

**Rural Municipality of Paddockwood #520**

**Zoning Bylaw**

**Bylaw No. 01-2020**

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## **1 INTRODUCTION**

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### **1.1 Title**

This Bylaw shall be known as *The Zoning Bylaw of the Rural Municipality of Paddockwood No. 520*, adopted as Bylaw No. 01/2020.

### **1.2 Scope**

All development within the limits of the Municipality shall be in conformity with the provisions of this Bylaw.

### **1.3 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, the validity of the Bylaw as a whole, or any other part, Section or provision of this Bylaw will not be affected.

## **2 ADMINISTRATION**

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### **2.1 Development Officer**

1. Unless otherwise designated by Council, the Administrator shall be the Development Officer responsible for the administration of this Bylaw.

### **2.2 Application of Regulations**

1. Every person shall obtain a Development Permit before commencing any development within the municipality, except as listed in Section 2.3.
2. No person shall erect, construct, locate, alter, reconstruct, or maintain any building or structure, or locate or carry on any industry, business, trade, or calling, or use any land or building, within any zoning district, except as permitted by this bylaw, and subject to all the regulations contained in this bylaw.
3. Nothing in this bylaw shall be interpreted so as to interfere with the use of land for construction, maintenance, and operation of any public utility, government operations, fire department, or municipal, provincial or federal police service; however, the development officer shall require that administrative buildings, and buildings accessory

hereto constructed by the agencies noted in this section are generally compatible with properties in the vicinity in terms of height, setbacks, landscaping, and parking.

4. Metric units are to be used for all measurements of distance, height, and area referred to in the Zoning Bylaw. Any non-metric units of measure included in the bylaw, are for information purposes only and are not legally binding.

### **2.3 Development Not Requiring a Development Permit**

1. Development permits are not required for the following:
  - a) principle agricultural uses, exclusive of any Intensive Livestock Operation (ILO) or intensive agricultural use
  - b) farm buildings and structures where accessory to a permitted agricultural use or existing farmstead; excluding any ILO structure, intensive agricultural structure, or a new dwelling
  - c) manure application in accordance with Section 3.16
  - d) public utilities: any operation for the purposes of inspecting, repairing, or renewing sewage systems, water mains, cables, pipes, wires, tracks or similar public works as required by a public utility, and the installation of service connections to property in the Municipality (excluding the installation of new transmission lines)
  - e) municipal facilities: any facility installed and operated by the Municipality
2. Signs subject to the provisions of Section 3.12.
3. Development listed in Clause 2.3.1 must be allowed in the District in which they are located and must comply with the regulations of this Bylaw.

## **2.4 Development Permit Application**

1. An application for a development permit shall be made in writing to the development officer in a form as prescribed by Council and attached to this bylaw in Appendix A as Form A.
2. Where an application for a development permit is made for a permitted use, the Development Officer shall issue a permit where the development is in conformity with this bylaw.
3. Where an application for a development permit is made for a discretionary use, the Development Officer shall present the application to the Council as soon as practicable.
4. Every decision shall be in writing and a copy shall be sent to the applicant.
5. A development permit is valid for a period of twelve months from the date of issue. If the permitted development or use is not substantially completed within the twelve months, a new development permit shall be required.
6. The development permit may include a requirement that the development be substantially completed within a specified timeframe.
7. Where, in the opinion of the Development Officer, a development is being carried out in contravention of any condition of:
  - a) a development permit;
  - b) any provision of this bylaw; or
  - c) is subject to an agreement that has been cancelled by Council pursuant to the Act,the Development Officer shall suspend the development permit and notify the permit holder in writing that the permit is no longer in force.
8. Where the Development Officer is satisfied that a development, the permit for which has been suspended, will be carried out in conformity with the conditions of the permit and the requirements of this bylaw, the Development Officer may reinstate the development permit and notify the permit holder in writing that the permit is valid and in force.

## **2.5 Application for Discretionary Uses**

1. Application Process
  - a) An applicant must file the prescribed discretionary use application form with the Development Officer complete with the information as referenced in Section 3.5.
  - b) If requested the applicant shall provide any other information that the Development Officer may determine is necessary for Council to fully review the proposed development.

- c) The Development Officer shall notify Council of the application and Council shall set a date to consider the application.
- d) On receipt of an application the development officer shall, at least seven days before the application is to be considered by council, provide notice of the application by:
  - i. posting a notice in the municipal office; and
  - ii. written notice to all assessed owners adjacent to the boundary of the proposed development site.
- e) Council may reject the application or approve with or without conditions, including a condition limiting the length of time the use may be conducted on the site.
- f) Upon approval of a discretionary use by resolution of Council the Development Officer shall issue a development permit subject to any special regulations or development standards as may be prescribed by Council in accordance with this bylaw.

## 2. Evaluation Criteria

- a) When considering an application for discretionary use Council shall apply the following criteria:
- b) The proposed use must be contained within the list of discretionary uses of the respective zoning district.
- c) Any proposed buildings and structures must conform to the regulations of the zoning district;
- d) In Council's opinion the use will not create unnecessary disturbance to abutting residential areas due to noise, dust, gas, vapour, traffic or odour;
- e) In approving any discretionary use to minimize land use conflict, Council may prescribe specific development standards related to:
  - i. site drainage of storm water
  - ii. the location of buildings with respect to buildings on adjacent properties
  - iii. access to, number and location of parking and loading facilities
  - iv. appropriate space for vehicle circulation and impact on traffic flows on adjacent roadways
  - v. control of noise, glare, dust and odour
  - vi. landscaping, screening and fencing to buffer adjacent properties.
- f) Prior to making a decision, Council may request additional information from the applicant which may consist of the following:
  - i. referral to any government agencies or interested parties that Council may consider appropriate;
  - ii. review and recommendations by relevant professionals.

### 2.6 Referrals to Council

The Development Officer may refer any application to Council for a decision on the interpretation of the Bylaw or regarding 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.

## **2.7 Building Permits, Licences, and Compliance with Other Bylaws**

1. Nothing in this Bylaw shall exempt any person from: complying with a building Bylaw or any other Bylaw in force within the Municipality; or from obtaining any permission required by this or any other Bylaw of the Municipality, the province or the federal government.
2. A building permit, where required, shall not be issued for a development unless a required development permit has first been issued.

## **2.8 Development Appeals Board**

1. Council shall appoint a Development Appeals Board (the Board) in accordance with Sections 26 to 28 and 214 to 218 of *The Act*.
2. The Development Appeals Board shall be appointed by Council and shall consist of three members.
3. Council may enter into an agreement to appoint a District Development Appeals Board in conjunction with one or more other municipalities to be the Development Appeals Board for the Municipality. Members shall be appointed in accordance with that agreement, and the local Development Appeals Board shall cease to exist.
4. No member of Council or municipal employee is eligible for membership on the Development Appeals Board.
5. Where an application for a permitted use has been refused, the applicant may appeal to the Development Appeals Board in accordance with the provisions of the Act, and shall be advised of this right.
6. Where an application for a discretionary use has been approved by Council with prescribed development standards pursuant to this Bylaw and/or conditions required by Council and the applicant is of the opinion that the special regulations or conditions prescribed exceed those necessary to secure the objectives of the Bylaw, the applicant may appeal the development standards prescribed or conditions required with the approval of the discretionary use to the Development Appeals Board.
7. Nothing in this section authorizes a person to appeal a decision of the council:
  - a) refusing to rezone land; or
  - b) rejecting an application for approval of a discretionary use.

## **2.9 Minor Variances**

1. Council may approve a minor variance in accordance with the procedures of Section 60 of *The Act*.
2. The application shall be in writing in a form prescribed by Council and state the reasons for the variance.
3. A minor variance shall not exceed 10% of the respective regulation.
4. Council shall maintain a registry of the location and all relevant details of the granting of such variances.

## **2.10 Non-conforming Uses, Sites and Buildings**

1. The provisions of *The Act*, Sections 88 to 93 inclusive, shall apply to all non-conforming buildings and uses.
2. A use which legally existed prior to the adoption of the bylaw and which is listed as a discretionary use is deemed to be an approved discretionary use.

## **2.11 Rezoning and Amendment of the Zoning Bylaw**

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.
2. Council may, by resolution, authorize an amendment to the Zoning Bylaw, and that amendment shall be adopted, by bylaw.
3. Sections 207 - 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 to amend this Zoning Bylaw.

## **2.12 Application Fees**

1. Every application made in accordance with this bylaw shall be accompanied by payment of a fee established in accordance with the Municipal Fees bylaw or Policy of Council.
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 Rural Municipality.

## **2.13 Licenses, Permits and Compliance with other Bylaws, Provincial and Federal regulations.**

1. 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 bylaw in the municipality, the province or the federal government.

2. 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. A building permit, where required, shall not be issued for a development unless a required development permit has been issued.

#### **2.14 Enforcement, Offences, Penalties, Stop Work Orders, and Compliance Orders**

1. The Development Officer is hereby authorized to enforce this bylaw in accordance with the provisions of Section 242 of *The Act*.
2. Any person who violates this Bylaw is guilty of an offence and liable on summary conviction to the penalties set forth in The General Penalties Bylaw of the RM as may be authorized by section 243 of *The Act*.

### **3 GENERAL REGULATIONS**

---

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

#### **3.1 Development on Hazard Lands**

1. Where a proposed development of a building is located on land considered by Council to be potentially hazardous, Council may require the applicant to submit sufficient topographic information to determine if the development will be within 50 metres of any slopes that may be unstable, or within any river or stream flood plain, or other land that may be subject to flooding.
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 clause (1), and which in the opinion of council, shows that the proposed site and development is suitable with respect to the following where relevant:
  - a) the potential for flooding up to a 1 in 500 flood elevation.
  - b) the potential for slope instability.
  - c) the required mitigation measures for construction on areas of high water tables if any.
3. Identified actions for hazard avoidance, prevention, mitigation or remedy may be incorporated as conditions to issuance of a development permit. Council shall refuse a permit for any development for which, in council's opinion, the proposed actions are inadequate to address the adverse effects, or will result in excessive municipal costs.

#### **3.2 Excavation, Stripping, Filling and Grading of Land**

1. A development permit is required for the excavation, stripping, and grading of land except as indicated in section 3.2.9.
2. Any site proposed for development shall be graded and leveled to the satisfaction of the Development Officer, to provide for adequate surface drainage that does not alter drainage on adjacent properties.
3. All sites shall be graded so that surface water runoff is directed to a ditch, water body, street, or natural water course.
4. The Development Officer may require an applicant to undertake mitigating measures to ensure that water bodies and water courses are not impacted by sedimentation or contaminated by runoff.
5. Grading, leveling, or placement of fill on or near the bank of a water body or water course shall not disturb or destroy mature vegetation without substantial and timely remediation.

A permit from Ministry of Environment is to be obtained, prior to application for a development permit, for any work done along the bank of a water body or water course.

6. Fill must be placed so that natural water courses are not blocked or diverted.
7. Fill must be sufficiently compacted to ensure that the finished grade level does not settle below the required building elevation or erode and run off into water courses and water bodies.
8. Excavation shall include, but is not limited to, sand and gravel extraction, topsoil stripping, the grading of land for drainage purposes, the grading of land and the clearing of vegetation from land where no other valid development permit or valid certificate of approval for subdivision has been obtained.
9. For the purposes of this section, excavation shall not include:
  - a) the excavation for construction or building purposes associated with a valid development permit or a valid certificate of approval for sub-division; or
  - b) excavation or removal of vegetation for maintenance or landscaping purposes on a site where a development permit has previously been issued.
10. A person wishing to excavate, strip, or grade land shall provide the following information in their application for a development permit:
  - a) the location and area of the site on which the excavation, stripping, or grading is to take place;
  - b) the existing land use and vegetation cover, including tree surveys;
  - c) the amount of vegetation, soil or other material to be removed or relocated and the intended destination of the material removed from the site; and
  - d) the condition in which the land is to be left, including a re-vegetation plan, and the proposed final grades when the excavation is complete.
11. Consistent with sub-section 3.2.9 of this Zoning Bylaw, the Development Officer may issue a development permit, prior to a final concept plan, subdivision, or development permit being approved for the area, when satisfied that the excavation is necessary for the interim use, development or maintenance of the subject land, and considering the conservation of important natural areas and vegetation, the maintenance of effective drainage patterns, and the health and safety of persons in the area.

### **3.3 One Principal Building or Use Permitted on a Site**

1. Not more than one principal building or use shall be permitted on any one site except for:
  - a) public utility uses
  - b) institutional uses
  - c) approved dwelling unit groups
  - d) agricultural uses
  - e) ancillary uses as specifically provided for in this Bylaw.

### **3.4 Mobile, Modular and Relocated Homes**

1. The use of a mobile home, or modular home, or relocated home for residential purposes will be prohibited unless specifically contained within the use list of the Zoning District.
2. All modular homes shall be placed on and permanently attached to a sub-grade 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;
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.
4. Every modular home shall bear CSA A277 certification (or a replacement thereof) and shall be attached to a permanent foundation.

### **3.5 Dwelling Unit Groups**

1. All applications for dwelling unit group development must include a site plan illustrating the following:
  - a) Location and dimensions of all buildings and in the case of condominiums all bare land units;
  - b) Location and dimension of all streets and parking areas;
  - c) Location of water and sewage facilities;
  - d) Recreation amenities and open space;
  - e) Existing topography, vegetation, watercourses and drainage courses;
  - f) Phasing of development.
2. All proposed dwelling unit groups must conform to the following Development Standards:
  - a) Site Area - Minimum - in accordance with the applicable Zoning District;
  - b) Site frontage - Minimum - 15 m;
  - c) No building shall contain more than 8 dwelling units;
  - d) Building set-backs - Minimum
    - i. 1.5 m. from property line of the condominium parcel;
    - ii. 1.5 m. from bare land condominium unit parcel rear property line
    - ii. 3 m. from internal roadways and common parking areas;
    - iii. 3 m. between buildings or  $\frac{1}{2}$  the average wall height of both buildings.
  - e) Site coverage - Maximum - 40%;
  - f) Principal Building area - in accordance with the applicable Zoning District;
  - g) Building Height - in accordance with the applicable Zoning District;
  - h) Accessory buildings must conform to the building setbacks as contained herein;
  - i) Landscaping - in accordance with the applicable Zoning District;
  - j) Parking - 1 space per unit plus .25 spaces per unit for visitor parking.

3. Council shall use the following criteria to assess applications for dwelling unit groups:
  - a) The site shall have direct access to an all-weather Road or adequate provisions are made for improvement to a standard acceptable to Council;
  - b) 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;
  - c) Densities shall not significantly exceed those intended for the area assuming free-hold subdivided sites;
  - d) Proposed buildings and structures should be designed to complement each other and shall meet or exceed standards of existing development in the vicinity;
  - e) The development will not cause disturbance to existing areas due to excessive noise, dust, traffic, odor, etc.;
  - f) Suitable provisions shall be made to buffer or screen the site from non-compatible uses;
  - g) Suitable provisions are made to ensure reasonable vehicular access to all units for fire and emergency response.
  - h) Each site must have access from an internal roadway.
  - i) 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
  - j) 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
  - k) 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
  - l) the proposal will provide for adequate sewer and water supply services.

### **3.6 Mobile Home Courts**

1. The operator of a Mobile Home Court shall provide the Development Officer with a plan of the court, identifying any buildings, uses of land, and the location of all roadways and mobile home court sites with dimensions. The addition or rearrangement of sites, the construction or moving of buildings, the material change in use of portions of land, or the filling or clearing of land shall require a new development permit, and the operator shall submit for approval an amended plan incorporating the changes.
2. Mobile home courts shall have, within their boundaries, a buffer area abutting the boundary which shall:
  - a) have a minimum depth of not less than 7.5 metres in width, which shall contain no buildings or structures; and
  - b) not contain any roads, except those which connect a public roadway to the road system within the mobile home court.

3. Each mobile home site permitted in a mobile home court shall be designated and clearly marked on the ground.
4. Each mobile home site shall have a minimum area of 379.8 square metres.
5. No portion of any mobile home site shall be located within an internal roadway or required buffer area.
6. Each mobile home site shall have direct and convenient access to a developed internal roadway, which shall not be located in any required buffer area.
7. Each mobile home shall be located at least 4.5 metres from any other mobile home and each mobile home site shall have dimensions, location and orientation sufficient to allow for such location of mobile homes.
8. The space provided for roadways within a mobile home court shall be at least 7.5 metres in width. No portion of any mobile home site, other use or structure shall be located in any roadway.
9. A mobile home court may include, as an ancillary use, a laundromat or a confectionary designed to meet the needs of occupants of the mobile home court and a one unit dwelling for the accommodation of the operator.
10. The Public Health Act, and Regulations passed thereunder, shall apply to all operations and development of mobile home courts.

### **3.7 Accessory Buildings or Structures**

1. In all Zoning Districts:
  - a) A satellite dish with a diameter of 0.7 m (2.3 ft) or more, solar collector, or wind generator and their supporting devices shall be permitted subject to:
    - i. in residential and commercial districts such structures shall not be:
      - located in the front yard, side yard, or, in the case of a corner site, within 3 m (9.8 ft) of the side site line;
      - if free-standing, shall not exceed a height of 5 m (16.4 ft) above grade level;
      - if attached to a principal building, shall not exceed a height of 5 m (16.4 ft) above the lowest portion of the roof; and
      - if attached to an accessory building, shall not exceed the maximum permitted height of the accessory building to which it is attached.
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 3.7 2, 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 can be two story not exceeding 7 meters (23 feet) in height and if a secondary living quarters will be included on the second story this area must conform to sub-section (d).
  - d) Accessory buildings may contain secondary living quarters In accordance with Section 3.33.
    - e) Intermodal Shipping Containers (sea cans) shall not be permitted as an accessory building and shall not be placed or stored on any site.
3. Accessory buildings shall meet the height and area requirements as contained in the following Table:

Zone (District)	Building Height, maximum	Building Area, maximum
A	15 m	No maximum
C	Same as principal building	No maximum
CON	No maximum	No maximum
CR (.5 Ha. Or greater site area)	15 m.	100 sq. m.
CR (.8 Ha. or greater stie area)	15 m.	160 sq. m.
F	15 m.	100 sq.m.
H	Lesser of 7 m. or the height of the principal building	10% of site area*
R	Lesser of 7 m. or the height of the principal building	10% of site area*

*\*Building area of accessory buildings may not exceed 120 Sq. m (1292 sq. ft.). , however one accessory building with a maximum area of 48 sq. m. (480 Sq. ft.) is permitted regardless of the area of the principal building or the site area.*

### **3.8 Custodial Care Facilities and Residential Care Facilities**

1. Custodial care facilities and residential care facilities may be approved as an accessory use or as a principal use.
2. In any residential district, no exterior alterations shall be undertaken to a dwelling or former dwelling which would be inconsistent with the residential character of the building or property.
3. Required parking spaces shall not be located in a required front yard.
4. No building or structure used for the purpose of a custodial care facility or a residential care facility shall be used for the purpose of keeping boarders or lodgers.
5. In addition to the development standards of the zoning district, custodial care facilities and residential care facilities that are listed as discretionary uses shall be reviewed and approved in accordance with Section 2.5 of this Bylaw.

### **3.9 Service Stations**

1. Fuel pumps and other apparatus for dispensing or storage of fuel, located all or partly above grade level, shall be at least six metres from a site line.
2. All automobile parts, dismantled vehicles and similar articles or equipment are to be stored within a building.
3. Where service stations occupy a corner site, only one access point shall be on the flanking street.

### **3.10 Gas Bars**

1. Where operated as the principal use on a site, gas bars are subject to the regulations and standards for service stations.
2. Where a gas bar is allowed to operate in conjunction with another use on a site, the following standards and regulations apply:
  - a. All fuel pumps and above ground storage tanks shall be at least five metres from any building on the site, and six metres from any site line.
  - b. The site shall have at least two separate entrances for vehicles, at least 15 metres apart.
  - c. Access to, and parking for, fuel dispensing apparatus shall not obstruct access to the site, or other required off street parking spaces on the site.

### 3.11 Forestry and Forest Management on Non-Provincial Forest Land

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, Anglin Lake, Fish Lake or McPhee Lake 30 metres
  - d. all other bodies of water 30 metres
  - e. an adjoining property line 15 metres
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.

### 3.12 Signs and Billboards

#### 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 3.12.2 shall not apply.

#### 2. General Regulations for Signs not located in a Highway Sign Corridor

- a) 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.
- b) 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.
- c) a maximum of two advertising signs is permitted on any site, or quarter Section.
- d) government signs, memorial signs, and directional signs with no advertising, including traffic control, no trespassing, hunting restriction and similar signs, are exempt from restriction
- e) temporary signs and real estate signs are permitted only as long as the temporary condition exists for the property.
- f) with the exception of signs in a Highway Sign corridor, as referenced in Section 3.6.1, billboard and other off-site advertising signs are prohibited
- g) all private signs shall be located so that no part of the sign is over a public right of way

#### 3. Size and Location

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

#### 4. Signs in Residential Districts

- a) Signs and billboards will be prohibited in any residential district in the municipality except for signs advertising the principal use of a premises.
- b) 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 m<sup>2</sup> in area, but the two permitted signs may be combined and the total facial area shall not exceed 0.74 m<sup>2</sup>. 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. Signs in Non-Residential Districts

- a) 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 m<sup>2</sup> in area, but the two permitted signs may be combined and the total facial area shall not exceed 6.6 m<sup>2</sup>. 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.
- b) Signs on Municipal Property
  - i. 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.
  - ii. No sign shall have a facial area of more than 0.4 square metres.
  - iii. The maximum height of any sign shall be 3.5 m.
- c) Signs for Cannabis Production Facilities and Cannabis Business shall not contain any images but may include the business name in alpha-numeric characters.

### **3.13 Storage of Vehicles**

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
2. Within residential areas, vehicles not in operational condition or that are unlicensed, shall not be parked or stored in the front yard.
3. 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.
4. The use of an abandoned vehicle, or unlicensed vehicle or truck trailer unit for the purpose of a sign is prohibited.

### **3.14 Public Utilities, Pipelines, and Facilities of the Municipality**

1. Public utilities 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 area or yard requirements shall apply.
2. 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.

### **3.15 Solid and Liquid Waste Disposal Facilities**

1. Development and maintenance of a solid or liquid waste disposal facility will be subject to the following special standards as specified by Council upon issuing a permit:
  - a) a buffer strip containing trees, shrubs or a berm shall be located surrounding a lagoon or sanitary landfill disposal area
  - b) a lagoon or sanitary landfill disposal area shall be located outside the 1:500 flood hazard area
  - c) any solid or liquid waste disposal facility shall be suitably fenced.
2. A lagoon or sanitary landfill disposal area subject to discretionary use approval shall be considered according to the following criteria:
  - a) a municipal or regional landfill or lagoon project that has undergone a provincial environmental impact assessment and a public hearing process will be considered suitable, with any necessary mitigation measures identified by that process
  - b) private landfills and lagoons must meet provincial requirements, and located so they will not interfere with existing or future residential, recreational, or tourism development

- c) sanitary landfills and lagoons shall not be located on hazard lands.
- d) Council will consider existing and future land use patterns when determining the location of new solid and liquid waste disposal facilities.

### **3.16 Manure Application**

1. The minimum separation distance between occupied dwellings and the location where manure is to be spread shall be in accordance with provincial standards as established by the Ministry having jurisdiction.

### **3.17 Home Based Businesses**

1. Home based businesses shall visibly be secondary and ancillary to the farmstead as an agricultural operation or the dwelling unit.
2. Home based businesses shall cause no variation in the residential or residential farm character and appearance of the dwelling, accessory residential building, or land, except for permitted signs.
3. The use shall not involve the display or storage of goods or equipment upon or inside the premises such that these items are exposed to public view from the exterior.
4. The use shall not generate substantially more vehicular and/or pedestrian traffic and vehicular parking than normal within the district or produce offensive noise, vibration, electrical interference, smoke, dust, odours, heat or glare.
5. Council may apply special standards in the issuing a development permit limiting the size of operation, and buildings used for the operation. Any increase in the operation as applied for or approved shall require a new discretionary approval.
6. All employees of the home based business must reside on the property.
7. All permits issued for home based business shall be subject to the condition that the permit may be revoked at any time if, in the opinion of the Council, the conditions under
8. Businesses which are personal services are generally considered compatible with residential development if the services are provided within the dwelling unit.
9. No home based business located within the Hamlet, Resort or Country Residential District shall include auto body repair or repainting operations
10. No heavy construction or industrial equipment or supplies shall be stored on any site for a home based business in the Hamlet, Resort District or on a site of less than 2 Hectares in Country Residential District.

### **3.18 Bed-and-Breakfast and Vacation Farms**

1. Vacation farms shall be ancillary to an agricultural farm operation and located on the same site as a farmstead, and may include bed-and-breakfast, cabins, and overnight camping areas.
2. Council may specify the maximum number of cabins permitted as part of a vacation farm operation.
3. On-site signs shall be permitted in accordance with Section 3.12. Off-site signs not exceeding 1 m<sup>2</sup> may be permitted at the discretion of Council where necessary to provide directions from a highway to the operation.
4. Vacation farms and bed-and-breakfast operations shall be licensed in accordance with the applicable Provincial Act and authority.
5. Bed-and-breakfast operations shall be located in a single detached dwelling used as the operator's principal residence, or located in a dwelling accessory to and established on the same site as the operator's principal residence.
6. Council will consider applications with respect to the following criteria;
  - a) the proposed structures are suitable for the proposed development;
  - b) there is a water source suitable for public consumption approved by Public Health;
  - c) there are suitable utilities and sewage disposal system approved by Public Health;
  - d) there are appropriate levels of access to the site and off-street parking for the users of the facility;
  - e) the development will not be in conflict with adjacent uses or uses currently on site.

### **3.19 Seasonal Campgrounds and Temporary Construction Camps**

1. The operator of a campground shall provide the Development Officer with a plan of the campground, identifying any buildings, uses of land, and the location of all roadways and trailer coach or tent campsites with dimensions. The addition or rearrangement of campsites, the construction or moving of buildings, the material change in use of portions of

land, or the filling or clearing of land shall require a new development permit, and the operator shall submit for approval an amended plan incorporating the changes.

2. A campground shall have within its boundaries a buffer area abutting the boundary of not less than 6 m, which shall contain no buildings.
3. No portion of any campsite shall be located within a roadway or required buffer area.
4. Each campsite shall have direct and convenient access to a developed roadway, which is not located in any required buffer area.
5. Each campsite shall be large enough to allow for each trailer coach to be located at least 4.5m from any other trailer coach and no portion of the campsite shall be located closer than 6 m from the site boundary.
6. Roadways within a campground shall be at least 6 m in width. No portion of any campsite, other use or structure shall be located within 3 m of any roadway.
7. A campground may include as ancillary uses a laundromat or a confectionery designed to meet the needs of the occupants of the campsites, and one single detached dwelling for the accommodation of the operator.
8. All operations and development of the campground must comply with the applicable Provincial Act and regulations having jurisdiction.
9. Council will consider applications with respect to the following criteria:
  - a) the site is located with convenient access to the recreational features, facilities or construction project that it is intended to serve;
  - b) the size and shape of the parcel and the design of the campground will ensure that each site is accessed from an interior roadway;
  - c) there is a water source suitable for public consumption at the campground;
  - d) there are suitable utilities, sewage disposal systems and facilities for the campground;
  - e) the development will not be in conflict with adjacent uses or uses currently on site.
10. Construction camps shall be discontinued within 6 months of the commencement of production of the facility it was intended to serve, or such later date as may be determined by Council.

### **3.20 Recreation Vehicles on Residential Sites**

1. A Recreational Vehicle may be used as a single detached dwelling only within an approved Bare Land Condominium residential development.



2. Within any Resort, Hamlet or Country Residential District, a maximum of one recreation vehicle may be stored on a site which contains an existing, permanent dwelling.
3. One additional recreation vehicle may be occupied on a site which contains an existing permanent dwelling 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.

### **3.21 Intensive Livestock Operations (ILOs)**

1. Development permits are required for any proposed:
  - a) new ILO
  - b) expansion of an existing ILO
  - c) any temporary facility or part of a site
  - d) change of animal species or type of operation, if it meets the definition of an ILO, as defined within this Bylaw.
2. Existing Intensive Livestock Operations (ILO)

ILOs existing at the time of the adoption of this Bylaw may continue, however, any expansion of the operation or change of animal species or type of operation shall require written approval from Council in accordance with the requirements and conditions of this Bylaw.
3. Location Criteria:
  - a) New ILO development or expansion of an existing ILO must comply with the location separation criteria as indicated on Table 3.20 or as required by regulations of the Provincial Ministry having jurisdiction, whichever is the more stringent.

**Table 3.20  
Minimum Separation Criteria for ILO to Specific Uses (in metres)**

Specific Use	Animal Units				
	100-299	300-499	500-2000	2000-5000	>5000
Residence, tourist accommodation, or campground	300 (450)	400 (450)	800 (1200)	1200 (1600)	1600 (2000)
Area authorized for a multi-parcel residential subdivision, hamlet, urban municipality <100 population	400 (600)	800 (1200)	1200 (1600)	1600 (2000)	2000 (2400)
Urban municipality 100-500 population	800	1200	1600	2400	2400
Urban municipality 501-5000	1200	1600	2400	3200	3200
Urban municipality >5000	1600	2400	3200	3200	3200

- Distances are measured between livestock facilities and building development, or site occupied for campground purposes.
- Distances do not apply to residences associated with the operation.
- Distances shown in brackets apply to facilities with open liquid manure storage

4. Location separation criteria reduction:

Council, at its discretion, may consider lesser separation distances than given in Table 3.20, subject to the following considerations:

- where Council considers that a lesser separation distance than described, in Table 3.20, will not negatively impact the specific use or surrounding development, Council may grant a reduction of the location separation criteria. Prior to granting a reduction, Council may consult with appropriate land owners within prescribed distances.
- the developer shall provide written notice that has been approved for notification by Council to the owner of a residence within the distance provided in Table 3.20, and to the hamlet board of a hamlet or Council of urban municipality within the specified distance
- where the separation distances are, in Council's opinion, significantly less than the criteria of Table 3.20, Council may require the developer of a proposed ILO to enter into an agreement with the owner of a residence and the Municipality consenting to the proposed development up to a specified size, as a condition of the approval. Council may require that an interest protecting the parties to the agreement, be registered against the residence and the ILO parcel titles.

5. Public Consultation

- a) Council will advertise any proposal for an intensive livestock operation, as defined by this Bylaw, and will provide an opportunity for public comment for a minimum of 21 days;
- b) Council will encourage developers to hold a public open house to provide information to affected landowners;
- c) Council shall hold a public meeting to ensure community interests are considered before a decision is issued by the Council;

6. Water supply and protection

- a) There shall be a water supply adequate for the proposed development and the development shall not contaminate any water supply source.
- b) As a condition of approval, Council may:
  - i. require the project to demonstrate that appropriate measures will be in place to minimize the risk of contamination of water sources;
  - ii. require the applicant to demonstrate an adequate water supply is available for the development and that the supply for neighbouring developments will not be adversely affected by the proposed operation.

7. Additional information requirements:

- a) Council may require the proponent to obtain recommendations from appropriate agencies and address issues regarding water supply, quality and quantity considerations and manure management plans to evaluate the suitability of the site.
- b) *The Agricultural Operations Act* and other provincial legislation may apply to the development of an ILO. When considering the operational or environmental aspects of a proposed project that does not require provincial review, Council may refer a development permit application to the appropriate agencies for advice and recommendations.

8. Application of manure will be carried out in accordance with Section 3.16.

9. Permit conditions

As a condition of approval, Council shall specify the maximum number of animal units for which the approval is made to reduce the potential for land use conflicts with neighboring uses and may impose development standards which specify the location of holding areas, buildings or manure storage facilities on the site, which specifications may vary from the separation criteria in Table 3.20.

**3.22 Keeping of Animals on Residential Sites**

- 1. The keeping of animals on any residential site within the Agricultural or Country Residential District 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.

3. The keeping of more than 5 dogs on any site will be considered a dog kennel and must be located a minimum of 1 km. from any residential building.
4. The keeping of pigs or mink or similar species is prohibited.
5. 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

6. 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.
7. The use of vacant residential sites for pasture of animals is prohibited.

### 3.23 Rodeo Facilities and Equestrian Centers

1. The following criteria apply to Rodeo and Equestrian facilities:
  - a) shall be located on sites exceeding 15.9 hectares
  - b) shall meet the separation requirements listed within Table 3.20, where applicable
  - c) shall provide a water source suitable for public consumption at the rodeo facility or equestrian center
  - d) shall have sewage disposal and other necessary utilities for domestic and public use
  - e) 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.
2. *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

3. There shall be a water supply adequate for the proposed development and the development shall not contaminate any water supply source.
4. As a condition of approval, Council may:
  - a) require the project to demonstrate that appropriate measures will be in place to minimize the risk of contamination of water sources;
  - b) require the applicant to demonstrate an adequate water supply is available for the development and that the supply for neighbouring developments will not be adversely affected by the proposed operation;
  - c) application of Manure will be carried out in accordance with Section 3.16; and
  - d) as a condition of approval, Council shall specify the maximum number of animal units for which the approval is made.

### **3.24 Sub-surface Mineral Extraction Activity**

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.

### **3.25 Day Care Centres**

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.

### **3.26 Personal Care Homes**

1. Where any personal care home facility is operated in a residential district, the owner of the property and the operator shall ensure that:
  - a) no conflict occurs within the residential area in terms of emission of noise, glare, dust, gas or odour which would be disruptive to the surrounding residential uses;
  - b) adequate arrangements are made for traffic and parking in the immediate area;
  - c) the home is licensed as may be required by provincial legislation;

- d) there is no exterior display or storage of materials and no exterior variation from the residential character of the building other than a sign not exceeding one (1) square metre (10.76 sq. feet) in area;
- e) the total number of residents in all personal care homes located on the same side of the street within the same block and on the opposite block face shall not exceed 15.

### **3.27 Landscaping**

1. Within the Resort and Hamlet 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.
2. All landscaping shall be maintained in a neat and tidy condition.
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.

### **3.28 Lot Lines**

1. Where a building is constructed on more than one lot, the outer lot lines of the combined lots shall be construed to be the lot boundaries for the purposes of this bylaw, provided that the parcels have a parcel tie registered with Information Services Corporation prior to any construction.

### **3.29 Cannabis Production Facilities**

Cannabis Production Facilities shall be considered a discretionary use in the Agricultural Zoning District subject to the following;

1. The Facility must be licensed in accordance with the applicable regulations of the Government of Canada and Province of Saskatchewan.
2. There shall be no outside storage any product or production equipment.

### **3.30 Controlled Hunt Farms**

#### **1. Approvals and Permits Required:**

The Development of a new or expansion of an existing Controlled Hunt Farm will be considered a Discretionary Use and shall require the following:

- a) Development Permit Application
- b) Proof of consultation with property owners within 1.6 km. (1 mile) of the proposal and written confirmation of agreement with each owner;

#### **2. Review Process**

To ensure full consideration of the development proposal, upon receiving an application for a new or expansion of existing Controlled Hunt Farm, Council may:

- a. Co-ordinate its review with Saskatchewan Ministry of Agriculture
- b. Consult applicable law enforcement officials including the local detachment of the Royal Canadian Mounted Police, Saskatchewan Conservation Enforcement Department or other applicable law enforcement officials;
- c. 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.

#### **3. Development Regulations:**

- a) The use must be located at least 1.6 km. (1 mile) from any residence, unless written approval is obtained in accordance with sub-section 1 b);
- b) The use may not be located on lands which in the opinion of Council have unique environmental, recreational, habitat or heritage potential.
- c) Wild Boar shall not be permitted in any hunt farm.

### **3.32 Tiny Home Dwelling Unit**

Tiny Homes shall be subject to the following regulations:

1. All Tiny Homes or Tiny Homes on Wheels shall be certified in accordance with the Canadian Standards Association, and approved in accordance with the Saskatchewan Building and Accessibility Standards and National Building Code for use as a dwelling unit;
2. In the case of a Tiny Home on Wheels delivered to the site, the chassis, wheels and hitch shall be removed or skirted with material as approved by the Development Officer;
3. All service connections, unless required by the utility to be exposed, shall be skirted with material as approved by the Development Officer;
4. The structure shall be securely attached to a suitable foundation;
5. Exterior cladding and material should, in the opinion of the Development Officer, be compatible with surrounding development.

### **3.33 Secondary and Garden Suites**

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

1. A secondary suite may be developed as an accessory building (garden suite) or attached to or part of an approved accessory or principal building.
2. The Secondary suite must be connected to the services which serve the Principal Building.
3. Secondary Suites must be occupied by non-paying guests of the occupant of the Principal Building, except in accordance with Section 3.31.
4. Secondary Suites must have a minimum floor area of 10 m<sup>2</sup> and must not exceed 60 m<sup>2</sup>



## **4 ZONING DISTRICTS**

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### **4.1 Districts**

1. For the purpose of applying this Bylaw, the Municipality shall be divided into the following Zoning Districts:
  - A- Agricultural District
  - C – Commercial District
  - CON – Conservation District
  - CR - Country Residential District
  - H - Hamlet District
  - F - Forest District
  - R - Resort District
2. If deemed necessary for the benefit of the municipality and in accordance with the intent of the Official Community Plan, Council may enact other zoning districts through an amendment to this bylaw.

### **4.2 Zoning District Map and Boundaries**

1. The boundaries of all zoning Districts are shown on the maps entitled, "Zoning District Map" consisting of "Overview Map – Sheet 1 of 10" and detail maps "Sheets 1 -10 of 10, that are attached to and form a part of this Bylaw.
2. Unless otherwise shown on the Maps, the boundaries of the Districts are parcel property lines, centre lines of streets, lanes, roads or such lines extended, and the boundaries of the Municipality. In the event of minor adjustments to parcel boundaries, the Zoning District boundary is also deemed to be adjusted.

### **4.3 Holding Provision**

1. Where on the Zoning District Map the symbol for a zoning district has suffixed to it the holding symbol "H"; any lands so designated on the map shall be subject to a holding provision in accordance with section 84 of the Act.
2. Any lands subject to a holding provision shall only be used for the following uses:
  - a) those uses existing on the land when the "H" is applied;
  - b) passive recreation; and
  - c) public works.

### **4.4 Overlay Districts**

1. Overlay zoning districts apply additional regulations to specific land and are indicated on the Zoning District Map. These regulations add to the regulations contained in the conventional zoning district applicable to a site. Where the conventional zoning district regulations

applicable to a site appear to be in conflict with the overlay zone regulations applicable to a site, the overlay zone regulations shall take precedence.

#### **4.5 Contract Zoning**

- 1 A rezoning designation which is adopted subject to an agreement in accordance with Section 69 of The Planning and Development Act, 2007 shall conform to the provisions of Section 21.2 the Official Community Plan.
- 2 The property shall be identified on the zoning map by the symbol for the district to which the property is being re-designated by the agreement and the amending bylaw with the symbol "C" and the bylaw number in brackets.

#### **4.6 Regulations**

1. Regulations for the Zoning Districts are outlined in the following Sections.

## 5 A1 – AGRICULTURAL DISTRICT

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### 5.1 Permitted Uses

1. Agricultural principal uses:
  - a) Farm operation and farmsteads
  - b) field crops
  - c) market gardens
  - d) pastures for the raising of livestock (excluding ILOs)
  - e) tree nurseries
2. Residential Uses
  - a) Single Family Dwelling
3. Accessory uses and buildings to agricultural or residential principal uses subject to Section 3.7:
  - a) farm buildings and structures for a permitted principal agricultural use on the site
  - b) facilities for the direct sale of crops grown by the agricultural operation
  - c) orchards and vegetable, horticultural or fruit gardens, where accessory to a farmstead or existing residence
  - d) private garages, sheds, and buildings accessory to any single detached dwelling on the site.
  - e) Garden Suites subject to Section 3.33
  - f) Secondary suites subject to Section 3.33
4. Ancillary uses, where ancillary to an agricultural principal use on the same site:
  - a) beehives and honey extraction facilities
  - b) facilities for the preparation and sale of crops grown by the agricultural operation
  - c) fish farming
  - d) manure application subject to Section 3.16
  - e) market gardens
5. Resource based uses, including accessory buildings and uses:
  - a) petroleum exploration or extraction wells and related facilities
  - b) petroleum pipelines and related facilities
  - c) mineral mines or extraction facilities.
6. Other principal uses, including accessory uses and buildings, but not including a residence:
  - a) places of worship
  - b) non-residential schools
  - c) radio, television and microwave towers
  - d) public parks and public recreational facilities

- e) golf courses
- f) historical and archaeological sites, and wildlife and conservation management areas
- g) public utilities, excluding solid and liquid waste disposal sites
- h) municipal facilities
- i) petroleum pipelines and ancillary facilities
- j) railways and ancillary facilities

## 5.2 Discretionary Uses

### 1. Agricultural principal uses:

- a) ILOs and buildings accessory to ILOs, subject to Section 3.21
- b) intensive agricultural operations and buildings accessory to intensive agricultural operations, subject to Section 5.4.4
- c) cannabis production facilities
- d) rendering facilities, stockyards and abattoirs.

### 2. Residential uses:

- a) residences ancillary or accessory to a discretionary use
- b) temporary construction camps
- c) Mobile , Modular or relocated Homes subject to Section 3.4.

### 3. Ancillary uses:

- a) vacation farms, where ancillary to a farmstead on the same site
- b) bed-and-breakfast homes, where ancillary to a farmstead or residence on the same site
- c) home based businesses, where ancillary to a farmstead or residence on the same site, including personal care homes and child care facilities
- d) agricultural related commercial uses ancillary to a farmstead on the same site
- e) kennels in the form of a home based business.

### 4. Commercial principal uses:

- a) agricultural product processing
- b) agricultural equipment, fuel, and chemical supply establishments
- c) agricultural service and contracting establishments
- d) grain elevators and related uses
- e) gravel pits and gravel crushing operations
- f) machine shops and metal fabricators
- g) machinery or automotive salvage or storage yards
- h) recreational commercial uses, including sports arenas, golf courses, tourist campgrounds, or other similar uses
- i) service stations and accessory restaurants
- j) rodeo facilities and equestrian centres.
- k) Controlled Hunt Farms subject to Section 3.30

5. Natural Resource Harvesting
  - a) logging, silviculture, timber processing, and related tree harvesting operations
  - b) sand and gravel exploration, extraction, and related transportation and storage facilities
  
6. Other principal uses:
  - a) airports
  - b) cemeteries
  - c) church residences and residential religious institutions
  - d) child care facilities
  - e) personal care homes
  - f) residential schools
  - g) institutional camps
  - h) solid and liquid waste disposal facilities, including soil farms for the rehabilitation of contaminated soil.

### 5.3 Regulations

#### 1. Subdivision:

The subdivision of any land within the Agricultural District is subject to the policies contained in the Official Community Plan.

#### 2. Access:

- a) Development of a farmstead, residence, commercial use, institutional use, or other development is prohibited unless the site abuts a developed road
- b) For the purposes of this Section "developed road" shall mean an existing paved or graded all-weather road on a registered right of way, or a road for which arrangements have been made with Council to provide for the construction of the road on a registered right of way to a standard certified by a professional engineer with appropriate qualifications.

#### 3. Site requirements:

- a) The minimum site frontage shall be 20 m
- b) Site Area requirement:

Use	Minimum Area
Agricultural Principal Use (see 5.1.1)	64 Ha. (160 Acres) or equivalent*
Mineral mines or extraction facilities Use	64 Ha. (160 Acres) or equivalent*
Other Principal Uses (see 5.1.5)	.5 Ha. (1.24 Ac.)
Discretionary Agricultural Use (see 5.2.1)	4 Ha.
Residential Principal Use (see 5.2.2)	4 Ha. (10 Acres)
Commercial Use (see 5.2.4)	1 Ha. (2.47 Ac.)
Natural Resource Harvesting (see 5.2.5)	4 Ha. (9.89 Acres)
All Other Uses	.8 Ha. (2 Acres)

\*Equivalent in this section shall mean a ¼ section which has been reduced to less than 64 Hectares (158 Acres) due to road widening, severance by road registration, railways, pipelines, etc. or natural features such as streams and other bodies of water, ravines, etc. or as a result of a previously approved subdivision.

#### 4. Setback Requirements

- a) The minimum setback of buildings, including dwellings, from the centreline of a developed road, municipal road allowance, or provincial highway shall be 45 m.
- b) No dwelling, with the exception of a residence accessory to the operation shall be located with less than the following separation distances:

Adjacent Use	Separation distance to dwelling
ILO	see 3.14
Liquid waste disposal facility	500 metres (1640 ft.)*
Solid Waste disposal facility	500 metres (1640 ft.)*
Mineral Extraction facility	1.5 kilometres (4920 ft.)*
Honey Processing facility	300 metres (985 ft.)*
Anhydrous Ammonia facilities	
Non-refrigerated	300 metres (985 ft.)
Refrigerated	600 metres (1969 ft.)

\*Council may reduce the minimum separation distance to the operations listed above, where the applicant submits a written agreement to Council between the land owner of the dwelling and the owner of the operation agreeing to the reduced separation

- c) no dwelling or other building shall be located within the approach surface for any functional airport or airstrip.
- d) All buildings, storage and parking areas, crushing mills, tailing stockpiles, ponds and other unsightly activities associated with commercial or industrial uses shall be subject to the following separation requirements:
  - i. 3.2 km (2 miles) from Christopher, Emma, Anglin, Fish, Candle, Torch, Bay Lakes.
  - ii. 3.2 km. (2 miles.) of existing or proposed urban areas, intensive country residential, resort or hamlet developments;
  - iii. 1.6 km (1 mile) of an existing residence or residential site.

#### 5.4 Specific Development Standards and Criteria for Discretionary Uses

1. Council shall apply the General Regulations in Section 3 and any additional standards and criteria contained in this section in considering an application for Discretionary Use.
2. The regulations as contained in Section 5.3 shall apply unless otherwise provided in this section.
3. Intensive Livestock Operations shall be subject to Section 3.21.
4. Intensive agricultural operations
  - a) There must be a demonstrated adequate supply of water for the operation where intensive irrigation is required sufficient to meet the needs of the operation without adverse effects on the supply of water used by neighbouring properties
  - b) The operation may include a farmstead or dwelling on the same site.
5. Commercial uses (see 5.2.4), Natural Resource Harvesting (see 5.2.5) and other Principal uses (see 5.2.6)
  - a) Council may require special standards for the location, set back, or screening of any area devoted to the outdoor storage of machinery, vehicles, or vehicular parts in conjunction with a commercial operation including any salvage or vehicle storage yard
  - b) The use must be licensed or approved in accordance with any provincial or federal government acts, regulations or policies.
  - c) Council will apply the following criteria in considering an application:
    - i. the development is located in an area appropriate for the use, unless the development is tied to the particular location due to access to the resource
    - ii. gravel operations will require an agreement between the developer and the municipality that provides for continuous site reclamation. The agreement will be protected by registration of an interest on the title that runs with the land
    - iii. that a road of a standard that meets the demands of the operation provides access to the site. Council may require the operator to enter into a heavy haul agreement.
6. Rodeo facility and equestrian center
  - a) Subject to Section 3.23.
  - b) Facilities shall not be located:
    - i. within 1 km. of existing or proposed country residential, resort or hamlet areas;
    - ii. Within 500 metres of an existing residential use.
7. Single parcel residential development
  - a) The development site has been subdivided in accordance with the provisions of the Official Community Plan
  - b) An all weather road provides access to the site or will be provided.

8. Ancillary uses:

- a) Home Based businesses shall be subject to Section 3.17;
- b) Vacation farms, and Bed and Breakfast facilities shall be subject to Section 3.18;
- c) Ancillary commercial uses shall not be located within 500 meters of an existing residential use;
- d) Kennels shall be located a minimum of 1 km. from an existing residential use.

9. Seasonal Campgrounds and Construction Work Camps shall be subject to Section 3.19.

10. Cannabis Production Facilities

Council shall apply the following when considering an application for a new or expansion of existing use:

- a) The proponent must demonstrate that the proposed use is appropriate to the site and will not negatively impact the municipality or surrounding land uses and consideration may be given , but is not limited to the following:
  - municipal servicing capacity;
  - anticipated levels of noise, odour, smoke, fumes, dust, lighting, glare, vibration, or other emissions emanating from the site;
  - anticipated increase in level of vehicular traffic, unsafe conditions or situations for vehicles, cyclists or pedestrians; and
  - utilization of hazardous substances.
- b) There shall be no outside production or storage of material or equipment.



## **6 H – HAMLET DISTRICT**

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### **6.1 Permitted Uses**

1. Residential:
  - a) single detached dwelling
  - b) semi-detached dwellings
2. Recreational uses:
  - a) public sports fields and parks
  - b) public recreational facilities
3. Public utilities, except solid and liquid waste disposal facilities
4. Uses and buildings accessory to principal use on the site:
  - a) private garages, whether detached or attached to a dwelling unit
  - b) garden sheds used for the storage of non-industrial yard maintenance equipment
  - c) greenhouses where accessory to a residential use
  - d) Accessory uses and buildings which form part of an approved discretionary use are permitted

### **6.2 Discretionary Uses:**

1. Residential uses:
  - a) Tiny Home detached dwelling subject to Section 3.32
  - b) dwelling unit groups subject to Section 3.5
  - c) multiple unit dwellings
  - d) mobile, modular or relocated home subject to Section 3.4
2. Commercial uses:
  - a) Auto, farm and equipment repair facilities.
  - b) beverage room, restaurants, and lounges
  - c) Child care facilities
  - d) Personal care facilities
  - e) Adult day care facilities
  - f) Clinics and hospitals
  - g) Dwelling units accessory to commercial use
  - h) Motels and hotels
  - i) Offices
  - j) personal service shops
  - k) Retail stores, commercial retail services, restaurants
  - l) Service stations
  - m) Cannabis business

3. Industrial and agricultural service uses:

- a) Agricultural equipment, motor vehicle, or recreational equipment dealers and service establishments
- b) agricultural seed, fuel, and chemical supply establishments
- c) agricultural product storage, transshipment, service and contracting establishments, excluding facilities for the handling of large animals
- d) construction trades
- e) manufacturing or processing establishments
- f) welding, machine shops, and metal fabricating.

4. Institutional uses:

- a) schools and educational institutions
- b) places of worship, and religious institutions
- c) museums, libraries and historic sites

5. Recreational uses:

- a) Golf courses.
- b) rinks, arenas, and community halls.

6. Ancillary uses:

- a) Bed-and-breakfast homes, where ancillary to a single detached dwelling
- b) home based businesses, where ancillary to a single detached dwelling
- c) dwellings ancillary to an institutional, recreational or commercial use
- d) day care centres and personal care homes subject to Section 3.25
- e) garden suites subject to Section 3.33
- f) secondary suites subject to Section 3.33

### 6.3 Regulations

1. Site requirements shall be subject to the following table:

Use	Site area		Site Frontage (minimum)	Yard Space (minimum)		
	Minimum	Maximum		Front	Rear	Side
Residential uses:						
Single Detached	450 sq. m.	2 Ha.	15 m	6 m.	2 m.	1.5 m.
Multi-unit	250 m <sup>2</sup> / unit	2 Ha.	20 m	6 m	2 m	Greater of 1.5 m. or ½ abutting wall height
Mobile and modular	450 sq. m.	5 Ha	15 m	6 m.	2 m.	1.5 m.
Dwelling groups	.5 Ha	5 Ha	15 m	6 m.	2 m.	1.5 m.
Commercial uses:						
Convenience stores	232 sq. m.	--	15 m	--	7.5 m.	1.5 m
Service and repair	930 sq. m.	--	30 m	7.5 m.	7.5 m.	3 m.
All other uses	464 sq. m.	--	7.6 m	7.5 m	7.5 m.	1.5 m
Industrial and Agricultural Service uses	464 sq. m.	--	15 m.	7.5 m.	7.5 m.	3 m.
Institutional and Recreational Uses	464 sq. m.	--	30 m.	7.5 m.	7.5 m.	Greater of: ½ abutting wall height or 3 m.
Accessory to Residential (see 6.1.5)	as per principal building	As per principal building	As per principal building	As per principal buildng	1.5 m	.75 m.
Ancillary Uses (see 6.2.5)	as per principal building	as per principal building	as per principal building	as per principal building	as per principal building	as per principal building

2. Floor area of buildings:

- a) Residential Uses: maximum site coverage of all buildings – 45%
- b) Commercial Uses: no maximum
- c) Accessory Buildings – see Section 3.7

3. Outside storage:

- a) No outside storage shall be permitted in a front yard.
- b) outside storage located in a side or rear yard shall be suitably screened by landscaping or fencing so as not to be visible from a road.

4. Sign size:

Maximum combined facial area – 6 sq. m.

#### **6.4 Specific Development Standards and Criteria for Discretionary Uses:**

1. Residential uses

c) Multiple Unit Dwellings

- a) shall be located to avoid excessive traffic through predominantly single family areas;
- b) buildings shall not exceed 12 metres in height.

2. Commercial and recreational uses

Council will apply the following criteria in making a discretionary use decision for commercial, commercial recreational facilities, rinks or community halls:

- a) the uses should be located at or near the entry to a residential subdivision and not require access through the residential development.
- b) Commercial uses should be encouraged to locate in reasonable proximity to each other to enhance compactness of commercial services.
- c) an application for a golf course and any associated residential development must prepare a concept plan addressing transportation, utilities, and design, as well as any other issues identified by Council
- d) public rinks and community halls may be located on municipal reserve within the subdivision.
- e) Cannabis Business shall be subject to the following:
  - a. The location of cannabis businesses 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 and adjacent areas particularly residential Areas.
  - b. Located a minimum of 150 metres from schools and playgrounds
  - c. IN addition to the Sign regulations as contained in Section 3.12, signs for cannabis business shall not contain any images but may include the business name in alpha-numeric characters

3. Industrial and Agricultural Service Uses

- a) Council may apply special standards in the issuing of a development permit for screening of storage areas fencing, or required yards adjacent to residential uses
- b) locations within residential areas of hamlets will be avoided for Industrial and Agricultural Service Uses

- c) for commercial developments, locations on the main street, adjacent to a railway, or adjacent to a highway or a main access route to the hamlet will be preferred
- d) commercial development that are of a scale and type that is compatible with residential uses may be considered in residential areas if the site is of sufficient size.

#### 4. Ancillary uses

- d) In addition to the provisions of Section 3.17, Home based businesses shall be subject to the following:
  - i. No home based business in this District shall include auto body repair or repainting operations
  - ii. No heavy construction or industrial equipment or supplies shall be stored on any site for a home based business in this District
  - iii. Council may apply special standards in the issuing a development permit limiting the size of operation, and buildings used for the operation
  - iv. All employees of the home based business must reside on the property
  - v. Any increase in the operation as applied for or approved shall require a new discretionary approval.

#### 5. Bed-and-breakfast homes:

- a) Bed-and-breakfast homes shall comply with Section 3.18.
- b) Council may apply special standards in issuing a development permit limiting the number of rooms or buildings that may be permitted in conjunction with the operation.

## **7 C – COMMERCIAL DISTRICT**

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### **7.1 Permitted Uses**

1. Commercial uses:
  - a) commercial nurseries and greenhouses, with or without retail sales
  - b) confectionaries with or without gas bars
  - c) motor vehicle dealers and service establishments
  - d) marine or recreational vehicle equipment dealers and service establishments
  - e) motels and hotels
  - f) personal service shops
  - g) restaurants, and other places for the sale and consumption of food and related items
  - h) retail stores
  - i) storage facilities, warehousing, supply and distribution facilities
  - j) veterinary clinics and hospitals.
2. Ancillary uses:
  - a) one dwelling unit for the operator of a commercial use where ancillary to that use and located on the same site.
  - b) Uses and buildings customarily accessory and subordinate to the principal use on the site.
3. Public utilities, except solid and liquid waste disposal facilities.

### **7.2 Discretionary Uses**

1. Commercial uses:
  - a) agricultural equipment dealers and service establishments
  - b) agricultural seed, fuel, and chemical supply establishments
  - c) agricultural service and contracting establishments
  - d) agricultural implement and prefabricated building component manufacturing
  - e) agricultural product processing
  - f) abattoirs, skinning and tanning facilities, and stockyards
  - g) auction marts
  - h) construction trades
  - i) outside storage ancillary to the principal use, subject to Section 7.4.3
  - j) signs associated with the principal use, subject to Section 7.4.4
  - k) welding, machine shops, and metal fabricating
  - l) salvage yards, auto and machinery wreckers
  - m) wood and natural products processing and fabrication.
  - n) Sewer and water haulers
  - o) commercial trucking
  - p) cannabis business
  - q) cannabis production facilities

2. Recreational uses:
  - a) commercial recreation facilities
  - b) campgrounds.
3. Institutional uses:
  - a) Schools, Churches, community halls, etc.
4. Solid and liquid waste disposal facilities.

### 7.3 Regulations

1. Site requirements shall be according to the following table:

Use	Site area		Site Frontage	Yard Space		
	Minimum	Maximum		Front	Rear	Side
Commercial uses:						
Personal service, restaurants, retail stores, clinics	1115 sq. m.	2 Ha.	30 m	6 m.	6 m.	1.5 m.
All other uses	.5 Ha	5 Ha	30 m	6 m.	6 m.	1.5 m.
Public Utilities	-.	--	10 m.	6 m.	6 m.	1.5 m.
Institutional and Recreational Uses	.5 Ha.	--	30 m.	6 m.	6 m.	Greater of: ½ wall height or 3 m.
Residential accessory to Principal Use	as per principal building	As per principal building	As per principal building	6 m.	6 m	3 m.
Ancillary Uses	as per principal building	as per principal building	as per principal building	as per principal building	as per principal building	as per principal building

2. Required yards adjacent to roadways:

Notwithstanding the setbacks listed in Section 7.3.1 in any yard abutting a municipal road allowance, municipal grid road, main farm access road, or provincial highway, all buildings shall be set back at least 45 m from the centreline of the road or road allowance.

3. Building coverage

- a) public utilities and municipal facilities - no requirement.

- b) all other uses - maximum 30% of the site.

#### **7.4 Specific Development Standards and Criteria for Discretionary Uses**

##### **1. All Discretionary Commercial Uses**

- a) all commercial uses shall be separated from a residence not occupied by the operator of the use, by a distance of at least 300 m unless the applicant can establish to the satisfaction of Council that the use will not emit noxious odours, dust, smoke, and noise limiting the enjoyment or use of the residence.
- b) all commercial uses must demonstrate adequate access and egress to the provincial or municipal road system.

##### **2. Uses Involving the Housing of Agricultural Animals**

- a) Council is governed by the location criteria contained in the Official Community Plan and Zoning Bylaw respecting discretionary approval for an ILO in the issuing of a permit for any use involving the sale, shipping, housing, or confinement of agricultural animals.
- b) Council may apply special standards in the issuing of a development permit limiting the number of animals that may be harbored on the site at any point in time.

##### **3. Outside storage:**

- a) outside storage is prohibited within a yard abutting a road, except for the display of vehicles or machinery for sale, which will be neatly arranged.
- b) outside storage located in a side or rear yard shall be suitably screened to the satisfaction of Council.

##### **4. Signs:**

In addition to the requirements of Section 3.12 the following regulations shall apply:

- a) Where multiple businesses operate within a single structure one business logo sign is permitted per visible business front. The maximum dimension of the sign shall not exceed three meters in vertical or horizontal direction, parallel to the front of the building, nor exceed a depth of 0.3 m.
- b) one business name sign is permitted per visible business unit front, and shall not exceed 15% of the area of the front of the building and shall not exceed 30 m<sup>2</sup>, parallel to the front of the building, nor exceed a depth of 0.3 m.

##### **5. Salvage Yards, Auto and Machinery Wrecking Yards**

- a) no wrecked, partially dismantled or inoperative vehicle or machinery shall be stored or displayed in any required yard abutting a road.
- b) Council may apply special standards as conditions of approval regarding screening, location of storage, location of vehicles on display, machinery and parts to avoid an unsightly premise.



- c) the proximity and location of residential and tourist facility shall be considered in making this discretionary use decision.

#### 6. Recreational Uses

- a) discretionary recreational uses shall be separated from a discretionary commercial use by a distance of at least 300 m unless the applicant can satisfy Council that the commercial use does not produce noxious odours, dust, smoke or noise limiting the enjoyment or use of the recreational area.
- b) campgrounds shall subject to Section 3.19.

#### 7. Solid and Liquid Waste Disposal Facilities

Development and maintenance of a solid or liquid waste disposal facility shall be subject to Section 3.15.

#### 8. Cannabis Business

- a) The location of cannabis businesses 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 and adjacent areas particularly residential Areas.
- b) Located a minimum of 150 metres from schools and playgrounds
- c) In addition to the Sign regulations as contained in Section 3.12, signs for cannabis business shall not contain any images but may include the business name in alpha-numeric characters.

## **8 CR – COUNTRY RESIDENTIAL DISTRICT**

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### **8.1 Permitted Uses**

1. Residential:
  - a) single detached dwelling
2. Institutional uses:
  - a) non-residential schools and educational institutions
  - b) places of worship, and religious institutions
3. Public utilities, except solid and liquid waste disposal facilities
4. Uses and buildings accessory to residential principal use on the site:
  - a) private garages, whether detached or attached to a dwelling unit
  - b) garden sheds used for the storage of non-industrial yard maintenance equipment
  - c) greenhouses where accessory to a residential use
  - d) private riding arenas
  - e) barns and stables for animals
  - f) orchards and vegetable, horticultural or fruit gardens, where accessory to a residence
  - g) Accessory uses and buildings which form part of an approved discretionary use

### **8.2 Discretionary Uses:**

1. Residential:
  - a) Mobile, modular or relocated home subject to Section 3.4
  - b) Tiny Home detached dwelling subject to Section 3.32
2. Commercial and Institutional uses:
  - a) convenience stores with or without gas bars.
  - b) solid and liquid waste facilities
3. Recreational uses:
  - a) golf courses.
  - b) rinks, arenas, and community halls.
  - c) public sports fields and parks
  - d) other public or non-profit recreational facilities
4. Ancillary uses:
  - a) Bed-and-breakfast homes, where ancillary to a residence on the same site.
  - b) home based businesses, where ancillary to a residence on the same site.
  - c) Personal Care Homes and Day Care Centres accessory to Residential Use
  - d) dwellings ancillary to an institutional, recreational or commercial use.
  - e) garden suites subject to Section 3.33

f) secondary suites subject to Section 3.33

### 8.3 Regulations

1. Site requirements shall be subject to the following table:

Use	Site area		Site Frontage	Yard Space		
	Minimum	Maximum		Front	Rear	Side
Residential uses:	.485 Ha.	5 Ha.	30 m	15 m.	10 m.	3 m.
Convenience stores	.5 Ha.	5 Ha.	23 m	15 m.	10 m.	6 m.
Institutional uses	.5 Ha.	5 Ha.	23 m.	15 m.	10m.	6 m.
Recreational Uses	1 Ha.	--	30 m.	6 m.	6 m.	6 m.
Accessory to Residential [see 8.1.4 except d) and e)]	as per principal building	As per principal building	As per principal building	As per principal building	3 m.	3 m.
Accessory Private Riding arena	8 Ha.	As per principal building	As per principal building	As per principal building	10 m.	10 m.
Ancillary Uses (see 8.2.4)	as per principal building	as per principal building	as per principal building	as per principal building	as per principal building	as per principal building

2. Outside storage:

- a) no outside storage shall be permitted in a yard abutting a road.
- b) outside storage located in a side or rear yard shall be screened by landscaping or vegetation so as not to be visible from a road.

3. Signs

In addition to the requirements of Section 3.12 the following shall apply:

- a) signs shall only advertise the goods or services of a permitted home business.
- b) maximum display area of all signs shall be 6 sq. m.

4. Keeping of animals shall be in accordance with Section 3.22.

#### **8.4 Specific Development Standards and Criteria for Discretionary Uses:**

1. Commercial and recreational uses

Council will apply the following criteria in making a discretionary use decision for commercial, recreational facilities, rinks or community halls:

- a) the uses should be located at or near the entry to a residential subdivision and not require access through the residential development
- b) an application for a golf course and any associated residential development must prepare a concept plan addressing transportation, utilities, and design, as well as any other issues identified by Council
- c) public rinks and community halls may be located on municipal reserve within the subdivision.

2. Solid and Liquid Waste Disposal Facilities:

Development and maintenance of a solid or liquid waste disposal facility shall be subject to Section 3.15.

## 9 RESORT DISTRICT

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### 9.1 Permitted Uses

1. Residential uses:
  - a) single detached dwelling
2. Institutional uses:
  - a) community halls
  - b) places of worship
  - c) public museums, libraries, and historical sites.
  - d) Public utilities except solid and liquid waste disposal
3. Uses and buildings accessory to principal use on the site:
  - a) private garages, whether detached or attached to a dwelling unit
  - b) garden sheds used for the storage of non-industrial yard maintenance equipment
  - c) greenhouses where accessory to a residential use
  - d) orchards and vegetable, horticultural or fruit gardens, where accessory to a residence

### 9.2 Discretionary Uses

1. Residential uses:
  - a) Tiny Homes subject to Section 3.32
  - b) dwelling unit groups subject to Section 3.5
  - c) mobile, modular, or relocated home subject to Section 3.4
2. Commercial and recreational principal uses:
  - a) beach concessions, general merchandise stores
  - b) water craft or beach equipment rental operations
  - c) hotels, motels, and resort developments with or without restaurants
  - d) beverage room, restaurants, and lounges
  - e) seasonal campgrounds
  - f) golf courses
  - g) commercial recreation facilities
  - h) convenience stores
  - i) service stations and gas bars.
3. Institutional uses:
  - a) private clubs
  - b) church, sports, educational, or service club institutional camps.
4. Recreational uses:
  - a) public sports facilities
  - b) parks and picnic areas
  - c) beaches and beach facilities

- d) trails, walkways and natural interpretive areas
- e) boat launches and marinas
- f) day use parking lots.

5. Ancillary uses:

- a) bed-and-breakfast homes, where ancillary to a single family detached use
- b) home based businesses, where ancillary to a single family detached use
- c) personal care homes and child care facilities.
- d) garden suites subject to section 3.33
- e) secondary suites subject to section 3.33

### 9.3 Regulations

1. Site requirements shall be according to the following table:

Use	Site area		Site Frontage minimum	Yard Space minimum		
	Minimum	Maximum		Front	Rear	Side
Residential uses: Single detached dwelling	1200 sq. m.	1 Ha.	24 m	6 m.	3 m. (lakeshore sites-1.5 m)	1.5 m.
Dwelling groups	.5 Ha	5 Ha	15 m	3m.	1 m.	1.5 m.
Commercial uses:	450 sq. m.	--	20 m	6 m.	6 m.	1.5 m.
Institutional and Recreational Uses	459 sq. m.	--	30 m.	6 m.	6 m.	Greater of ½ abutting wall height or 3 m.
Accessory to Residential (see 9.1.4)	as per principal building	As per principal building	As per principal building	3 m.	1.0 m. or 6 m. if abutting lakeshore	1.5 m.
Ancillary Uses (see 9.2.4)	as per principal building	as per principal building	as per principal building	as per principal building	as per principal building	as per principal building

2. Minimum floor area

- a) Single detached dwelling – 60 sq. metres

3. Site coverage:
  - a) The maximum site coverage for all buildings shall be 45%.
  - b) The maximum site coverage for accessory buildings shall be 10% (see Section 3.7 for maximum building area).
4. Building Height – Maximum
  - Principal Building – 15 m.
  - Accessory Building – see Section 3.7

#### **9.4 Development Standards and Criteria for Discretionary Uses**

Council will apply the following criteria in considering discretionary uses:

1. Commercial uses:
  - a) Commercial uses serving the travelling public shall be located adjacent to main access roads.
  - b) Private Commercial uses providing recreational services may be located on public land subject to a lease agreement with the municipality.
2. Institutional uses:
  - a) Council may specifically limit any residential component based upon the application. Any expansion or change of form of the residential component will require a new discretionary use approval
  - b) the use will not disrupt the quiet enjoyment of the resort area and will be separated from residential areas with appropriate buffering.
  - c) the proposal will provide for adequate sewer and water supply services.
3. Ancillary Uses:
  - a) bed-and-breakfast shall be in accordance with Section 3.18
  - b) personal care homes shall be in accordance with Section 3.25
  - c) home based businesses shall be in accordance with Section 3.17

## **10 CON - CONSERVATION DISTRICT**

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### **10.1 Permitted Uses**

1. Conservation Uses
  - a) Wildlife management areas
  - b) Afforestation Projects, forest management and silviculture
  - c) Public utilities
2. Recreational Uses
  - a) Public parks, Pathways and Trails
  - b) Picnic Sites
  - c) Interpretive sites, exhibits and kiosks
3. Agricultural uses that legally existed prior to the effective date of the Zoning Bylaw.
4. Institutional camps existing prior to the effective date of the Zoning Bylaw.
5. Uses and buildings accessory to principal use;
  - a) garden sheds used for the storage of non-industrial yard maintenance equipment
  - b) Public Restrooms
  - c) signs, subject to Section 3.12

### **10.2 Discretionary Uses**

1. Agricultural Uses
  - a) Field Crops
  - b) Pastures
  - c) Market Gardens
  - d) Tree Nurseries
2. Recreational Uses
  - a) Campsites
  - b) Interpretive Visitor Centres
  - c) Active recreational uses including sports fields, golf courses, parks, campsites
  - d) Highway rest stops
  - e) Guide huts
3. Institutional Uses:
  - a) Church and Non-Profit camps
4. Uses and buildings accessory to principal use:
  - a) One unit dwelling for patron or owner of principal use
  - b) Viewing platforms, shelters, equipment storage buildings



### **10.3 Regulations**

1. Site Area - No minimum

2. Building setbacks

All buildings shall be set back a minimum of 6 m. from the property line or 45 metres from the centreline of a provincial highway, grid road or main farm access, whichever is greater.

3. Removal of Trees

The removal of trees shall not be permitted except for the purpose of construction, access ways, pathways, trails or buildings, and the clearing of dead or diseased trees or for the purpose of enhancing wildlife habitat. This section does not apply to Forest Management and reforestation projects sanctioned by the Ministry of Environment.

### **10.4 Development Standards and Criteria for Discretionary Uses**

1. Council will apply the following criteria in considering discretionary uses:

- a) The development must not disrupt or disturb the natural area due to vehicular traffic, operation of machinery, or unnecessary clearing of vegetation.
- b) All buildings shall be designed to complement the natural surroundings.
- c) Any damage or disruption to the natural area caused by development must be suitably restored with native plant material.
- d) Suitable access to an all-weather road must be provided.
- e) Agricultural use may be restricted by area of cultivation, use of chemicals, etc.

## **11 F – FOREST DISTRICT**

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### **11.1 Permitted Uses**

1. Natural Resource Uses
  - a) Forestry, including Logging, Processing and associated uses
  - b) Mining, including drilling and exploration activity
  - c) Public utilities
  - d) Grazing, haying
  - e) wild rice harvesting, berry, mushroom, moss gathering
2. Wildlife and Game Resources
  - a) Trapping, Hunting and Angling
  - b) Wildlife Management
  - c) Conservation, Heritage and natural areas
3. Accessory Uses;
  - a) Buildings, structures or uses secondary and accessory to the principal use
  - b) signs, subject to Section 3.12

### **11.2 Discretionary Uses**

1. Recreational Uses
  - a) seasonal residential
  - b) Commercial Outfitting Camps
  - c) Golf Courses
  - d) Tourist resorts
  - e) Seasonal Campgrounds
  - f) Institutional Camps

### **11.3 Regulations**

1. Site Area
  - a) Residential - Minimum 600 Sq. metres (6460 sq. ft.)
  - b) All other uses - No minimum

2. Building setbacks

All buildings shall be set back a minimum of 6 m. from the property line or 45 metres from the centreline of a provincial highway, grid road or main farm access, whichever is greater.

#### **11.4 Development Standards and Criteria for Discretionary Uses**

1. Council will apply the following criteria in considering discretionary uses:
  - a) The development must not disrupt or disturb the natural area due to vehicular traffic, operation of machinery, or unnecessary clearing of vegetation.
  - b) All buildings shall be designed to complement the natural surroundings.
  - c) Any damage or disruption to the natural area caused by development must be suitably restored with native plant material.
  - d) Suitable access to an all-weather road must be provided.

## 12 DEFINITIONS

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In this Bylaw when the following words or terms are used, they have the following meaning, unless the context provides otherwise:

**Accessory Use** – a use customarily incidental, subordinate, and exclusively devoted to the principal use or building and is located on the same site with such principal use or building.

**Act** – The Planning and Development Act, 2007.

**Alteration** – any structural change or addition made to any building or structure.

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

Kind of Animal		Number of Animals = 1 Animal Unit
Poultry	Hens, cockerels, capons	100
	Chicks, broiler chickens	200
	Turkeys, geese, ducks	50
	Exotic birds	25
Hogs	Boars and sows	3
	Gilts	4
	Feeder pigs	6
	Weanling pigs	20
Sheep	Rams or ewes	7
	Lambs	14
Goats, etc.	All (including llamas, alpacas etc.)	7
Cattle	Cows and bulls	1
	Feeder cattle	1.5
	Replacement heifers	2
	Calves	4
Horses	Colts and ponies	2
	Other horses	1
Other	Domesticated native Ungulates	
	- bison,	1
	- elk, reindeer	4
	- deer	7

**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.

**Administrator** – the official administrator for the Municipality pursuant to *The Municipalities Act*.

**Applicant** – a developer or person applying for a development permit under this Bylaw, for a subdivision approval to an approving authority under The Act.

**Bare Land Condominium** – A condominium with bare land units as defined by *The Condominium Property Act, 1993*

**Bare Land Condominium Unit** – A bare land unit as defined by *The Condominium Property Act, 1993*.

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

**Beverage Room** – an establishment, licensed by the Province of Saskatchewan, in that 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 m<sup>2</sup> in surface area.

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

**Building, Accessory** – a subordinate detached building apart from the main building or main use and located in the same site, which provides better and more convenient function of the main building or main use.

**Building Permit** – a permit issued under a building Bylaw of the Municipality authorizing the construction of all or part of any building.

**Campground** – 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 travellers and tourists.

**Cannibas**- shall have the same meaning as given in Section 1-2 of *The Cannibas Control (Saskatchewan) Act*.

**Cannibas Business** – a cannibas wholesale outlet or retail outlet.

**Cannibas Production Facility** – any facility that requires a Health Canada License for the production of Cannibas including micro-cultivation licenses, cultivation license and licenses for research.

**Child Care Facility** – a building or portion of a building for the provision of care, instruction, maintenance or supervision of seven children or more under the age of 13 years, by persons other than those related by blood or marriage, for periods not exceeding 24 consecutive hours and

includes all day-care centres, early childhood services, nurseries and after-school or baby-sitting programs which meet this definition.

**Council** – the Council of the Rural Municipality of Paddockwood No. 520.

**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 the use of any building or land.

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

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

- (a) is prescribed as a discretionary use in this Bylaw; and
- (b) requires the approval of Council pursuant to Section 56 of the Act and this Bylaw.

**Dog Kennels** – a facility for the boarding and care of 5 or more dogs for personal or commercial use including the keeping of sled dogs.

**Dwelling Unit Group** – Two or more single detached, semi-detached or multiple unit dwellings located on a single site including bare land condominiums.

**Dwelling, Single Detached** – a detached building consisting of one dwelling unit having 60 sq. m. or greater floor area as defined herein; and occupied or intended to be occupied as a permanent home or residence, but shall not include a mobile home or trailer coach or tiny home as defined in this section.

**Dwelling Unit** – one or more habitable rooms constituting a self-contained unit and used or intended to be used together for living and sleeping purposes by one or more persons.

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

**Farmstead** – a single site, which includes the residence of the farm operator and those buildings, or facilities that are related to the farm operation, and may include cropland and pastures. A farmstead may contain the following where located on the same parcel:

- a residence for the operator of an agricultural use
- a bunkhouse or additional residence for employees and partners of the operator engaged in the agricultural operation
- facilities for the temporary holding of livestock raised in an operation, in lesser numbers than constitutes an ILO (unless approved as an ILO) buildings for permitted accessory and ancillary uses.

**Farm Operation** – an individual or corporation that meets one of the two following minimum farm size criteria:

- b) Cereal Crop and canola growers – a cereal crop or canola grower must operate a farm where they own, lease or rent at least 30 cultivated hectares of land (75 acres) used for the growing of agricultural products.

- c) Livestock and other crop producers – all other types of farm operations must consist of an area of land that the farmer owns, rents or leases and is used to produce primary farm products that generated at least:
  - a. \$10,000 of gross revenue in the past year, or
  - b. \$20,000 of gross revenue over the past two years, or
  - c. \$10,000 in value added to their crops or animals in the past year. It's up to the farmer to declare such value added, with the understanding that they may be required to produce evidence.

**Floor Area** – the sum of horizontal area contained within the outside of the outside walls of a building at each floor level at or above grade, excluding in the case of a dwelling, any private garage, porch, veranda, sun lounge, or unfinished room or attic.

**Floor Area, Ground** – the horizontal area contained within the outside surface of the outer walls of a building at the first floor level at or above grade, excluding in the case of a dwelling, any private garage, porch, veranda, sun lounge, unfinished basement, or unfinished attic.

**Floor Area, Gross** – the sum of horizontal area contained within the outside surface of the outer walls of a building at each floor level.

**Garden Suite** - a dwelling unit developed as an accessory use, but not attached, to an existing principle residential use having a minimum floor area of 10 m<sup>2</sup> (108 ft<sup>2</sup>) and a maximum of 45m<sup>2</sup> (485 ft<sup>2</sup>), but not meeting the definition of a secondary suite

**Grocery Store** – the use of a building, or a portion of a building, for the sale of foodstuffs and convenience goods to serve the needs of the surrounding residents and the traveling public.

**Hazard Land** – land which may be prone to flooding, slumping, subsidence, landslides, erosion, any other instability, or is located within the flood plain of a river, stream or lake.

**Home Based Business** – a secondary occupation carried on by the occupants of a farmstead or residence, and ancillary to a permitted use.

**Hotel** – a building which provides sleeping accommodation for which a fee is charged and may also contain commercial uses, facilities or services such as a restaurant, dining room, room service or convention room.

**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 Ministry of Saskatchewan Highways and Infrastructure entitled *The Erection of Signs Adjacent to Provincial Highway Regulations, 1986*, as may be amended or replaced from time to time.

**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 the permanent or temporary rearing, confinement or feeding of poultry, hogs, sheep, goats, cattle, horses, or domesticated game animals where:

- a) less than 370 m<sup>2</sup> of space is provided for each animal unit; and
- b) the facility will contain 100 or more animal units; or
- c) will contain more than 20 animal units for 10 or more days of the month within 300 m of water body not entirely contained on the property of the operator; or
- d) will contain more than 20 animal units for 10 or more days of the month within 30 m of a domestic well not controlled by the operator.

**Intermodal Storage Container** – a standardized container that can be used as a transportation and storage unit for the moving of products and raw materials between locations also commonly referred to as “sea cans” or “shipping containers”.

**Liquor Sales** – the wholesale or retail sale or distribution to the public of any and all types of alcohol spirits/beverages.

**Mobile Home** – a trailer coach bearing CSA Z240 certification for mobile homes (or a replacement thereof):

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

**Modular Home** – a factory built home that is manufactured as a whole or modular unit and is designed to be moved on a removable chassis to be used as one dwelling unit, and is certified by the manufacturer that it complies with the Canadian Standards Association Code CSA-A277 standard.

**Motel** – means a building or group of buildings on a site designed and operated to provide temporary accommodation and contains separate sleeping units, each of which is provided with an adjoining conveniently located parking stall.

**Municipality** – the Rural Municipality of Paddockwood No. 520.

**Non-Conforming Building** – a building:

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

**Non-Conforming Site** – a site, consisting of one or more contiguous parcels, that, on the date a Zoning Bylaw or any amendment to a Zoning Bylaw becomes effective, contains a use that



conforms to the Bylaw, but the site area or site dimensions do not conform to the standards of the Bylaw for that use.

**Non-Conforming Use** – a lawful specific use:

- a) being made of land or a building or intended to be made of land or of a building lawfully under construction, or with respect to which all required permits have been issued, at the date the Zoning Bylaw or any amendment to the Zoning Bylaw affecting the land or building becomes effective
- b) that on the date the Zoning Bylaw or any amendment to the Zoning Bylaw becomes effective does not, or in the case of a building under construction or with respect to which all required permits have been issued will not, comply with the Zoning Bylaw.

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

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

**Permitted Use** – a use or form of development rightfully allowed in a zoning District, subject to the regulations contained in this Bylaw.

**Personal Care Home** – a facility licensed under *The Personal Care Homes Act* that provides long term residential, social and personal care, including accommodation, meals, supervision or assistance for persons who have some limits on ability for self-care, and are unrelated to the operator or owner.

**Personal Service Shops** – a facility for providing a service to individuals, including but not limited to barbershops, professional services, medical clinics, drycleaners, etc.

**Principal Use** – the main activities conducted on a site.

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

**Private Riding Arenas** – 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 Road** – a road allowance or a legally surveyed road vested in the name of Ministry of Highways and Infrastructure.

Public Utility – a government or private enterprise, which provides a service to the general public.

**Quarter Section** – a quarter Section as defined by the Township Plan of Survey in the Land Titles Office, exclusive of any registered road, road widening, or railway right of way, but including any partial quarter Section defined on the Township Plan of Survey.

**Recreational Vehicle (RV)** A vehicle intended to provide temporary living accommodation, built as part of, or to be towed by, a motor vehicle licensed for use on a public highway without special permit; and includes truck campers, motor homes, 5<sup>th</sup> Wheel Trailers and travel trailers

**Reeve** – the Reeve of the Rural Municipality of Paddockwood No. 520.

**Residence** – a single detached dwelling on a site which is not used as a farmstead.

**Resort Development** - development that:

- (a) provides commercial accommodation, including hotels, motels, outfitter base camps, trailer courts, tourism base camps and campgrounds that are principally intended for vacationing, relaxation and conference activities for visitors to the community, and may include:
  - (i) provision of incidental or associated recreation opportunities, such as golf, horseback riding, swimming, tennis, hiking, backpacking, canoeing, boating, angling, hunting, skiing, snowmobiling, snowshoeing and other similar outdoor activities
  - (ii) facilities and services provided as part of a planned, integrated resort complex, including: restaurants and lounges, night clubs, taverns, retail / service commercial uses targeted at resort clientele, offices and office buildings; or
- (b) provides recreation opportunities as described above but not necessarily in association with the provision of accommodation.

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

**RTM** – a new single detached dwelling built off-site to national building code standards and moved on, and permanently attached to, a foundation meeting national building code standards.

**Sea Can** – see “Intermodal Storage Container”.

**Secondary Suite** – a dwelling unit constructed as part of the Principle Residential Use or Accessory Building and having a minimum floor area of 10 m<sup>2</sup> (108 ft<sup>2</sup>) and a maximum of 45m<sup>2</sup> (485 ft<sup>2</sup>), but not meeting the definition of a garden suite.

**School** – a site, building or other premises and improvements that is utilized for the purposes of educating students with a faculty.

**Shipping Container** – see “Intermodal Storage Container”

**Sign** – any alpha-numeric symbols, 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 or direct attention to, or advertise
- 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 Line, Front or Site Frontage** – the boundary that divides the site from the street or road. In the case of a corner site, the front site line shall mean the boundary separating the narrowest street frontage of the site from the street. Site frontage for a non-rectangular site shall be defined as the mean of the measured front and rear site lines.

**Site Line, 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.

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

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

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

**Tiny Home** - a dwelling unit having less than 60 sq. meters of floor area, and which may be constructed on wheels or as a modular home.

**Units of measure** – units of measure in this Bylaw are metric abbreviated as follows:

- m - metre(s)
- m<sup>2</sup> - square metre(s)
- km - kilometre(s)
- ha - hectare(s)

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

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

- a) rental accommodation in the farm dwelling or adjacent private cabins comprising one or more rooms furnished to enable the preparation of meals if full board is not provided
- b) a tract of land on which one or more camping, tenting or parking sites is located, where electricity, potable water and toilet facilities are provided to the persons, families, or groups occupying any of the sites.

**Waste Disposal Facility, Liquid** – a facility to accommodate any liquid waste from residential, commercial, institutional and industrial sources, but does not include a septic system for a single residence or farmstead, or a manure storage area for an intensive livestock operation.

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

**Yard** – the open, unoccupied space on a lot between the property line and the nearest wall of a building.

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

