards that are not located in a highway sign corridor or a residential district, and that advertise an agricultural use, commercial use, industrial use, farm or home based businesses, institutional use, the principal use of a premises or the principal products offered for sale on a premises located within the municipality, are subject to the following requirements:
 - i. No more than two (2) signs shall be permitted on the premises.
 - ii. No sign shall have a facial area in excess of 3.3 m² in area, but the two permitted signs may be combined, and the total facial area shall not exceed 6.6 m². Each sign may be double faced.
 - iii. No sign shall be illuminated unless the source of light is steady and suitably shielded.
 - iv. The maximum height of any sign shall be 6.08 m.
- (2) Signs on Municipal Property
 - 1. No signs shall be allowed on municipal reserves, buffer strips, walkways, or land owned by the municipality unless they conform to the provisions of this Bylaw and unless permission has been received in writing from Council.
 - 2. No sign shall have a facial area of more than 0.4 square metres.
 - 3. The maximum height of any sign shall be 3.5 m.

5.9 STORAGE OF VEHICLES

- 5.9.1 Notwithstanding anything contained in this Bylaw, no person shall use any site in any District, for the parking or outside storage of more than four vehicles that are not operational unless the site is an approved machinery or automotive salvage yard.
- 5.9.2 Notwithstanding Section 5.9.1 above, more than four vehicles that are not operational may be stored on or adjacent to a farm yard provided they are screened from a roadways or neighbouring properties.

- 5.9.3 Within residential areas, vehicles not in operational condition or that are unlicensed, shall not be parked or stored in the front yard.
- 5.9.4 Council may require that permitted machinery or automotive salvage yards be screened from roadways or neighbouring properties with landscaping, fences or a combination of both.
- 5.9.5 The use of an abandoned vehicle, or unlicensed vehicle or truck trailer unit for the purpose of a sign is prohibited.

5.10 OUTFITTER BASE CAMPS

- 5.10.1 All outfitter base camps shall be located at least 305 metres from a dwelling unit that is not part of the operation.
- 5.10.2 All accommodation provided in conjunction with outfitter base camps and tourism base camps shall comply with *The Public Health Act*, and Regulations passed thereunder.
- 5.10.3 Council may establish standards limiting the total number of guests and guest rooms, and the location of buildings and accessory activities as a condition of issuing a discretionary use permit for outfitter base camps and tourism base camps. Any increase in the number of guests or guest rooms shall require a new discretionary approval.
- 5.10.4 Outfitter base camps and tourism base camps may be ancillary to an agricultural operation for which a permit has been issued and located on the same site.
- 5.10.5 A use that is established as an ancillary use to an agricultural operation shall cease to be permitted when the operator ceases to be a resident on the site.

5.11 BULK PETROLEUM TANKS

- 5.11.1 Shall be located at least 91.4 metres from residential areas, schools, hospitals, and motels.

5.12 KENNELS

- 5.12.1 An outdoor area must be provided for animals to run free, without being chained, in an area enclosed by a fence which provides safety for the animals and neighbours to the satisfaction of Council.
- 5.12.2 Outdoor animal enclosures may not be located in front yards.

5.13 AUCTION MARKETS

- 5.13.1 Outside storage shall not be permitted at auction markets except for the display of motor vehicles, farm machinery, and heavy farm equipment.
- 5.13.2 Council may require that additional parking spaces be provided for auction markets.
- 5.13.3 Temporary storage and accessory repair of goods and materials to be sold shall be permitted.

5.13.4 Wrecking, destruction or dismantling of goods and materials shall not be permitted.

5.14 SATELLITE DISHES AND SOLAR COLLECTORS

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

- (1) in any District such structures shall not be located in any front yard, side yard and in the case of a corner site, in any portion of the rear yard which is within three (3) metres of the side property line adjacent to a flanking street unless it is screened from the flanking street to the satisfaction of the Development Officer;
- (2) in any District such structures, if freestanding, shall not exceed a height of five (5) metres above grade level;
- (3) in any District such structures if attached to a principal building, shall not exceed a height of five (5) metres above the lowest elevation of: roof surface of a flat roof; the decking of a mansard roof; and the eaves of a gable, hip or gambrel roof; and,
- (4) in any District such structures, if attached to or erected upon an accessory building, shall not exceed the maximum permitted height of the accessory building upon which such structure is attached or erected.

5.15 DWELLING GROUPS

5.15.1 Dwelling groups are subject to the following additional standards:

- (1) The minimum side yard shall be measured from the closest main wall of the principal building closest to the side site line.
- (2) All principal buildings forming part of the group shall be located from any other principal building in the group at a distance that meets The National Building Code of Canada and The National Fire Code of Canada.
- (3) Council may apply special development standards regarding “yard requirements” to reduce conflict with neighbouring uses.
- (4) No building shall contain more than 8 dwelling units.
- (5) Maximum site coverage shall not exceed 40%.

5.15.2 Council shall use the following criteria to assess applications for dwelling unit groups:

- (1) The site shall have direct access to an all-weather road or adequate provisions are made for improvement to a standard acceptable to Council.
- (2) Dwelling Unit Groups intended for bare land Condominium ownership must have common property or facilities and suitable provisions for ownership and management of services and common areas.

- (3) Densities shall not significantly exceed those intended for the area assuming free-hold subdivided sites.
- (4) Proposed buildings and structures should be designed to complement each other and shall meet or exceed standards of existing development in the vicinity.
- (5) The development will not cause disturbance to existing areas due to excessive noise, dust, traffic, odor, etc.
- (6) Suitable provisions shall be made to buffer or screen the site from non-compatible uses.
- (7) Suitable provisions are made to ensure reasonable vehicular access to all units for fire and emergency response.
- (8) Each site must have access from an internal roadway.
- (9) all parking areas, private garages, or vehicular access to units or sites within a dwelling group shall be from a roadway which is common property internal to the parcel.
- (10) all dwelling groups shall have vehicular access to a public street from at least two points which are sufficiently separated to provide separate access and egress in case of fire or other emergencies.
- (11) the size and location will be such that the access system has sufficient capacity to handle the added development and that the development will not cause excessive traffic through existing residential areas.
- (12) the proposal will provide for adequate sewer and water supply services.

5.16 ABATTOIRS

- 5.16.1 Shall be located at least 91.4 metres from residential areas, schools, hospitals, motels and restaurants.

5.17 OIL AND GAS EXPLORATION AND DEVELOPMENT

- 5.17.1 Exploration and development of oil and gas shall be subject to all federal and provincial requirements.
- 5.17.2 Oil and gas exploration, extraction and development within the RM shall occur in accordance with *The Oil and Gas Conservation Regulations, 2012*.
- 5.17.3 Multiple parcel country residential subdivisions, single parcel country residences and residential sites located in proximity to oil wells may be subject to separation requirements from an oil well, as per *The Subdivision Regulations*.
- 5.17.4 Multiple parcel country residential developments, single parcel country residences and residential sites located in proximity to sour gas wells with H₂S concentrations over 100 ppm may be subject to separation requirements based on guidelines as recommended by the Ministry of Government

Relations.

- 5.17.5 In addition to any other information required by Council, the applicant shall submit, as part of their development permit application, information regarding any hazardous material to be kept or stored on site, an emergency management plan, a screening and landscape plan, site grading and drainage plans, and information regarding proposed truck routes and road maintenance measures. The applicant may be required to enter into a road maintenance agreement.
- 5.17.6 Council may require the applicant to suitably screen and landscape the facility from neighbouring properties to the satisfaction of Council.
- 5.17.7 Council may require the applicant to undertake specific safeguards to address safety issues related to material kept on the site and nuisance issues related to dust, noise, odour, smoke, or similar conditions.
- 5.17.8 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 allowances.
- 5.17.9 Upon approval by the Municipality, the owner of a pipeline shall provide the Municipality at least 48 hours notice of the owner's intention to commence work. Written request must be made to the Rural Municipality before construction begins and the owner shall obtain the required Municipal standards for construction approaches and for pipelines (flowlines) crossing road allowances.
- 5.17.10 Council may require that oil and gas well sites be fenced with a gate.

5.18 MACHINERY OR AUTOMOTIVE SALVAGE OR STORAGE YARDS

- 5.18.1 Machinery or automotive salvage or storage yards shall be enclosed by an opaque or solid perimeter fence at least 2.0 metres in height, and not more than five metres in height, with no material piled higher than the height of the perimeter fence; and,
- 5.18.2 The perimeter fence shall not be located in the required front yard. The required front yard shall be used for no other purpose than landscaping and necessary access driveways to the site.

5.19 MOBILE, MODULAR AND RELOCATED HOMES

- 5.19.1 The use of a mobile home, modular home, or relocated home for residential purposes is prohibited unless specifically listed as a permitted or discretionary use in the relevant zoning district.
- 5.19.2 All modular homes shall bear CSA A277 certification (or a replacement thereof) and be placed on and permanently attached to a subgrade foundation comprised of a full or partial basement, grade beam or combination thereof extending above a minimum height of 500 mm (19.68 inches) above grade and constructed with generally accepted engineering standards.
- 5.19.3 Every mobile home shall bear CSA Z240 certification (or a replacement thereof) and shall be attached to a permanent foundation, or securely anchored to the ground and skirted, prior to occupancy.
- 5.19.4 Any mobile home being moved into the Municipality shall be in good repair to the satisfaction of

the Development Officer.

5.20 FORESTRY AND FOREST MANAGEMENT ON NON-PROVINCIAL FOREST LAND

5.20.1 All forestry and forest management plans on non-provincial forest land must provide for buffer areas in which the clear-cutting of trees is prohibited as follows:

- | | | |
|-----|---|-----------|
| (a) | abutting all residential zoning districts | 30 metres |
| (b) | abutting public roadways | 15 metres |
| (c) | abutting Emma Lake, Christopher Lake,
Candle Lake, Bittern Lake, Birch Bark Lake
Fish Lake, Torch Lake and
Heritage Lake | 30 metres |
| (d) | all other bodies of water | 30 metres |
| (e) | an adjoining property line | 15 metres |

5.20.2 Access roads to forestry or forest management areas shall be from a public highway or an all-weather registered public road. Access to such development will not be permitted from a roadway located within any residential districts.

5.21 PUBLIC WORKS, PIPELINES, AND MUNICIPAL FACILITIES

5.21.1 Where a pipeline, other utility or transportation facility, crosses a municipal road, Council may apply special design standards as considered necessary to protect the municipal interest in the road.

5.22 RECREATION VEHICLES ON RESIDENTIAL SITES

5.22.1 In the H, CR, CR1, R or RC Districts, a maximum of one recreation vehicle may be stored (unoccupied) on a lot with an existing, permanent dwelling.

5.22.2 One additional recreation vehicle may be situated on a lot and occupied subject to:

- (a) it being for the exclusive use of non-paying guests of the occupant of the principal dwelling located on the same site;
- (b) if the recreation vehicle has a sink, shower, or water closet, it must have a self-contained septic holding tank or be connected to the septic system of the permanent dwelling;
- (c) all additional recreation vehicles may be kept on the site for no more than 30 days in any calendar year.

5.22.3 Notwithstanding subsections (1) and (2), recreation vehicles may be permanently situated and occupied on bareland condominium sites within the boundaries of the area known as the Rothenburg Family Park legally described as the SE1/4 Section 20, Township53, Range 27, W2.

5.23 KEEPING OF ANIMALS ON RESIDENTIAL SITES

5.23.1 The keeping of animals on any residential site in the H, CR, CR1, R or RC Districts is permitted as herein provided where the animals are kept as domestic pets of residents of a single detached residence on the site, and subject to the restrictions of this section.

5.23.2 The keeping of more than 5 dogs on any site will be considered a dog kennel as defined and

regulated herein.

5.23.3 The keeping of pigs, mink or similar species is prohibited.

5.23.4 The keeping of other livestock animals shall be in accordance with the following table:

Kind of Animal	Number of Animals per site area	
	Minimum 2 Ha.	Minimum 4 Ha.
Horses or Ponies	2	4
Cattle	2	4
Chickens or Ducks	25	40
Turkeys, Geese or Exotic Birds	5	10
Sheep or Goats	5	10

5.23.5 Animals shall not be pastured within 15 m of any dwelling not owned by the operator of the pasture or owner of the animals, and no buildings or structures intended to contain birds or animals shall be located within 30 m of a property line.

5.23.6 The use of vacant residential sites for pasture of animals is prohibited.

5.24 SUBSURFACE MINERAL EXTRACTION ACTIVITY

5.24.1 Development proposed on lands that may be subject to subsidence due to sub-surface mineral extraction activities shall be subject to the following:

- (a) It shall be the proponent's responsibility to determine in consultation with Ministry of Economy or such other Provincial authority regulating mines and minerals whether the land may be in an area affected by active mineral extraction agreements.
- (b) Proponents may be required to consult a qualified professional to assess the suitability of the site for the proposed development and identify appropriate mitigation measures.

5.25 DAY CARE CENTRES

5.25.1 Day Care Centres providing care for more than 4 persons shall be considered a discretionary use and subject to the following:

- (a) the centre must be licensed or approved in accordance with applicable provincial regulations;
- (b) the proposed centre receives approval from the appropriate provincial authority.

6 ZONING DISTRICTS

6.1 CLASSIFICATION OF ZONING DISTRICTS

- 6.1.1 In order to carry out the purpose and provisions of this Bylaw, the Rural Municipality is divided into the following Zoning Districts, the boundaries of which are shown on the “**Zoning District Map**”. Such districts may be referred to by the appropriate symbols.

Districts	Symbols
Agricultural	A1
Hamlet	H
Commercial	C1
Highway Commercial (add industrial uses discretionary)	C2
Country Residential	CR
High Density Country Residential	CR1
Resort	R
Resort Commercial	RC
Conservation	CON
Forest	F

6.2 ZONING DISTRICT MAPS

- 6.2.1 The map, bearing the statement “Zoning District Map” which accompanies Bylaw Number XX-2024 adopted by the Rural Municipality of Paddockwood No. 520, and signed by the Reeve and Rural Municipal 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

- 6.3.1 The boundaries of such districts referred to, together with explanatory legend, notation and reference, are shown on the map entitled “**Zoning District Map**”.
- 6.3.2 All streets, lanes and road allowances, if not otherwise specifically designated, shall be deemed to be in the same zoning district as the property immediately abutting upon such streets, lanes and road allowances. If the land abutting each side of a street, lane or road allowance is located in different zoning districts, the centre line of such street, lane or road allowance shall be deemed to be the district boundary, unless otherwise specifically designated.
- 6.3.3 Streets, lanes, and road allowances which are shown on the “**Zoning District Map**” and which have been permanently closed pursuant to Section 13 of *The Municipalities Act*, shall be in the same district as the land abutting both sides of the permanently closed street, lane or road allowance. If the land abutting each side of the permanently closed street, lane or road allowance was located in different zoning districts before the said street, lane or road allowance was permanently closed, the centre line of such permanently closed street, lane or road allowance shall be deemed to be the district boundary, unless otherwise specifically designated.
- 6.3.4 In unsubdivided land, the zoning district boundary shall be determined by the scale shown on the “**Zoning District Map**”.

6.4 REGULATIONS

- 6.4.1 Regulations for the zoning districts are outlined in the following sections of this Bylaw.

6.5 PROPERTIES WITH MORE THAN ONE ZONING DISTRICT

- 6.5.1 Where a site or lot is divided into more than one zoning district, each portion of the site or lot shall be developed and used in accordance with the provisions of the applicable zoning district.

6.6 TRANSITIONAL ZONING PROVISIONS

- 6.6.1 Existing Buildings

Buildings lawfully existing at the time of the approval of this bylaw shall be limited in terms of site width and setback requirements, to the regulation of the zoning district in which they are located, or to their current dimensions, whichever is the least restrictive.

7 DISTRICT SCHEDULES

7.1 A1 – AGRICULTURAL DISTRICT

7.1.1 Intent

The objective of the **A1** - Agricultural District is to provide for the primary use of land in the form of agricultural development, associated residences, limited single-parcel country residential development, location-dependent natural resource development and other uses compatible with agricultural development.

7.1.2 Permitted and Discretionary Uses and Development Standards

The permitted and discretionary uses and applicable development standards are laid out in Table 7-1.

7.1.3 Accessory Buildings and Uses

- (1) Accessory buildings and uses shall be permitted subject to Section 5.7.

7.1.4 Regulations

- (1) Site Requirements

- (a) Minimum and maximum site size, site width, and yard requirements are shown in Table 7-1.

- (2) Residential Subdivision Density

- (a) A maximum of 3 residential subdivisions shall be permitted per quarter section. In addition, a residence may be located on the balance of the quarter section subject to compliance with all other requirements of this bylaw.

7.1.5 Standards for Discretionary Uses

Council will consider discretionary use applications in the **A1** - Agricultural District pursuant to Sections 3.7.2 and 3.7.4 Discretionary Use Evaluation Criteria, and Section 3.7.3 Terms and Conditions for Discretionary Use Approvals.

**TABLE 7-1:
A1 - AGRICULTURAL DISTRICT DEVELOPMENT STANDARDS**

Use		Development Standards						
		Permitted or Discretionary	Subject to Sections	Minimum Site Area (ha)	Minimum Site Width (m)	Minimum Front Yard (m)	Minimum Side Yard (m)	Minimum Rear Yard (m)
Agricultural Uses								
(1)	Farm operations	P		64 ha ⁽¹⁾ (160 ac)	20 m (66 ft)	45 m ⁽²⁾ (148 ft)	3 m (10 ft)	3 m (10 ft)
(2)	Intensive agricultural operations	D	3.7.4(8)	4 ha (9.89 ac)	20 m (66 ft)	45 m ⁽²⁾ (148 ft)	3 m (10 ft)	3 m (10 ft)
(3)	Intensive livestock operations	D	3.7.4(3)	4 ha (9.89 ac)	20 m (66 ft)	45 m ⁽²⁾ (148 ft)	3 m (10 ft)	3 m (10 ft)
(4)	Facilities for the preparation and sale of farm products produced by the farm operation which is the principal use	P	3.7.4(8)	Same as principal use				
(5)	Farm-based businesses	D		Same as principal use				
(6)	Vacation farms	D	5.3	Same as principal use				
(1)	Aggregate extraction and processing facilities	D	3.7.4(2)	64 ha ⁽¹⁾ (160 ac)	20 m (66 ft)	45 m ⁽²⁾ (148 ft)	3 m (10 ft)	3 m (10 ft)
(2)	Forestry and logging	D	5.20	4 ha (9.89 ac)	20 m (66 ft)			
(3)	Processing of harvested trees and associated uses							
(4)	Mining, including drilling and exploration	D	5.25	64 ha ⁽¹⁾ (160 ac)	20 m (66 ft)			
(5)	Oil and gas exploration or extraction wells and related facilities	P	5.17	--	--	--	--	--
(6)	Petroleum pipelines and related facilities	P	5.21	--	--	--	--	--
Residential Uses								
(1)	Garage dwellings	P		64 ha ⁽¹⁾ (160 ac)	20 m (66 ft)	45 m ⁽²⁾ (148 ft)	3 m (10 ft)	3 m (10 ft)

**TABLE 7-1:
A1 - AGRICULTURAL DISTRICT DEVELOPMENT STANDARDS**

Use		Development Standards						
		Permitted or Discretionary	Subject to Sections	Minimum Site Area (ha)	Minimum Site Width (m)	Minimum Front Yard (m)	Minimum Side Yard (m)	Minimum Rear Yard (m)
(2)	Single detached dwellings as a principal use	P		4 ha (9.89 ac)	20 m (66 ft)	45 m ⁽²⁾ (148 ft)		
(3)	Mobile homes, modular homes and relocated homes	P	5.19	4 ha (9.89 ac)	20 m (66 ft)	45 m ⁽²⁾ (148 ft)		
(4)	Personal care homes	P	5.4	4 ha (9.89 ac)	20 m (66 ft)	45 m ⁽²⁾ (148 ft)		
(5)	Tiny homes	P	3.7.4(18)	4 ha (9.89 ac)	20 m (66 ft)	45 m ⁽²⁾ (148 ft)		
(6)	Garden suites	P	3.7.4(19)	4 ha (9.89 ac)	20 m (66 ft)	45 m ⁽²⁾ (148 ft)		
(7)	Custodial care homes	P		4 ha (9.89 ac)	20 m (66 ft)	45 m ⁽²⁾ (148 ft)		
(8)	Temporary construction camps	D		4 ha (9.89 ac)	20 m (66 ft)	45 m ⁽²⁾ (148 ft)		
(9)	Home based businesses	P	5.1					
(10)	Dwelling units accessory or ancillary to a discretionary use	D		Same as principal use				
Commercial Uses								
(1)	Abattoirs	D	5.16	1 ha (2.47 ac)	20 m (66 ft)	45 m ⁽²⁾ (148 ft)	3 m (10 ft)	3 m (10 ft)
(2)	Agricultural equipment, fuel, and chemical supply establishments	D	3.7.4(8) / 5.6 / 5.11	1 ha (2.47 ac)	20 m (66 ft)	45 m ⁽²⁾ (148 ft)	3 m (10 ft)	3 m (10 ft)
(3)	Agriculture product processing	D	3.7.4(8)	1 ha (2.47 ac)	20 m (66 ft)	45 m ⁽²⁾ (148 ft)		
(4)	Agricultural service and contracting establishments	D	3.7.4(8)					
(5)	Agricultural support services	D						

**TABLE 7-1:
A1 - AGRICULTURAL DISTRICT DEVELOPMENT STANDARDS**

Use		Development Standards						
		Permitted or Discretionary	Subject to Sections	Minimum Site Area (ha)	Minimum Site Width (m)	Minimum Front Yard (m)	Minimum Side Yard (m)	Minimum Rear Yard (m)
(6)	Cannabis production facilities	D	3.7.4(10)	1 ha (2.47 ac)	20 m (66 ft)	45 m ⁽²⁾ (148 ft)		
(7)	Commercial recreation uses	D	3.7.4(11)					
(8)	Controlled hunt farms	D	3.7.4(16)	1 ha (2.47 ac)	20 m (66 ft)	45 m ⁽²⁾ (148 ft)		
(9)	Grain elevators and related uses	D		1 ha (2.47 ac)	20 m (66 ft)	45 m ⁽²⁾ (148 ft)	3 m (10 ft)	3 m (10 ft)
(10)	Storage facilities	D	3.7.4(5)	1 ha (2.47 ac)	20 m (66 ft)	45 m ⁽²⁾ (148 ft)	3 m (10 ft)	3 m (10 ft)
(11)	Kennels	D	5.12	1 ha (2.47 ac)	20 m (66 ft)	45 m ⁽²⁾ (148 ft)	3 m (10 ft)	3 m (10 ft)
(12)	Mechanics, machine shops, welding and metal fabricators	P	3.7.4(4)	1 ha (2.47 ac)	20 m (66 ft)	45 m ⁽²⁾ (148 ft)	3 m (10 ft)	3 m (10 ft)
(13)	Machinery or automotive salvage or storage yards	D	5.18	1 ha (2.47 ac)	20 m (66 ft)	45 m ⁽²⁾ (148 ft)	3 m (10 ft)	3 m (10 ft)
(14)	Rodeo facilities and equestrian centres	D	3.7.4(15)	1 ha (2.47 ac)	20 m (66 ft)	45 m ⁽²⁾ (148 ft)	3 m (10 ft)	3 m (10 ft)
(15)	Service stations, gas bars, and accessory restaurants	D	5.5 / 5.6	1 ha (2.47 ac)	20 m (66 ft)	45 m ⁽²⁾ (148 ft)	3 m (10 ft)	3 m (10 ft)
(16)	Stockyards	D	3.7.4(3)	1 ha (2.47 ac)	20 m (66 ft)	45 m ⁽²⁾ (148 ft)	3 m (10 ft)	3 m (10 ft)
(17)	Short Term Rental Accommodations	D	3.7.4(20)	1 ha (2.47 ac)	20 m (66 ft)	45 m ⁽²⁾ (148 ft)	3 m (10 ft)	3 m (10 ft)
Municipal, Recreational, Community Service and Other Uses								
(1)	Historical and archeological sites, and wildlife and conservation management areas	P		--	--	--	--	--

**TABLE 7-1:
A1 - AGRICULTURAL DISTRICT DEVELOPMENT STANDARDS**

Use		Development Standards						
		Permitted or Discretionary	Subject to Sections	Minimum Site Area (ha)	Minimum Site Width (m)	Minimum Front Yard (m)	Minimum Side Yard (m)	Minimum Rear Yard (m)
(2)	Institutional camps	D	3.7.4(6)	1 ha (2.47 ac)	20 m (66 ft)	45 m ⁽²⁾ (148 ft)	3 m (10 ft)	3 m (10 ft)
(3)	Municipal facilities	P	5.21	--	--	--	--	--
(4)	Parks and public recreation facilities	P		--	--	--	--	--
(5)	Places of worship, cemeteries, educational facilities, schools, community centres, clubs and museums	D	3.7.4 (1)	1 ha (2.47 ac)	20 m (66 ft)	45 m ⁽²⁾ (148 ft)	3 m (10 ft)	3 m (10 ft)
(6)	Public works, excluding solid and liquid waste disposal sites	P	5.21	--	--	--	--	--
(7)	Solid and liquid waste disposal sites	D	3.7.4(12)	--	--	--	--	--

Use Designations:**(P) - Permitted Use**

Means a use or form of development allowed as of right in a zoning district, subject to the regulations contained in this Bylaw.

(D) - Discretionary Use

A use or form of development specified in this Bylaw, which may be allowed following application to, and approval by Council; and which complies with the development standards and other regulations as may be required by Council and/or contained in this Bylaw.

Special limitation and standards regarding Table 7-1 and the A1 - Agricultural District:

- (1) or where the site area has been reduced to less than 64 ha. due to road widening, severance by road registration, railways, pipelines or similar utilities, or natural features such as water bodies, ravines, or similar features, or as a result of a previously approved subdivision.
- (2) The minimum front yard setback shall be 45 metres (148 feet) from the centreline of the road allowance or provincial highway.

7.2 H – HAMLET RESIDENTIAL DISTRICT

7.2.1 Intent

The objective of the **H** – Hamlet District is to provide for residential and other appropriate uses in Hamlets.

7.2.2 Permitted and Discretionary Uses and Development Standards

The permitted and discretionary uses and applicable development standards are laid out in Table 7-2.

7.2.3 Accessory Buildings

- (1) Accessory buildings and uses, except dwelling units, shall be permitted and are subject to Section 5.7.

7.2.4 Regulations

- (1) Site Requirements

The minimum and maximum site size and yard requirements are shown in Table 7-2.

- (2) Recreational Vehicles

The keeping or storage of recreational vehicles is subject to the requirements in Section 5.22.

- (3) Keeping of Animals

The keeping of animals is subject to the requirements in Section 5.23.

7.2.5 Standards for Discretionary Uses

Council will consider discretionary use applications in the **H** – Hamlet District pursuant to Sections 3.7.2 and 3.7.4 Discretionary Use Evaluation Criteria, and Section 3.7.3 Terms and Conditions for Discretionary Use Approvals.

**TABLE 7-2:
H - HAMLET DISTRICT DEVELOPMENT STANDARDS**

Use		Development Standards								
		Permitted or Discretionary	Subject to Sections	Minimum Site Area (m ²)	Maximum Site Area (m ²)	Minimum Site Width (m)	Minimum Front Yard (m)	Minimum Side Yard (m)	Minimum Rear Yard (m)	Maximum Site Coverage (%)
Residential Uses										
(1)	Bed and breakfast homes	D	5.3	450	20,000	15	6	1.5	2	45
(2)	Dwelling groups	D	5.15	250/unit	20,000	20	6	1.5 ⁽¹⁾	2	45
(3)	Garden suites	D	3.7.4(18)	Same as Principal Use						
(4)	Home-based businesses	D	5.1	Same as Principal Use						
(5)	Multiple unit dwellings	D		250/unit	20,000	20	6	1.5 ⁽¹⁾	2	45
(6)	Mobile homes, modular homes and relocated homes	D	5.19	450	20,000	15	6	1.5	2	45
(7)	Personal care homes	D	5.4	450	20,000	15	6	1.5	2	45
(8)	Secondary suites	D	3.7.4(18)	Same as Principal Use						
(9)	Single detached dwellings	P		450	20,000	15	6	1.5	2	45
(10)	Tiny homes	D	3.7.4(17)	450	20,000	15	6	1.5	2	45
Commercial Uses										
(1)	Agricultural equipment, fuel, and chemical supply establishments	D	3.7.4(8)	450	--	15	6	1.5	2	--
(2)	Agriculture service and contracting establishments	D	3.7.4(8)	450	--	15	6	1.5	2	--
(3)	Automobile, marine, recreational vehicle and equipment sales and service establishments	D		450	--	15	6	1.5	2	--
(4)	Cannabis retail stores	D	3.7.4(11)	450	--	15	6	1.5	2	--
(5)	Construction trades	D		450	--	15	6	1.5	2	--
(6)	Day care centres	D	5.25	450	--	15	6	1.5	2	--
(7)	Hotels and motels	D	3.7.4(9)	450	--	15	6	1.5	2	--
(8)	Manufacturing establishments	D		450	--	15	6	1.5	2	--

**TABLE 7-2:
H - HAMLET DISTRICT DEVELOPMENT STANDARDS**

Use		Development Standards								
		Permitted or Discretionary	Subject to Sections	Minimum Site Area (m ²)	Maximum Site Area (m ²)	Minimum Site Width (m)	Minimum Front Yard (m)	Minimum Side Yard (m)	Minimum Rear Yard (m)	Maximum Site Coverage (%)
(9)	Medical clinics	D		450	--	15	6	1.5	2	--
(10)	Offices and office buildings	D		450	--	15	6	1.5	2	--
(11)	Personal service shops	D		450	--	15	6	1.5	2	--
(12)	Restaurants and lounges	D		450	--	15	6	1.5	2	--
(13)	Retail stores	D		450	--	15	6	1.5	2	--
(14)	Service stations and gas bars	D	5.5 / 5.6	450	--	15	6	1.5	2	--
(15)	Welding, fabricating, and machine shops	D	3.7.4(4)	450	--	15	6	1.5	2	--
Municipal, Recreational, Institutional and Other Uses										
(1)	Golf courses	D	3.7.4(7)	20,000	--	--	6	1.5	2	--
(2)	Municipal facilities	P	5.21	20,000	--	--	6	1.5	2	--
(3)	Parks and public recreation facilities	P		--	--	--	--	--	--	--
(4)	Places of worship, cemeteries, educational facilities, schools, community centres, clubs and museums	D	3.7.4(1)	450	--	15	6	1.5	2	--
(5)	Public works, except solid and liquid waste disposal sites	P	5.21	--	--	--	--	--	--	--

Use Designations:

(P) - Permitted Use

Means a use or form of development allowed as of right in a zoning district, subject to the regulations contained in this Bylaw.

(D) - Discretionary Use

A use or form of development specified in this Bylaw, which may be allowed following application to, and approval by Council; and which complies with the development standards and other regulations as may be required by Council and/or contained in this Bylaw.

Special limitation and standards regarding Table 7-2 and the H - Hamlet District:

- (1) Or ½ the height of the abutting side wall

7.3 C – COMMERCIAL DISTRICT

7.3.1 Intent

The objective of the C - Commercial District is to provide for general commercial and other compatible development in specific areas, with standards for such development.

7.3.2 Permitted and Discretionary Uses and Development Standards

The permitted and discretionary uses and applicable development standards are laid out in Table 7-3.

7.3.3 Accessory Buildings

- (1) Accessory buildings and uses, except dwelling units, shall be permitted and are subject to Section 5.7.

7.3.4 Regulations

- (1) Site Requirements

The minimum and maximum site size and yard requirements are shown in Table 7-3.

7.3.5 Standards for Discretionary Uses

Council will consider discretionary use applications in the C - Commercial District pursuant to Sections 3.7.2 and 3.7.4 Discretionary Use Evaluation Criteria, and Section 3.7.3 Terms and Conditions for Discretionary Use Approvals.

Table 7-3
C - COMMERCIAL DISTRICT DEVELOPMENT STANDARDS

Use		Development Standards							
		Permitted or Discretionary	Subject to Sections	Minimum Site Area (m ²)	Maximum Site Area (m ²)	Minimum Site Width (m)	Minimum Front Yard (m)	Minimum Side Yard (m)	Minimum Rear Yard (m)
Commercial and Industrial Uses									
(1)	Abattoirs	D	5.16	900	--	30	6 ⁽¹⁾	1.5 ⁽¹⁾	6
(2)	Agricultural equipment, fuel, and chemical supply establishments	D	3.7.4(8)	900	--	30	6 ⁽¹⁾	1.5 ⁽¹⁾	6
(3)	Agricultural product processing	D	3.7.4(4)	900	--	30	6 ⁽¹⁾	1.5 ⁽¹⁾	6
(4)	Agricultural service and contracting establishments	D	3.7.4(8)	900	--	30	6 ⁽¹⁾	1.5 ⁽¹⁾	6
(5)	Agricultural support services	D		900	--	30	6 ⁽¹⁾	1.5 ⁽¹⁾	6
(6)	Auction markets	D	3.7.4(3) / 5.13	900	--	30	6 ⁽¹⁾	1.5 ⁽¹⁾	6
(7)	Automobile, marine, recreational vehicle and equipment sales and service establishments	D		900	--	30	6 ⁽¹⁾	1.5 ⁽¹⁾	6
(8)	Cannabis production facilities	D	3.7.4(10)	900	--	30	6 ⁽¹⁾	1.5 ⁽¹⁾	6
(9)	Cannabis retail stores	D	3.7.4(11)	900	--	30	6 ⁽¹⁾	1.5 ⁽¹⁾	6
(10)	Car washes	D		900	--	30	6 ⁽¹⁾	1.5 ⁽¹⁾	6
(11)	Contractors' yards	D	3.7.4(4)	900	--	30	6 ⁽¹⁾	1.5 ⁽¹⁾	6
(12)	Convenience stores with or without gas bars and car washes	D	5.5 / 5.6	900	--	30	6 ⁽¹⁾	1.5 ⁽¹⁾	6
(13)	Craft alcohol manufacturers	D		900	--	30	6 ⁽¹⁾	1.5 ⁽¹⁾	6
(14)	Events centre	D		900	--	30	6 ⁽¹⁾	1.5 ⁽¹⁾	6
(15)	Farmers markets	D		900	--	30	6 ⁽¹⁾	1.5 ⁽¹⁾	6
(16)	General industrial uses	D	3.7.4(4)	900	--	30	6 ⁽¹⁾	1.5 ⁽¹⁾	6
(17)	Greenhouses	D		900	--	30	6 ⁽¹⁾	1.5 ⁽¹⁾	6
(18)	Hazardous industrial uses	D	3.7.4(13)	900	--	30	6 ⁽¹⁾	1.5 ⁽¹⁾	6
(19)	Hotels and motels	D	3.7.4(9)	900	--	30	6 ⁽¹⁾	1.5 ⁽¹⁾	6
(20)	Machine shops and metal fabricators	D	3.7.4 (8)	900	--	30	6 ⁽¹⁾	1.5 ⁽¹⁾	6

Table 7-3
C - COMMERCIAL DISTRICT DEVELOPMENT STANDARDS

Use		Development Standards							
		Permitted or Discretionary	Subject to Sections	Minimum Site Area (m ²)	Maximum Site Area (m ²)	Minimum Site Width (m)	Minimum Front Yard (m)	Minimum Side Yard (m)	Minimum Rear Yard (m)
(21)	Machinery or automotive salvage or storage yards	D	5.18	900	--	30	6 ⁽¹⁾	1.5 ⁽¹⁾	6
(20)	Personal service shops	D		900	--	30	6 ⁽¹⁾	1.5 ⁽¹⁾	6
(21)	Places of worship, cemeteries, educational facilities, schools, community centres, clubs and museums	D	3.7.4(1)	900	--	30	6 ⁽¹⁾	1.5 ⁽¹⁾	6
(22)	Recycling and collection depots	D	3.7.4(5)	900	--	30	6 ⁽¹⁾	1.5 ⁽¹⁾	6
(23)	Restaurants and lounges	D		900	--	30	6 ⁽¹⁾	1.5 ⁽¹⁾	6
(24)	Retail stores	D		900	--	30	6 ⁽¹⁾	1.5 ⁽¹⁾	6
(25)	Service stations and gas bars	D	5.5 / 5.6	900	--	30	6 ⁽¹⁾	1.5 ⁽¹⁾	6
(26)	Solid and liquid waste disposal facilities	D	3.7.4(12)	--	--	--	--	--	--
(27)	Stockyards	D	3.7.4(3)	900	--	30	6 ⁽¹⁾	1.5 ⁽¹⁾	6
(28)	Storage facilities	D	3.7.4(5)	900	--	30	6 ⁽¹⁾	1.5 ⁽¹⁾	6
(29)	Veterinary clinics	D		900	--	30	6 ⁽¹⁾	1.5 ⁽¹⁾	6
(30)	Wood and natural products processing and fabrication	D	3.7.4(4)	900	--	30	6 ⁽¹⁾	1.5 ⁽¹⁾	6
Municipal, Institutional and Other Uses									
(1)	Municipal facilities	D	5.21						
(2)	Parks and public recreation facilities	D							
(3)	Places of worship, cemeteries, educational facilities, schools, community centres, clubs and museums	D	3.7.4(1)						
(4)	Public works, excluding solid and liquid waste disposal sites	D	5.21						

Use Designations:**(P) - Permitted Use**

Means a use or form of development allowed as of right in a zoning district, subject to the regulations contained in this Bylaw.

(D) - Discretionary Use

A use or form of development specified in this Bylaw, which may be allowed following application to, and approval by Council; and which complies with the development

standards and other regulations as may be required by Council and/or contained in this Bylaw.

Special limitation and standards regarding Table 7-3 and the C District:

- (1) Where any front yard or side yard abuts a municipal road allowance, municipal grid road, main farm access road, or provincial highway, all buildings shall be set back a minimum of 45 metres from the centreline of the road right-of-way.

7.4 CR – COUNTRY RESIDENTIAL DISTRICT

7.4.1 Intent

The objective of the **CR** – Country Residential District is to provide for residential and other appropriate uses in a low-density country residential environment.

7.4.2 Permitted and Discretionary Uses and Development Standards

The permitted and discretionary uses and applicable development standards are laid out in Table 7-4.

7.4.3 Accessory Buildings and Uses

- (1) Accessory buildings and uses, except dwelling units, shall be permitted and are subject to Section 5.7.
- (2) In addition to the accessory buildings permitted pursuant to Section 5.7, the following shall be permitted as an accessory building or use:
 - (a) greenhouses;
 - (b) barns and stables for animals permitted in accordance with Section 5.24.

7.4.4 Regulations

(1) Site Requirements

The minimum and maximum site size and yard requirements are shown in Table 7-4.

(2) Recreational Vehicles

The keeping or storage of recreational vehicles is subject to the requirements in Section 5.22.

(3) Keeping of Animals

The keeping of animals is subject to the requirements in Section 5.23.

7.4.5 Standards for Discretionary Uses

Council will consider discretionary use applications in the **CR** – Country Residential District pursuant to Sections 3.7.2 and 3.7.4 Discretionary Use Evaluation Criteria, and Section 3.7.3 Terms and Conditions for Discretionary Use Approvals.

Table 7-4
CR – COUNTRY RESIDENTIAL DISTRICT DEVELOPMENT STANDARDS

Use		Development Standards							
		Permitted or Discretionary	Subject to Sections	Minimum Site Area (Hectares)	Maximum Site Area (Hectares)	Minimum Site Width (m)	Minimum Front Yard (m)	Minimum Side Yard (m)	Minimum Rear Yard (m)
Residential Uses									
(1)	Bed and breakfast homes	D	5.3	same as principal use					
(2)	Garage dwellings	D		0.485	1.2	30	15	3	10
(3)	Home-based businesses	D	5.1	same as principal use					
(4)	Personal care homes	D	5.4	0.485	1.2	30	15	3	10
(5)	Relocated homes	D	5.19	0.485	1.2	30	15	3	10
(6)	Single detached dwellings	P		0.485	1.2	30	15	3	10
(7)	Tiny homes	D	3.7.4(18)	0.485	1.2	30	15	3	10
Commercial and Recreational Uses									
(1)	Convenience stores	D		0.485	1.2	30	15	3	10
(2)	Daycare centres	D	5.26	0.485	1.2	30	15	3	10
(3)	Dwelling units accessory to a commercial use	D		same as principal use					
(4)	Golf courses	D	3.4.7(7)	8	--	--	15	3	10
(5)	Private riding arenas	D		8	--	--	15	3	10
(6)	Short term rental accommodations	D	3.4.7(20)	0.485	1.2	30	15	3	10
Municipal, Institutional and Other Uses									
(1)	Municipal facilities	P	5.21	--	--	--	--	--	--
(2)	Parks and public recreation facilities	P		--	--	--	--	--	--
(3)	Places of worship, cemeteries, educational facilities, schools, community centres, clubs and museums	D	3.7.4(1)	0.485	1.2	30	15	3	10
(4)	Public works, excluding solid and liquid waste disposal sites	P	5.21	--	--	--	--	--	--

Use Designations:**(P) - Permitted Use**

Means a use or form of development allowed as of right in a zoning district, subject to the regulations contained in this Bylaw.

(D) - Discretionary Use

A use or form of development specified in this Bylaw, which may be allowed following application to, and approval by Council; and which complies with the development standards and other regulations as may be required by Council and/or contained in this Bylaw.

7.5 CR1 – HIGH DENSITY COUNTRY RESIDENTIAL DISTRICT

7.5.1 Intent

The objective of the **CR1** – High Density Country Residential District is to provide for residential and other appropriate uses in a high-density country residential environment.

7.5.2 Permitted and Discretionary Uses and Development Standards

The permitted and discretionary uses and applicable development standards are laid out in Table 7-5.

7.5.3 Accessory Buildings

- (1) Accessory buildings and uses shall be permitted and are subject to Section 5.7.

7.5.4 Regulations

- (1) Site Requirements

The minimum and maximum site size and yard requirements are shown in Table 7-5.

- (2) Recreational Vehicles

The keeping or storage of recreational vehicles is subject to the requirements in Section 5.22.

- (3) Keeping of Animals

The keeping of animals is subject to the requirements in Section 5.23.

7.5.5 Standards for Discretionary Uses

Council will consider discretionary use applications in the **CR1** – High Density Country Residential District pursuant to Sections 3.7.2 and 3.7.4 Discretionary Use Evaluation Criteria, and Section 3.7.3 Terms and Conditions for Discretionary Use Approvals.

Table 7-5
CR1 – HIGH DENSITY COUNTRY RESIDENTIAL DISTRICT DEVELOPMENT STANDARDS

Use		Development Standards							
		Permitted or Discretionary	Subject to Sections	Minimum Site Area (Hectares)	Maximum Site Area (Hectares)	Minimum Site Width (m)	Minimum Front Yard (m)	Minimum Side Yard (m)	Minimum Rear Yard (m)
Residential Uses									
(1)	Bed and breakfast homes	D	5.3	same as principal use					
(2)	Dwelling groups	D	5.15	0.485	1.2	30	15	3	10
(3)	Garden suites	D	3.7.4(18)	0.485	1.2	30	15	3	10
(4)	Home-based businesses	D	5.1	same as principal use					
(5)	Multiple unit dwellings	D		0.485	1.2	30	15	3	10
(6)	Personal care homes	D	5.4	0.485	1.2	30	15	3	10
(7)	Relocated homes	D	5.19	0.485	1.2	30	15	3	10
(8)	Single detached dwellings	P		0.485	1.2	30	15	3	10
(9)	Tiny homes	D	3.7.4(17)	0.485	1.2	30	15	3	10
Commercial and Recreational Uses									
(1)	Daycare centres	D	5.26	0.485	1.2	30	15	3	10
(2)	Golf courses	D	3.7.4(7)	8	--	--	15	3	10
(3)	Short term rental accommodations	D	3.7.4(20)	0.485	1.2	30	15	3	10
Municipal, Institutional and Other Uses									
(1)	Municipal facilities	P	5.21	--	--	--	--	--	--
(2)	Places of worship, cemeteries, educational facilities, schools, community centres, clubs and museums	D	3.7.4(1)	0.485	1.2	30	15	3	10
(3)	Parks and public recreation facilities	P		--	--	--	--	--	--
(4)	Public works, excluding solid and liquid waste disposal sites	P	5.21	--	--	--	--	--	--

Use Designations:

(P) - Permitted Use

A use of land or buildings or form of development that is prescribed as a use in the zoning district that is allowed on a site, subject to the regulations contained in this Bylaw.

(D) - Discretionary Use

A use or form of development specified in this Bylaw, which may be allowed following application to, and approval by Council; and which complies with the development standards and other regulations as may be required by Council and/or contained in this Bylaw.

7.6 R – RESORT DISTRICT

7.6.1 Intent

The objective of the **R** – Resort District is to provide for resort-oriented and other compatible uses.

7.6.2 Permitted and Discretionary Uses and Development Standards

The permitted and discretionary uses and applicable development standards are laid out in Table 7-6.

7.6.3 Accessory Buildings

- (1) Accessory buildings and uses shall be permitted and are subject to Section 5.7.

7.6.4 Regulations

- (1) Site Requirements

The minimum and maximum site size and yard requirements are shown in Table 7-6.

- (2) Recreational Vehicles

The keeping or storage of recreational vehicles is subject to the requirements in Section 5.23.

- (3) Keeping of Animals

The keeping of animals is subject to the requirements in Section 5.24.

7.6.5 Standards for Discretionary Uses

Council will consider discretionary use applications in the **R** – Resort District with regard to Section 3.7.2 Discretionary use Evaluation Criteria and Section 3.7.3 Terms and Conditions for Discretionary Use Approvals.

Table 7-6
R – RESORT DISTRICT DEVELOPMENT STANDARDS

Use		Development Standards							
		Permitted or Discretionary	Subject to Sections	Minimum Site Area (Hectares)	Maximum Site Area (Hectares)	Minimum Site Width (m)	Minimum Front Yard (m)	Minimum Side Yard (m)	Minimum Rear Yard (m)
Residential Uses									
(1)	Bed and breakfast homes	D	5.3	same as principal use					
(2)	Dwelling groups	D	5.15						
(3)	Garage dwellings	D		0.485	5	30	15	3	10
(4)	Home-based businesses	D	5.1	same as principal use					
(5)	Mobile, modular, and relocated homes	D	5.19	0.485	5	30	15	3	10
(6)	Multiple unit dwellings	D							
(7)	Personal care homes	D	5.4	0.485	5	30	15	3	10
(8)	Single detached dwellings	P		0.485	5	30	15	3	10
(9)	Tiny homes	D	3.7.4(17)	0.485	5	30	15	3	10
Commercial and Recreational Uses									
(1)	Campgrounds	D	3.7.4(6) / 5.2	600	--	20	6	1.5	6
(2)	Commercial recreation uses	D		600	--	20	6	1.5	6
(3)	Convenience stores	D		600	--	20	6	1.5	6
(4)	Golf courses	D	3.7.4(7)	600	--	20	6	1.5	6
(5)	Hotels and motels	D	3.7.4(9)	600	--	20	6	1.5	6
(6)	Recreation equipment rentals	D		600	--	20	6	1.5	6
(7)	Restaurants and lounges	D		600	--	20	6	1.5	6
(8)	Service stations and gas bars	D	5.5 / 5.6	600	--	20	6	1.5	6
(9)	Tourist camps	D	3.7.4(6) /	600	--	20	6	1.5	6

Table 7-6
R – RESORT DISTRICT DEVELOPMENT STANDARDS

Use		Development Standards							
		Permitted or Discretionary	Subject to Sections	Minimum Site Area (Hectares)	Maximum Site Area (Hectares)	Minimum Site Width (m)	Minimum Front Yard (m)	Minimum Side Yard (m)	Minimum Rear Yard (m)
(10)	Short term rental accommodations	D	3.7.4(20)	0.485	5	30	15	3	10
Municipal, Institutional and Other Uses									
(1)	Accessory employee residences								
(2)	Institutional camps	D	3.7.4(6)	0.485	5	30	15	3	10
(3)	Municipal facilities	P	5.21	--	--	--	--	--	--
(4)	Places of worship, cemeteries, educational facilities, schools, community centres, clubs and museums	D	3.7.4(1)	0.485	5	30	15	3	10
(5)	Parks and public recreation facilities	P		--	--	--	--	--	--
(6)	Public works, excluding solid and liquid waste disposal sites	P	5.21	--	--	--	--	--	--

Use Designations:

(P) - Permitted Use

A use of land or buildings or form of development that is prescribed as a use in the zoning district that is allowed on a site, subject to the regulations contained in this Bylaw.

(D) - Discretionary Use

A use or form of development specified in this Bylaw, which may be allowed following application to, and approval by Council; and which complies with the development standards and other regulations as may be required by Council and/or contained in this Bylaw.

7.7 RC – RESORT COMMERCIAL DISTRICT

7.7.1 Intent

The objective of the **RC** – Resort Commercial District is to provide resort commercial oriented development and other compatible uses.

7.7.2 Permitted and Discretionary Uses and Development Standards

The permitted and discretionary uses and applicable development standards are laid out in Table 7-7.

7.7.3 Accessory Buildings

- (1) Accessory buildings and uses shall be permitted and are subject to Section 5.7.

7.7.4 Regulations

- (1) Site Requirements

The minimum and maximum site size and yard requirements are shown in Table 7-7.

- (2) Recreational Vehicles

The keeping or storage of recreational vehicles is subject to the requirements in Section 5.22.

- (3) Keeping of Animals

The keeping of animals is subject to the requirements in Section 5.23.

7.7.5 Standards for Discretionary Uses

Council will consider discretionary use applications in the **RC** – Resort Commercial District with regard to Section 3.7.2 Discretionary use Evaluation Criteria and Section 3.7.3 Terms and Conditions for Discretionary Use Approvals.

Table 7-7
RC – RESORT COMMERCIAL DISTRICT DEVELOPMENT STANDARDS

Use		Development Standards							
		Permitted or Discretionary	Subject to Sections	Minimum Site Area (m ²)	Maximum Site Area (m ²)	Minimum Site Width (m)	Minimum Front Yard (m)	Minimum Side Yard (m)	Minimum Rear Yard (m)
Commercial Uses									
(1)	Amusement parks	D		600	--	20	6	1.5	6
(2)	Art galleries and studios	D		600	--	20	6	1.5	6
(3)	Bakeries with retail sales	D		600	--	20	6	1.5	6
(4)	Campgrounds	D	3.7.4(6) / 5.2	600	--	20	6	1.5	6
(5)	Commercial recreation uses	D		600	--	20	6	1.5	6
(6)	Craft alcohol manufacturers	D		600	--	20	6	1.5	6
(7)	Events centre	D		600	--	20	6	1.5	6
(8)	Farmers markets	D		600	--	20	6	1.5	6
(9)	Golf courses	D	3.7.4(7)	600	--	20	6	1.5	6
(10)	Greenhouses and garden centres	D		600	--	20	6	1.5	6
(11)	Hotels and motels	D	3.7.4(9)	600	--	20	6	1.5	6
(12)	Personal service shops	D		600	--	20	6	1.5	6
(13)	Recreation equipment rentals	D		600	--	20	6	1.5	6
(14)	Restaurants and lounges	D		600	--	20	6	1.5	6
(15)	Retail stores	D		600	--	20	6	1.5	6
(16)	Service stations and gas bars	D	5.5 / 5.6	600	--	20	6	1.5	6
(17)	Tourist camps	D	3.7.4(6) / 5.2	600	--	20	6	1.5	6
Municipal, Institutional and Other Uses									
(1)	Accessory employee residences	D							
(2)	Institutional camps	D	3.7.4(6)	600	--	20	6	1.5	6

Table 7-7
RC – RESORT COMMERCIAL DISTRICT DEVELOPMENT STANDARDS

Use		Development Standards							
		Permitted or Discretionary	Subject to Sections	Minimum Site Area (m ²)	Maximum Site Area (m ²)	Minimum Site Width (m)	Minimum Front Yard (m)	Minimum Side Yard (m)	Minimum Rear Yard (m)
(3)	Municipal facilities	P	5.21	600	--	20	6	1.5	6
(4)	Places of worship, cemeteries, educational facilities, schools, community centres, clubs and museums	D	3.7.4(1)	--	--	--	--	--	--
(5)	Parks and public recreation facilities	P		--	--	--	--	--	--
(6)	Public works, excluding solid and liquid waste disposal sites	D	5.21	600	--	20	6	1.5	6

Use Designations:**(P) - Permitted Use**

A use of land or buildings or form of development that is prescribed as a use in the zoning district that is allowed on a site, subject to the regulations contained in this Bylaw.

(D) - Discretionary Use

A use or form of development specified in this Bylaw, which may be allowed following application to, and approval by Council; and which complies with the development standards and other regulations as may be required by Council and/or contained in this Bylaw.

7.8 CON – CONSERVATION DISTRICT

7.8.1 Intent

The objective of the **CON** – Conservation District is to provide for the management of extensive areas of forested Crown Land using sound integrated resource management principles and techniques and recognizing a wide variety of resource uses.

7.8.2 Permitted and Discretionary Uses and Development Standards

The permitted and discretionary uses and applicable development standards are laid out in Table 7-8.

7.8.3 Accessory Buildings

- (1) Accessory buildings and uses, except dwelling units, shall be permitted and are subject to Section 5.7.

7.8.4 Regulations

- (1) Site Requirements

The minimum and maximum site size and yard requirements are shown in Table 7-8.

7.8.5 Standards for Discretionary Uses

Council will consider discretionary use applications in the **CON** – Conservation District with regard to Section 3.7.2 Discretionary use Evaluation Criteria and Section 3.7.3 Terms and Conditions for Discretionary Use Approvals.

Table 7-8
CON – CONSERVATION DISTRICT DEVELOPMENT STANDARDS

Use		Development Standards							
		Permitted or Discretionary	Subject to Sections	Minimum Site Area (m ²)	Maximum Site Area (m ²)	Minimum Site Width (m)	Minimum Front Yard (m)	Minimum Side Yard (m)	Minimum Rear Yard (m)
Conservation, Recreation and Agricultural Uses									
(1)	Afforestation projects, forest management and silviculture	P	5.20	--	--	--	6 ⁽¹⁾	6	6
(2)	Agricultural uses that legally existed prior to the adoption of this Bylaw	P		--	--	--	6 ⁽¹⁾	6	6
(3)	Campgrounds	D	3.7.4(6) / 5.2	--	--	--	6 ⁽¹⁾	6	6
(4)	Golf courses	D	3.7.4(7)	--	--	--	6 ⁽¹⁾	6	6
(5)	Interpretive sites and interpretive centres	D		--	--	--	6 ⁽¹⁾	6	6
(6)	Parks and trails	P		--	--	--	6 ⁽¹⁾	6	6
(7)	Single detached dwellings for patron or owner of principal use	D		--	--	--	6 ⁽¹⁾	6	6
(8)	Tree nurseries and market gardens	D		--	--	--	6 ⁽¹⁾	6	6
(9)	Wildlife management areas	P		--	--	--	6 ⁽¹⁾	6	6
Municipal, Institutional and Other Uses									
(1)	Places of worship, cemeteries, educational facilities, schools, community centres, clubs and museums	D	3.7.4(1)	--	--	--	6 ⁽¹⁾	6	6
(2)	Institutional camps	D	3.7.4(6)	--	--	--	6 ⁽¹⁾	6	6
(3)	Municipal facilities	P	5.21	--	--	--	--	--	--
(4)	Public works, excluding solid and liquid waste disposal sites	P	5.21	--	--	--	--	--	--

Use Designations:**(P) - Permitted Use**

A use of land or buildings or form of development that is prescribed as a use in the zoning district that is allowed on a site, subject to the regulations contained in this Bylaw.

(D) - Discretionary Use

A use or form of development specified in this Bylaw, which may be allowed following application to, and approval by Council; and which complies with the development standards and other regulations as may be required by Council and/or contained in this Bylaw.

Special limitation and standards regarding Table 7-8 and the CON – Conservation District:

- ⁽¹⁾ or 45 metres from the centreline of a provincial highway, grid road or main farm access road

7.9 F – FOREST DISTRICT

7.9.1 Intent

The objective of the **F – Forest District** is to provide a natural and scenic setting for extensive recreation, forestry, wildlife habitat and residential uses, and other compatible uses

7.9.2 Permitted and Discretionary Uses and Development Standards

The permitted and discretionary uses and applicable development standards are laid out in Table 7-9.

7.9.3 Accessory Buildings

- (1) Accessory buildings and uses, except dwelling units, shall be permitted and are subject to Section 5.7.

7.9.4 Regulations

- (1) Site Requirements

The minimum and maximum site size and yard requirements are shown in Table 7-9.

7.9.5 Standards for Discretionary Uses

Council will consider discretionary use applications in the **F – Forest District** with regard to Section 3.7.2 Discretionary use Evaluation Criteria and Section 3.7.3 Terms and Conditions for Discretionary Use Approvals.

Table 7-9
F – FOREST DISTRICT DEVELOPMENT STANDARDS

Use		Development Standards							
		Permitted or Discretionary	Subject to Sections	Minimum Site Area (m ²)	Maximum Site Area (m ²)	Minimum Site Width (m)	Minimum Front Yard (m)	Minimum Side Yard (m)	Minimum Rear Yard (m)
Natural Resource and Recreation Uses									
(1)	Agricultural uses	P							
(2)	Campgrounds	D	3.7.4(6) / 5.2	--	--	--	6 ⁽¹⁾	6	6
(3)	Commercial outfitting camps	D	3.7.4(6)						
(4)	Forestry, including logging, processing and associated uses	P	5.20						
(5)	Golf courses	D	3.7.4(7)	--	--	--	6 ⁽¹⁾	6	6
(6)	Interpretive sites and interpretive centres	D		--	--	--	6 ⁽¹⁾	6	6
(7)	Mining, including drilling and exploration	P	5.25						
(8)	Oil and gas exploration or extraction wells and related facilities	P	5.17						
(9)	Parks and trails	P		--	--	--	6 ⁽¹⁾	6	6
(10)	Petroleum pipelines and related facilities	P	5.21						
(11)	Single detached dwellings for patron or owner of principal use	D		--	--	--	6 ⁽¹⁾	6	6
(12)	Wildlife management areas	P		--	--	--	6 ⁽¹⁾	6	6
Municipal, Institutional and Other Uses									
(1)	Places of worship, cemeteries, educational facilities, schools, community centres, clubs and museums	D	3.7.4(1)	--	--	--	6 ⁽¹⁾	6	6
(2)	Institutional camps	D	3.7.4(6)	--	--	--	6 ⁽¹⁾	6	6
(3)	Municipal facilities	P	5.21	--	--	--	--	--	--
(4)	Public works, excluding solid and liquid waste disposal sites	P	5.21	--	--	--	--	--	--

Use Designations:

(P) - Permitted Use

A use of land or buildings or form of development that is prescribed as a use in the

(D) - Discretionary Use

A use or form of development specified in this Bylaw, which may be allowed

zoning district that is allowed on a site, subject to the regulations contained in this Bylaw.

following application to, and approval by Council; and which complies with the development standards and other regulations as may be required by Council and/or contained in this Bylaw.

Special limitation and standards regarding Table 7-9 and the F – Forest District:

⁽¹⁾ or 45 metres from the centreline of a provincial highway, grid road or main farm access road

8 SEPARATION DISTANCES BETWEEN USES

Table 8-1: Separation Distances Between Uses (in metres) Rural Municipality of Paddockwood No. 520		Municipal Wells	Residential *			Parks, Playgrounds and Recreation Facilities	Urban Municipality
			Single Building Site	Multi-parcel Agricultural Residential or Hamlet	Businesses Providing Overnight Accommodation		
Intensive Livestock Operation	100 – 299 A.U.	1,600	300	400	400	400	1,600
	300 – 499 A.U.	1,600	400	800	800	800	2,400
	500 – 2,000 A.U.	1,600	800	1,200	1,200	1,200	3,200
	> 2,000 A.U.	2,400	1,200	1,600	1,600	1,600	3,200
Aggregate Extraction		--	300	400	400	--	--
Waste Disposal Facilities	Solid	1,600	457	457	457	457	457
	Liquid	1,600	457	457	457	457	457
Anhydrous Ammonia	Non-refrigerated	--	305	305	305	305	305
	Refrigerated	--	600	600	600	600	600
Hazardous Industrial		1,600	1,600	1,600	1,600	1,600	2,400

Distances are measured as follows: Between closest point of nearest:

- (1) Single residential building...
- (2) Multi-parcel or hamlet residential building site...
- (3) Businesses providing overnight accommodation...
- (4) Park, playground or recreation facility...
- (5) Municipal well
- (6) Urban municipality...
- (7) Intensive livestock operation...

... to the nearest residential building, corporate limit of an urban municipality, ILO, aggregate extraction use, anhydrous ammonia storage facility, solid or liquid waste disposal facility, or to the site lines for other uses.

- (8) Aggregate extraction use...
- (9) Solid or liquid waste disposal facility...
- (10) Anhydrous ammonia storage facility...
- (11) Commercial site...
- (12) Hazardous industrial site...

- * All residences existing as of the adoption date of this bylaw are exempt from the separation distances required in Table 8-1, which means existing residences can be reconstructed or expanded at their existing locations, regardless of setback requirements.
- * Council may reduce the prescribed separation distances where appropriate fencing, screening, landscaping, berming, building and site orientation, road upgrading or other similar measures are provided to mitigate potential land use conflicts to the satisfaction of Council.

9 MAPS
