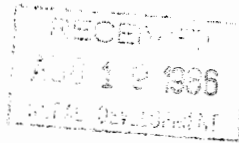


Exhibit "A"



BYLAW NO. 3-86

ZONING BYLAW

RURAL MUNICIPALITY OF SALTCOATS NO. 213

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BYLAW NO. 3-86  
ZONING BYLAW  
RURAL MUNICIPALITY OF SALTCOATS NO. 213

PART 1. - INTRODUCTION

1. Authority

Pursuant to Sections 45 and 67 of The Planning and Development Act, 1983, the Council of the Rural Municipality of Saltcoats No. 213, hereby enacts this zoning bylaw.

2. Title

This Bylaw shall be known as the "Zoning Bylaw" of the Rural Municipality.

3. Scope

This Zoning Bylaw shall apply to the whole of the rural municipality.

4. Purpose

The purpose of the Zoning Bylaw, by regulating the use of land, shall be:

- (1) To establish development and subdivision standards which implement the Basic Planning Statement Bylaw of the rural municipality.
- (2) To provide for:
  - (i) the amenity of the rural municipality
  - (ii) the health, safety and general welfare of the R.M. residents

PART 2. - DEFINITIONS

In this Bylaw, the following words and terms shall have the indicated meaning, unless otherwise indicated elsewhere in the Bylaw:

Abut, Adjoin, Contiguous - shall mean to physically touch or border; or to share all or part of a common site line.

Accessory Building, Structure or Use - shall mean a building, structure or use customarily incidental and subordinate to a principal building, structure or use, which is located on the same site.

Act - shall mean "The Planning and Development Act, 1983".

Agriculture - shall mean the use of land, buildings and structures for the production of plants, crops, trees, fruits, nuts, berries, vegetables, farm produce, nursery and horticultural stock; and for the raising of animals, livestock, poultry, birds, insects and aquatic life.

Agricultural Operator - shall mean a farmer or a person who derives, or intends to derive, a principal source of income and livelihood from the agricultural production of his/her agricultural site.

Alteration - shall mean any structural change or addition to, or moving of a building or structure.

Amenity - shall mean a natural or human-made feature which enhances or makes a site or development more functional, safe, satisfying or attractive.

**Apartment Unit** - shall mean a dwelling unit which is within an apartment building or other building.

**Apartment Building** - shall mean a principal building which contains three or more dwelling units.

**Applicant** - shall mean a person or developer who applies for:

- (i) A development permit under this Bylaw
- (ii) A subdivision approval under The Planning and Development Act, 1983
- (iii) A plan or zoning bylaw amendment

**Berm** - shall mean a mound of earth, usually linear and rounded in shape.

**Buffer** - shall mean land, structure, development or a form of development which reduces the effect of development and may include vegetation, berms, screening and landscaping.

**Building** - shall mean a structure having a roof supported by columns or walls and intended for the shelter, housing or enclosure of any individual, animal, process, equipment, materials or activities of any kind.

**Building Permit** - shall mean a document issued by the council, that authorizes building pursuant to an adopted building bylaw.

**Council** - shall mean the Council of the Rural Municipality of Saltcoats No. 213.

**Developer** - shall mean the person or corporation responsible for carrying out development.

**Development** - shall mean 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** - shall mean a document issued by the council that authorizes development, pursuant to this bylaw.

**Discretionary Use** - shall mean a development which may be permitted in a location within a zone defined in this bylaw, at the discretion of council, subject to development standards specified by council.

**Dwelling** - shall mean all or part of a building which is used for human habitation.

**Dwelling, Dormitory** - shall mean a building, room or rooms which are used as accessory use group living quarters to a principal institutional, religious or similar use.

**Dwelling, Duplex** - shall mean a building on a separate site, containing two dwelling units, one above the other, which are separated by an unopened horizontal ceiling/floor.

**Dwelling, Semi Detached** - shall mean a building on a separate site, containing two dwelling units, side by side, separated by a common, unopened vertical wall, where each unit has a separate entrance.

**Dwelling, Single Detached** - shall mean a separate building on a separate site, consisting of one dwelling unit and occupied as a residence, but shall exclude a mobile home and a trailer coach.

**Dwelling Unit** - shall mean one or more habitable rooms which are intended for occupancy as one separate living area and which contains cooking, sleeping and sanitary facilities.

**Existing Site, Structure, Use** - shall mean:

- (i) A site for which a title is recorded in the appropriate Land Titles Office, prior to the effective date of this bylaw.
- (ii) A structure or use which was constructed or authorized for construction, prior to the effective date of this bylaw.

**Floor Area** - shall mean the total area of all floors of a building or structure; excluding stairwells, elevator shafts, equipment rooms, interior vehicular parking, unloading areas and all floors below the first or ground floor, except when used or intended to be used for human habitation or service to the public.

**Design Flood** - shall mean:

- (i) A 500-year flood
- (ii) A flood having a return period greater than 500 years
- (iii) A recorded flood having a water surface elevation equal to or exceeding that of a 500-year flood

**Design Flood Level** - shall mean the elevation of the design flood.

**Flood** - shall mean a temporary rise in the water level that results in the inundation of an area not ordinarily covered by water.

**Flood Hazard Area** - shall mean an area that would be inundated by the design flood.

**Flood Proofing** - shall mean any combination of structural and non-structural modifications to structures, buildings or land which reduces or eliminates structural, building, development, land, servicing, environmental and building-contents flood damage, by using the free board elevation.

**Flood Way** - shall mean a water body or the channel of a water course, including adjoining lands, which are required to carry and discharge, or to contain, the design flood with a known hydraulic impact.

**Flood Way Fringe** - shall mean that part of the flood hazard area which is outside a flood way, but which would be covered by flood waters.

**Free Board Elevation** - shall mean the elevation of the design flood plus an extra 0.5 metres.

**Home Occupation** - shall mean a small-scale, accessory use to a residential use, conducted by a resident from his/her residential site, which provides a personal, domestic, professional or commercial service, activity or operation, for profit or gain, but shall not include a store or any retail sales.

**Hotel** - shall mean all or part of a building used for transient lodging accommodations to the general public and may include such additional services as restaurants, meeting rooms and recreational facilities, but shall not include a motel, a boarding, lodging or rooming house, or a tourist home.

**Intensive Livestock Operation** - shall mean an operation for the rearing, confinement, or feeding of livestock that meets the requirements and standards of The Pollution (By Livestock) Control Act and Regulations.

**Landscaping** - shall mean the addition of lawns, trees, plants and other natural and man-made features, which enhance or make a site more safe, functional, decorative, aesthetic or satisfying.

**Loading and Unloading Spaces** - shall mean an off-street space or facility which may comprise ramps and docks and may be attached to a building, and is used for the loading and unloading of commercial vehicles.

**Minister** - shall mean the Minister of Rural Development for the Province of Saskatchewan.

**Mobile Home** - shall mean a trailer coach:

- (i) that is used as a dwelling for permanent or year-round living; and
- (ii) that has water faucets and a shower head or bath tub that may be connected to a water distribution system; and
- (iii) that has a wash basin and water closet that may be connected to a sewage system

**Mobile Home Space** - shall mean an area of land used or intended to be used for the placement of one mobile home located within a mobile home court or park as defined in this bylaw.

**Mobile Home Park or Court** - shall mean a site on which two or more occupied mobile homes are located, or are intended to be located, including a site office, but excluding a temporary construction camp, tourist campsite and mobile home sales office.

**Motel** - shall mean a building providing temporary accommodation for the transient public, which has six or more rooms with at least 25% of all rooms having direct access to the outside, without necessitating access via the lobby.

**Municipality** - shall mean the Rural Municipality of Saltcoats No. 213.

**Non-conforming Use, Building, Structure or Site** - shall mean a use, building, structure or site which does not conform to the requirements of The Planning and Development Act, 1983, the Basic Planning Statement Bylaw, or the Zoning Bylaw.

**Nuisance** - shall mean an interference with the enjoyment or use of a development or site.

**Parking Lot** - shall mean an open area, other than a street, used for the temporary parking of more than four (4) vehicles and available for public use or for the accommodation of clients and customers, with or without charge.

**Parking Space, Vehicle** - shall mean a space within a building, parking lot or area used for the parking of one (1) vehicle including convenient access to a public lane or street.

**Permitted Use** - shall mean a development permitted within a zone according to requirements specified in this bylaw.

**Principal Building, Structure or Use** - shall mean the main building, structure or activity conducted on a site.

**Public Utility** - shall mean a development, facility or use, which is owned or operated by a government, crown corporation or quasi-public agency for general public service (eg. schools, hospitals, municipal offices and storage areas, roads, etc.) and shall include public works as defined below:

- (i) systems for the production or distribution of electricity;
- (ii) systems for the distribution of natural gas or oil;
- (iii) facilities for the storage, transmission, treatment, distribution or supply of water;
- (iv) facilities for the collection, treatment, movement or disposal of sanitary sewage; or

(v) telephone or light distribution lines;

**Residential Buildings** - shall mean a single detached, semi-detached, duplex and dormitory dwelling and includes an apartment building and a mobile home.

**Rural Municipal Administrator** - shall mean the Rural Municipal Administrator of the Rural Municipality of Saltcoats No. 213.

**Screening** - shall mean the use of vegetation, berms, fences, walls and similar structures to visually shield, block or obscure one development and another.

**Sign** - shall mean any object, device, display or structure or part thereof, situated outdoors or indoors, which is used to advertise, identify, direct or attract attention to an object, person, group, business, product, service, event or location by any means, including words, letters, figures, designs, symbols, fixtures, colours, illumination or projected images.

**Site** - shall mean an area of land with fixed boundaries and which has been recorded in the Land Titles Office by a Certificate of Title.

**Site Line, Front or Site Frontage** - shall mean the site boundary that divides the site from the street. 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 Line, Rear** - shall mean the site boundary at the rear of the site and opposite the front site line.

**Site Line, Side** - shall mean a site boundary other than a front or rear site line.

**Street Or Road** - shall mean a legal public thoroughfare which affords the principal means of access to abutting property, but shall not include an easement or lane.

**Structure** - shall mean a combination of materials constructed, located or erected for use, occupancy or ornamentation, whether installed on, above or below the surface of land or water.

**Tourist Campsite** - shall mean land upon which two or more tents, trailer coaches, camping trailers or units, used by the general public may be temporarily accommodated, usually for over-night recreation, education or vacation purposes.

**Trailer Coach** - shall mean any vehicle used or constructed so as to enable it to be used as a conveyance upon public streets or highways and includes a self-propelled or non-self propelled vehicle designed, constructed or reconstructed to permit occupancy as a dwelling or sleeping place for one or more persons notwithstanding that its running gear is removed or that it is jacked up.

**Trailer Court** - shall mean any site on which two or more occupied trailer coaches are or are permitted to be harboured whether or not a charge is made or paid for the use thereof and includes any building or structure used or intended for use as a part of the equipment of such trailer court, but does not include an industrial or construction camp.

**Yard** - shall mean any part of a site unoccupied and unobstructed by any principal building or structure.

**Yard, Front** - shall mean a yard extending across the full width of a site between the front site line and the nearest main wall of the principal building or structure on the site.

Yard, Rear - shall mean a yard extending across the full width of the site between the rear line and the nearest main wall of the principal building or structure on the site.

Yard, Side - shall mean a yard extending from the front yard to the rear yard between the side site line and the nearest main wall of the principal building or structure on the site.

Use - shall mean the purpose or activity for which land, buildings or structures are designed, arranged, intended, occupied or maintained.

Zone - shall mean:

- (i) a development category established in this bylaw.
- (ii) a land area within the municipality, designated for specific, uniform development and subdivision standards and requirements.



**PART 3. - ADMINISTRATION**

1. **Development Officer**

- (1) The R.M. council shall appoint a Development Officer to administer this bylaw and may, in his/her absence, appoint an alternate.
- (2) The Development Officer shall receive, record and review Development Permit applications and issue decisions in consultation with council, particularly those decisions involving subdivision, discretionary uses, development permit conditions, and development and servicing agreements.

2. **Development Appeals Board**

Council shall appoint a Development Appeals Board within three months from the effective date of this bylaw, in accordance with The Planning and Development Act, 1983.

3. **Zoning Map and Development Zones**

To assist in implementing the Basic Planning Statement bylaw and to spatially apply this bylaw:

(i) **Zoning Map**

A map entitled "Zoning Map" shall be part of this zoning bylaw.

(ii) **Development Zones**

The municipality shall be categorized on the zoning map, into the following development zoning districts which shall be known as "zones":

<u>Zone</u>	<u>Symbol</u>
Agricultural	A

(iii) **Notations**

The zoning map may contain development sub-zones, notations and symbols to achieve bylaw clarity and effectiveness.

(iv) **Development Zone Boundaries**

The boundaries of development zones, unless otherwise specified, shall be interpreted as follows:

- (a) R.M. boundary lines
- (b) Site lines
- (c) Linear public utility centrelines
- (d) natural features (eg. rivers)

4. **Bylaw Interpretation**

Where any provision of this bylaw appears unclear, council shall make the final bylaw interpretation.

5. Development and Subdivision Conformity

(1) General

No person shall develop, subdivide, use, repair or occupy land, buildings and structures in a manner contrary to this bylaw, the Basic Planning Statement bylaw, approved Development Permits and permit conditions, subdivision approvals and The Planning and Development Act, 1983.

(2) Stringency

Where the provisions of this bylaw conflict with one another or with other federal, provincial or municipal requirements, the more stringent requirements shall apply.

6. Development Permits Required

Before commencing any development, every developer shall:

- (i) Complete a Development Permit application and
- (ii) Receive a Development Permit for the proposed development,

unless the proposed development is exempt from Development Permit requirements.

7. Exemptions

(1) From Development Permits

The following developments shall be exempt from Development Permit requirements, but shall conform to all other bylaw requirements:

(i) Farm Buildings

Buildings and structures which are accessory to a principal agricultural operation (eg. barns, granaries, etc.), however, Development Permits shall be required for all:

- (a) Farm dwellings on the agricultural site
- (b) Discretionary agricultural uses

(ii) Certain Signs

Certain signs as outlined in Part 4, Section D-20.

(iii) Accessory Uses

All accessory uses, except as otherwise required in this bylaw.

(2) From All Bylaw Requirements

All lawful operations for the purpose of inspecting, repairing or renewing linear public utilities (eg. sewer pipes, power lines, etc.), shall be exempt from all bylaw requirements.

8. **Application Requirements**

Every Development Permit application shall include:

- (i) A completed application form.
- (ii) Two copies of a proposed development site plan showing the following:
  - (a) site dimensions, size and location.
  - (b) existing and proposed development, public utilities and environmental features.
  - (c) additional information when requested by the Development Officer, including contours, photographs and a site plan prepared by a licensed Saskatchewan land surveyor or professional community planner.
  - (d) be signed by the registered site owner or his/her appointed agent.

9. **Application Review**

- (1) An application decision shall not be made until all required information has been provided.
- (2) An application may be referred to other agencies to obtain comments or recommendations and to assist in determining proposal conformity with this bylaw.

10. **Application Decision**

The applicant shall be notified in writing of the decision regarding the Development Permit application.

11. **Approval**

(1) **General**

No Development Permit shall be issued or is valid unless it conforms to all the provisions of this bylaw and The Planning and Development Act, 1983. A permit shall be issued for developments which conform to the zoning bylaw.

(2) **Permitted Use Development Standards**

A Development Officer may incorporate in a permitted use Development Permit, specified development standards to ensure development and application conformity with the zoning bylaw. The development standards shall be based on the provisions of Part 4, General Development Standards and defined bylaw requirements.

(3) **Discretionary Use Development Standards**

A Development Officer may prescribe, in a discretionary use Development Permit, specified development standards to achieve application conformity and the development objectives of the zoning bylaw. The development standards shall be based on and consistent with defined bylaw discretionary use development standards and the provisions of Part 4, General Development Standards.

12. **Refusal**

(1) **General**

An application for a Development Permit shall be refused, if it does not comply with all zoning bylaw requirements.

(2) **Reasons**

The reasons for a Development Permit refusal shall be stated.

13. **Appeal Notice**

The applicant shall be notified of the right to appeal an application decision to the municipal Development Appeals Board, subject to the requirements of The Planning and Development Act, 1983.

14. **Development Permit**

(1) **Invalid**

A Development Permit shall be automatically invalid and development shall cease:

- (i) If the proposed development is not commenced within six months from the permit issuance date, or if the development is suspended or discontinued for a period of six or more months.
- (ii) When development is undertaken in contravention of this bylaw, the Development Permit and specified development standards.
- (iii) When a written appeal notice is received by the secretary of the Development Appeals Board regarding the Development Permit.

15. **Cancellation**

A Development Permit may be cancelled and when cancelled, development shall cease:

- (i) Where the Development Officer is satisfied that a Development Permit was issued based on false or mistaken information.
- (ii) When a developer requests a Development Permit modification.

16. **Stop-Work**

Council may authorize action to stop any development which does not conform to this bylaw.

17. **Permit Re-Issuance**

A Development Permit may be re-issued in its original or a modified form, where a new Development Permit application conforms to the provisions of this bylaw.

18. **Other Permits**

A developer shall obtain all other necessary permits and approvals, either prior to, or after obtaining a Development Permit, as specified by the Development Officer.

19. Temporary Development Permits

Council may, at its discretion, issue a temporary Development Permit with specified conditions, for a specified period of time, to accommodate the following developments:

- (i) Developments incidental to approved construction, including a construction camp, tool shed, scaffold and similar uses.
- (ii) Developments erected for council approved special occasions and holidays.
- (iii) Other temporary developments, as determined by council.

20. Moving A Building

No building shall be moved without first obtaining a Development Permit, unless exempt under this bylaw.

21. Development Sequence

Development and subdivision proposals shall be reviewed and determined according to the following sequence and concerns:

<u>Sequence</u>	<u>Responsibility</u>
1. Plan bylaw conformity	- Council
2. Zoning bylaw conformity	- Council
3. Subdivision suitability	- Council recommendation - Approving Authority decision
4. Development conformity	- Council/Development Officer
5. Building permit conformity	- Council
6. Demolition permit acceptability	- Council
7. Blasting permit acceptability	- Council
8. Other	- Council

22. Saskatchewan Health Referral

A copy of all approved Development Permits, involving the installation of water and sanitary services, shall be supplied to the local office of the Department of Health.

23. Development Agreements

Council may request a developer to enter into a development agreement to ensure development conformity with the Basic Planning Statement bylaw and this bylaw, pursuant to section 215 of The Planning and Development Act, 1983. Council may refuse to issue a development permit, a subdivision approval recommendation or to rezone land, if a developer refuses to enter into a development agreement.

24. Servicing Agreement

Where a development proposal involves subdivision, council may require a developer to enter into a servicing agreement to ensure appropriate servicing pursuant to section 143 of The Planning and Development Act, 1983.

25. Performance Bonds

Council may require a developer to post and maintain a performance bond to ensure developer performance and to protect the public interest.

26. Liability Insurance

Council may require developers to provide and maintain liability insurance to protect the municipality, developer and public.

27. Caveats

Council may require that development and servicing agreements and other documents be caveated on affected lands, to protect municipal and public interests.

28. Fees

(1) For Development Permit Applications

A Development Permit application fee, as specified below shall accompany each application.

All applications                      \$5.00

(2) For Zoning Bylaw Amendment Application

A zoning bylaw amendment application fee of \$25.00 shall accompany each application.

(3) For Advertising Amendments and Discretionary Use Proposals

Applicants shall pay all advertising costs associated with:

- (i) zoning bylaw amendments
- (ii) discretionary use development proposals

29. Bylaw Amendments

Council may amend this bylaw:

- (i) upon request
- (ii) at any time upon its own initiative,

in order to achieve the application of Basic Planning Statement goals, objectives and policies.

30. Bylaw Review

Council shall review and may consolidate this bylaw:

- (i) when council considers it necessary
- (ii) five years from the effective date or the last consolidation of this bylaw.

31. Severability

If any section of this bylaw is deemed by an appropriate authority, to be invalid, the remainder of the bylaw shall continue in effect.

32. Offences and Penalties

Contraventions of and prosecutions under this bylaw, and penalties, shall be in accordance with The Planning and Development Act, 1983.

**PART 4 - GENERAL DEVELOPMENT STANDARDS**

The following general development standards and requirements shall apply in all development zones, to all subdivisions and to all permitted, discretionary and accessory developments.

**A. General**

**1. Basic Planning Statement Provisions**

Every development and subdivision shall conform to the provisions of the Basic Planning Statement bylaw and this bylaw.

**2. Compliance**

No development, subdivision or person shall be exempt from complying with the requirements of this, or any other municipal bylaw; or, from any statute or regulation of the Province of Saskatchewan or the Government of Canada.

**B. Environmental**

**1. General**

Development and subdivision proposals shall conform to the environmental requirements of the Basic Planning Statement bylaw.

**2. Flood Protection Standards**

**(1) New Development**

Buildings, structures and the storage of hazardous chemicals shall be prohibited on land which is lower than the 500-year design flood freeboard elevation, except as provided below:

- (i) Public utility uses, as permitted uses, excluding buildings and storage yards.
- (ii) At council's discretion, the following uses may be permitted:
  - (a) Agriculture, market gardening, nursery and similar crops, excluding buildings.
  - (b) Outdoor recreation uses, wildlife habitat and conservation uses, excluding buildings.
  - (c) Bicycle paths, ski trails, walkways and similar uses.
  - (d) Parking areas, signs and similar uses.
  - (e) Any site modifications.
- (iii) All development below the 500-year design flood freeboard elevation shall not:
  - (a) Increase the flood damage potential.
  - (b) Adversely affect the hydraulic efficiency or capacity of the floodway, floodway fringe or water bodies.

(2) Existing Development

- (i) Existing non-conforming developments, buildings and structures which are below the 500-year design flood freeboard elevation may continue as non-conforming uses.
- (ii) Any subsequent re-development on such lands shall be at council's discretion and may be subject to flood proofing standards.

(3) Subdivision For New Development

- (i) The subdivision of land below the 500-year design flood freeboard elevation shall be at council's discretion, and may occur:
  - (a) For any permitted or discretionary use identified in section 2(1) above.
  - (b) To facilitate the consolidation or re-arrangement of existing sites.
- (ii) Where land is partially below the 500-year design flood freeboard elevation, subdivision may occur, at council's discretion, for a permitted or discretionary use, where the specified minimum site size requirement or a suitable building area is provided above the 500-year design flood freeboard elevation.

(4) Subdivision For Existing Development

Existing development below the 500-year design flood freeboard elevation may be subdivided, at council's discretion:

- (i) In compliance with this section.
- (ii) Subject to council specified flood proofing standards which protect development and public utilities, and minimize environmental disruption.

(5) Floodproofing Measures

Council may specify floodproofing measures for any development or subdivision proposal. Such measures shall be established in consultation with the Saskatchewan Water Corporation.

C. Services

All development and subdivisions shall conform to the servicing and public utility requirements of the Basic Planning Statement Bylaw.

D. Development and Subdivision

1. Prohibited Development

Development which is not specified in this bylaw as a permitted, discretionary or accessory use, shall be prohibited.



2. Development Sites

Every site shall conform to the requirements of this bylaw.

3. New Subdivision Sites and Remaining Sites

Proposed subdivision sites and all proposed remaining sites shall conform to the requirements of this bylaw.

4. Site Size Adjustments

In the A-Agricultural Zone, all minimum site size requirements shall be as stated, except that;

- (i) Where roads, railways, pipelines and other linear public utilities, including their widening, are subdivided and/or registered, or
- (ii) Where adjustments are required due to irregularities in the primary survey system;

the remaining site size shall be deemed to be conforming.

5. Site Frontage

- (1) Every site shall abut and have the minimum required site frontage along an existing public road.
- (2) Where the site frontage is along a cul-de-sac, curve or is irregular, the minimum site frontage shall be provided according to the minimum Subdivision Regulation requirements.

6. Site Access

- (1) Vehicular access shall be provided from the public road directly to each site.
- (2) Council may, at its discretion, in special circumstances, approve an alternate access arrangement to avoid:
  - Prohibitive servicing costs
  - Environmental disruption
  - Undue hardship

7. One Principal Development Per Site

Only one principal development or use per site shall be permitted, except for the following use:

- Linear public utilities may locate on any site with another principal use.

8. Principal Buildings Per Site

Only one principal building per site shall be permitted, except that the following uses may have more than one principal building to accommodate the use:

- (i) Public utility uses
- (ii) A private institution
- (iii) An industrial use
- (iv) A multi-unit residential use (ie. mobile home court)
- (v) Recreational uses
- (vi) An agricultural use

9. Accessory Uses

- (1) Accessory uses may occur in conjunction with a permitted or discretionary use
- (2) Unless otherwise specified in this bylaw, a residential use shall not be defined as an accessory use

10. Development on Sites

- (1) Development shall occur totally within the site lines.
- (2) Council may, at its discretion, authorize development to straddle abutting sites where the following conditions are met:
  - (i) The sites are first consolidated under one registered Certificate of Title, or
  - (ii) The sites are secured as one site by a development or servicing agreement, caveat or other council approved arrangement which is accepted by the Land Titles Office.

11. Development of Existing Non-Conforming Sites

- (1) An existing site:
  - (i) for which a separate Certificate of Title was registered in the Land Titles Office, prior to the effective date of this bylaw, and
  - (ii) which does not conform to the minimum site size or frontage requirements of this bylaw.

shall, unless otherwise specified in this bylaw, be deemed to be non-conforming.

12. Existing Non-Conforming Buildings

(1) Alteration

An existing principal or accessory building which:

- (i) either existed or was authorized for construction on the effective date of this bylaw and
- (ii) does not conform to the minimum front, side or rear yard requirements of this bylaw,

may be modified, enlarged, repaired or renovated but the degree of bylaw non-conformity shall not be increased.

(2) Reconstruction

The reconstruction of a building referred to in sub-section (1) may be undertaken, at council's discretion, with specified development conditions on a new, or on the same site location, but the degree of bylaw non-conformity shall not be increased.

13. Permitted and Discretionary Use Development Standards

(1) General

To achieve development permit application and development conformity with the requirements of this bylaw, development standards may be specified in both discretionary and permitted use development permits.

(2) Objectives

Such specified development standards shall achieve any of the following development objectives:

- conformity with the plan and zoning bylaw
- facilitate bylaw administration and clarity
- ensure - developer bylaw compliance and responsibility
  - compatible, quality development
  - efficient servicing
  - public safety
  - minimal public expenditures
  - environmental protection
  - site restoration

(3) Development Standards Applied

To achieve the above objectives, development standards relating to the following concerns may be incorporated in and attached to, permitted and discretionary use development permits:

- (i) specifically identified bylaw development concerns and stated discretionary development situations (ie. environmental protection)
- (ii) site shape, size and layout
- (iii) building size, shape and layout
- (iv) pedestrian accessibility, including walkways
- (v) vehicular access, location, type, volume and capacity
- (vi) on-site parking and loading requirements, design and arrangements
- (vii) safeguards to prevent noxious and offensive emissions, including noise, glare, dust, odour and related nuisances
- (viii) requirements regarding
  - landscaping
  - servicing
  - open spaces
  - buffers

14. Yards

(1) General

The minimum specified front, side and rear yards shall be provided for each site, unless otherwise authorized in this bylaw.

(2) **Principal Building**

No principal building, structure or use shall be located in any front, side or rear yard, unless otherwise authorized in this bylaw.

(3) **Accessory Building**

Accessory buildings and structures which are attached to a principal building or structure shall be regarded as part of the principal building or structure and shall be sited accordingly, unless otherwise authorized in this bylaw.

(4) Separate accessory buildings and structures, unless otherwise authorized in this bylaw:

(i) shall not locate in the front yard or a side yard which abuts a road

(ii) may be located, at council's discretion, within 1 metre (3 feet) of a side or rear site line, or the bank of a water course, subject to other bylaw requirements

15. **Public Utilities**

Public utilities shall be permitted uses in all zones and no minimum site development standards shall apply. Development permits shall be required, except where exemptions are specified.

16. **Human Habitation**

Human habitation shall:

(i) occur only in approved residential units and buildings

(ii) be prohibited in a car, truck, bus or train body and in similar structures.

17. **Mobile Homes**

(1) Single-detached dwelling site requirements shall apply.

(2) An accessory building or structure which specifically includes, but is not limited to, a porch, a canopy, an addition, or an oil tank covering shall be permitted.

(3) All mobile homes shall be equipped with a skirting within 30 days of the mobile home being placed on the site.

(4) An accessible removable panel shall be incorporated into the skirting as a service panel.

18. **Home Occupation**

Home occupations shall be a permitted use in all zones which permit dwelling units and shall be subject to the following development standards:

(1) The home occupation shall be service oriented and shall not include a store or any retail sales.

(2) Only the residents of the dwelling unit shall be employed in the home-occupation.

- (3) The use shall be restricted to the dwelling unit or an accessory building.
- (4) There shall be no outside storage of material or equipment.
- (5) The peace, quiet and character of the neighbourhood or adjacent land uses, shall not be disturbed by dust, noise, smell, smoke, traffic generated by the use or similar nuisances.
- (6) Accessory mechanical equipment shall be compatible with the residential use and shall not generate a nuisance, noise, odour, vibration or glare.
- (7) No more than one business vehicle shall be parked at, or in the immediate vicinity of the home occupation.
- (8) The parking of vehicles of employees hired for off-site jobs shall not be permitted at, or in the vicinity of, the business.
- (9) There may be one advertising sign, which shall be within the building on the site.
- (10) The home occupation shall not occupy more than 10% of the total ground floor area of the building, or 14 square metres (150 square feet), whichever is less.

19. **Animals on Residential Sites**

Farm animals (ie. cattle, horses, pigs, sheep, etc.) are permitted on residential sites in the Agricultural Zone, subject to the following development standards:

- (i) Related accessory buildings shall be located a minimum distance of 15 metres (50 feet) from all site line, water supplies and residential buildings.
- (ii) All animal wastes shall be disposed of according to provincial standards.
- (iii) No obnoxious odours, excessive noise, or nuisance shall be generated.
- (iv) No surface or ground water pollution shall occur.
- (v) The minimum residential site size shall be .4 hectares (1 acre).

20. **Signs**

(1) **General**

- (i) No sign or billboard shall be erected, enlarged, changed or structurally altered except in conformity with the requirements of Saskatchewan Highways and the zoning bylaw requirements.
- (ii) All signs shall be constructed and maintained in compliance with all applicable standards and be kept in good repair.

(2) **Prohibited Signs**

The following signs shall be prohibited and the developer shall remove the sign.:

- (i) Signs which no longer advertise a bonafide business or product sold
- (ii) Signs which incorporate in any manner, flashing, moving illumination which varies in intensity or colour and visible revolving or moving parts caused by wind or electricity.
- (iii) Signs which jeopardize public safety or health, the vision of drivers, the effectiveness of traffic signs and the functioning of fire escapes.
- (iv) Signs painted or placed on a tree, stone, cliff or natural object.

(3) **Signs Not Requiring a Permit**

- (i) Government and public utility signs
- (ii) Election signs, which shall be removed within 3 days after an election
- (iii) Temporary construction signs
- (iv) Real estate signs for selling, leasing and renting property
- (v) Memorial signs, plaques, etc.
- (vi) On-site directional signs (ie. parking, no trespassing, etc.) which do not exceed .6 square metres (6.4 square feet)
- (vii) Civic address signs:
  - which indicate - the occupant's name and/or  
- the street number
  - shall not exceed .6 square metres (6.4 square feet)
  - only one sign per principal occupant shall be permitted

(4) **Off-site Signs**

- (1) Every off-site sign, unless prohibited or exempt in this bylaw, shall be permitted at council's discretion and shall conform to Highway's sign regulations.
- (2) Off-site signs shall be:
  - (i) limited to a maximum of 4 signs per use
  - (ii) sited to achieve public safety and efficient municipal service

*By 10/1/82*

(5) Requirements

<u>Use</u>	<u>Maximum # of Signs Per Site</u>	<u>Maximum Sign Size</u>	<u>Maximum Sign Height</u>
Commercial Industrial	2	4.6 M2 (50 sq. ft.) Sign may be double faced	10 metres (32 feet)
Other	1	1 M2 (10 sq. ft.)	7.5 metres (25 feet)

*Amend*

(6) Yards

Non-government signs may locate in any yard but shall be sited 3 metres (10 feet) away from any site line.

21. Parking Standards

(1) General

When any new development occurs or when any existing development is enlarged, or use changed, provision shall be made for off-street vehicular parking spaces, either on-site or by an alternate arrangement with council.

(2) Alternate Parking Arrangements

Where the minimum required parking space cannot be provided on-site, upon request, council may, at its discretion, either:

- (i) exempt the applicant from providing all or part of the required parking spaces or
- (ii) require a cash-in-lieu payment for unprovided parking spaces, subject to specified conditions

(3) Parking Calculation

Parking space cash-in-lieu payments shall be calculated at \$500.00 per parking space.

(4) Parking Fees

Council shall administer a parking fund as per The Planning and Development Act, 1983.

(5) Documentation

Council shall indicate to the applicant, in writing, the specific area and use to which received cash-in-lieu parking payments apply.

(6) Parking Standards

The minimum parking space dimension shall be as follows:

Width 3 metres (10 feet)  
Length 5.5 metres (18 feet)

(7) Parking Requirements

Type of Use

Minimum Required  
Parking Spaces

Residential dwelling units  
in rooming houses - 1 space per dwelling

Residential uses containing  
more than 3 dwelling units - 1.5 per dwelling unit

Cottages - 2 per site

Home occupation - 2 per site

Commercial Uses

Beer parlours and eating  
establishments - 1 space per 3 seats

Bowling alleys - 6 spaces per lane

Curling rinks - 8 spaces per ice sheet

Business, administrative  
and professional offices - 1 space for 24 M<sup>2</sup> (260 sq.  
ft.) of gross floor area

Retail, personal and  
service shops - minimum of 3 spaces for  
customers  
- 1 space per 28 M<sup>2</sup> (300 sq.  
ft.)

Hotels - 1 space per unit

Motels - 1 space per unit  
- 1 space per 2 employees

Service stations - 4 spaces per bay

Other Uses

Auctioneering uses - 1 space per 10 seating  
places  
- 1 space per 10 M<sup>2</sup> (110 sq.  
ft.) of gross floor area

Community centres,  
auditoriums, theatres,  
meeting halls, gymnasiums - 1 space per 3.5 seats  
- 1 space per 3.5 M<sup>2</sup> (37 sq.  
ft.) of patron used floor  
area

Churches - 1 space per 5 seats

Daycare uses - 1 per staff member

Hospitals and clinics - 1 space per doctor  
- .5 space per bed plus  
- .5 space per employee



- Schools - 2 spaces per classroom
- Industrial, warehousing storage uses, public utility facilities, service and repair uses - 1 space per 2 employees on a maximum shift
- All other uses - Calculated at council's discretion with regard to the above.

22. **Loading Standards**

(1) **General**

- (i) When any new commercial or industrial development occurs or when any such existing use is changed, enlarged or increased in capacity, off-street vehicular loading/unloading spaces shall be provided either on-site or by an alternate arrangement with council.
- (ii) Loading spaces shall be located either within or abutting the building containing the use and shall be provided in addition to required parking spaces.
- (iii) No loading spaces shall be provided within a minimum front yard unless otherwise specifically stated in this bylaw.
- (iv) No loading spaces shall be provided within the minimum side yard on a site abutting a residential use in the H-Hamlet zone.

(2) **Alternate Arrangements**

Council may, at its discretion, exempt an applicant who proposes to re-develop a building or to develop a site which existed on the effective date of this bylaw, from all or part of the loading requirements.

(3) **Standards**

The minimum dimensions of an off-street loading space shall be:

Width 5.7 metres (12 feet)  
Length 12 metres (40 feet)

(4) **Loading Requirements**

<u>Type of Use</u>	<u>Minimum Required Parking Space</u>
- Industries, manufacturing uses, warehouses, terminals, wholesale uses, hotels, hospitals auctioneering uses	1 space per 2787 M2 (30,000 sq. ft.)
- retail stores over 100 M2 (1076 square feet)	Same as above

23. **Non Conformity**

Non conforming developments, buildings and sites shall be subject to the requirements of The Planning and Development Act, 1983.

PART 5 - A-AGRICULTURAL ZONE

1. Purpose

The purpose of the Agricultural Zone shall be to accommodate agricultural and agriculture related development and subdivisions.

2. Development

Subject to all other bylaw requirements, only the following developments and subdivisions shall occur:

3. Permitted Uses

(1) Agriculture

- All developments customarily carried on in agriculture
- Apiaries, aviaries, market gardens, nurseries, greenhouses
- Kennels, stables
- The sale of produce which is grown or raised on the agricultural site
- Excluding
  - intensive livestock operations
  - pregnant mare urine operations
  - feedlots

(2) Recreation

Public and private recreational uses, excluding:

- Tourist campsites
- Trailer parks
- Drive-in theatres
- Historical archaeological uses

(3) Institutions

- Public and quasi-public institutions
- Cemeteries

*(H) Resource Based*

4. Discretionary Uses

(1) Intensive Agricultural

Intensive livestock operations, pregnant mare urine operations, feedlots and similar uses.

(2) Agricultural Related Commercial

Livestock assembly and brokerage yards, auction facilities, abattoirs, veterinary clinics, grain storage facilities and similar uses.

Farm implement sales, service and repair uses, welding shops, salvage yards and similar uses.

Agricultural chemical, fertilizer, seed cleaning and drying and similar uses.

Bulk petroleum storage and similar uses.

707  
- 2893

(3) Extraction

Sand and gravel pits.

(4) Light Industrial

Agriculture related and light industrial uses, including warehouses, which do not involve as a principal operation, petroleum, chemical or metal refining or processing.

(5) Recreation

- Tourist campsites and trailer parks
- Drive-in theatres
- Historic and archaeological uses

(6) Residential

Single detached dwellings and mobile homes on a separate site.

(7) Airstrips

Private airstrips.

5. Permitted Use and Subdivision Minimum Site Size Standards

(1) Agricultural Site

(i) Basic Minimum Standard

- (a) 64.5 hectares (160 acres)
- (b) Existing sites which were registered in the Land Titles Office, prior to the effective date of this zoning bylaw shall be deemed to be conforming sites

(ii) Reduced Farm Site Size

An agricultural site may be reduced in size provided that:

- (a) The proposed site is subdivided for a conforming permitted or discretionary use in the Agricultural Zone, and that
- (b) The remaining agricultural site size is a minimum of 48.6 hectares (120 acres).

(2) Recreational - No minimum

(3) Institutional - No minimum

6. Discretionary Use and Subdivision Minimum Site Size Standards

(1) Intensive Agricultural - No minimum

(2) Agricultural Related Commercial - Minimum .4 hectare (1 acre)  
- Maximum 8 hectares (20 acres)

(3) Extraction, light industrial - Minimum .4 hectare (1 acre)  
Recreational and airstrips

(4) Residential Sites

(i) Generally, a maximum of one separate single detached or mobile home residential site, per primary survey system quarter section may be permitted at council's discretion.

Site size	Minimum	1 hectare	(2.5 acres)
	Maximum	8 hectares	(20 acres)

(ii) At council's discretion, only one additional single detached or mobile home residential site may be permitted per primary survey system quarter section, where:

(a) The additional residential site is cut-off from the remaining portion of the quarter section by:

- a public road or railway, or
- a water course, slough, marsh or other natural feature, which makes cultivation or the agricultural operation impracticable in council's opinion.

(b) Site size	Minimum	1 hectare	(2.5 acres)
	Maximum	8 hectares	(20 acres)

(iii) Existing separate residential sites shall be deemed to be conforming sites.

*Amended*

7. Farm Houses on a Farm

(1) One single detached dwelling, or mobile home shall be permitted, as an accessory use, to a principal agricultural holding (ie. the total agricultural sites owned by an agricultural operator).

(2) Additional accessory agricultural single detached, duplex, semi-detached or dormitory dwellings, including a mobile home, may be permitted on an agricultural site, at council's discretion, to accommodate either:

(i) Full-time workers engaged in the agricultural operation on the site and/or,

(ii) Joint owners of the agricultural site, who participate on a regular active basis in the agricultural operation.

(3) A Development Permit to construct an accessory farm residential building, shall not constitute a recommendation to subdivide the residential building and council shall not be required to recommend such subdivision.

8. Road Setback - Front Yard

(1) All buildings, structures (excluding signs), earth and stone piles, and vegetation, shall be located a minimum distance of:

- (i) 46 metres (150 feet) from the road centreline  
(ii) 92 metres (300 feet) from a road intersection, centreline or  
(iii) As required by the Department of Highways
- (2) Council, at its discretion, may permit buildings, structures and vegetation to locate closer to the edge of road allowances and intersections, to avoid undue hardship and excessive development costs; however, no building, use or vegetation shall:
- (i) Be located closer than 15.24 metres (50 feet) to the edge of a road allowance, or  
(ii) Violate the Department of Highways standards

*Deleted by  
Bylaw  
No 5-83*

9. Separation Distance

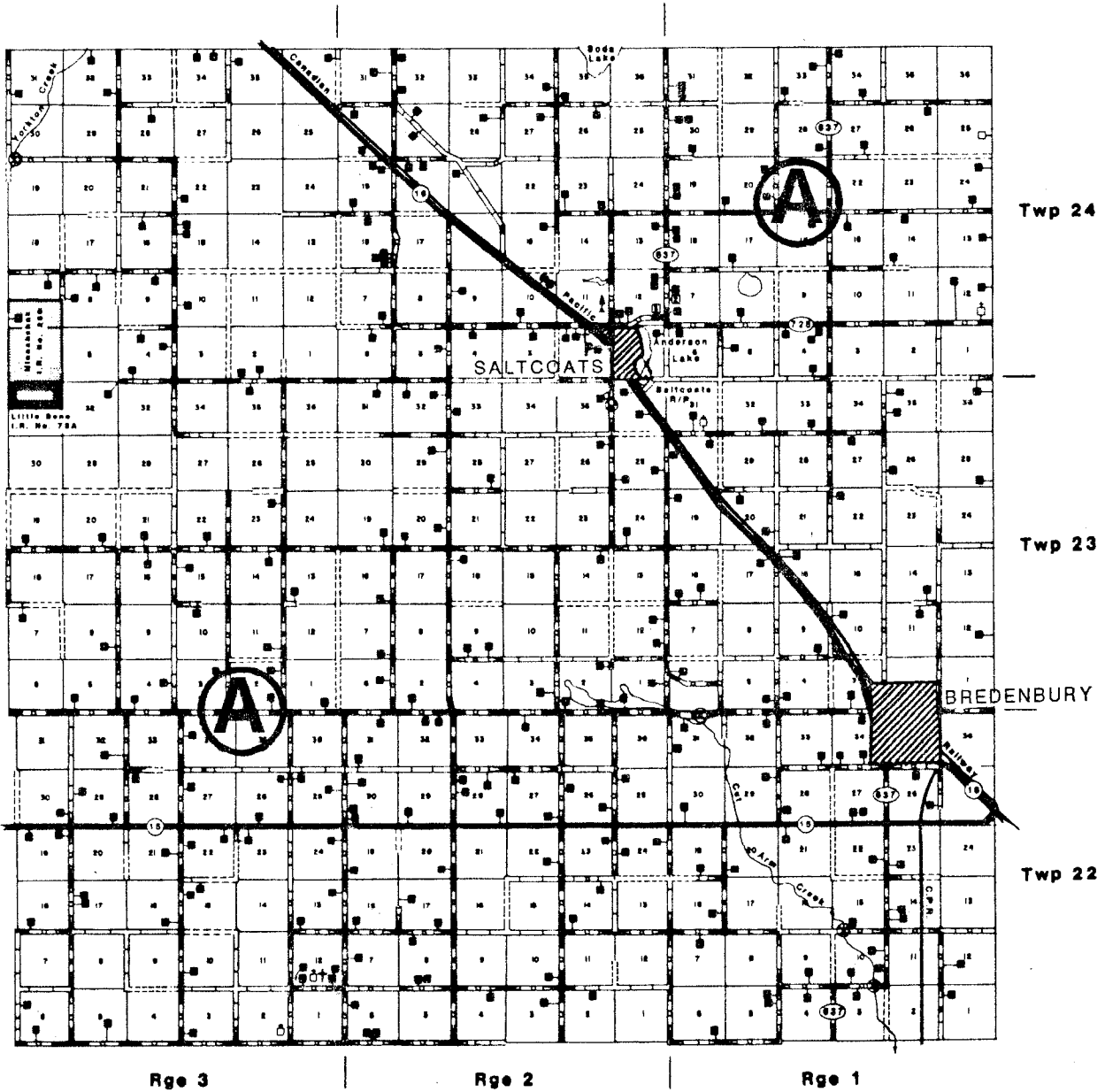
- (1) A minimum distance of 305 metres (1,000 feet) shall be provided between any residential building on a separate site and the following uses: - intensive agricultural uses  
- abbatoirs, drive-in theatres, private airstrips  
- livestock assembly and brokerage yards  
- anhydrous ammonia facilities  
- bulk petroleum storage uses
- (2) Existing development separation distances which do not meet the required separation distance, shall be deemed to be conforming.

10. Sand and Gravel Pits

Council may require developers of new or redeveloping existing sand and gravel pits, to meet specified development standards, based on the Guidelines For Environmental Protection During Development and Restoration of Sand and Gravel Pits, 1983 (See Appendix A), including subsequent council approved amendments, to enter into development or servicing agreements, post performance bonds and so forth, to achieve safe, environmentally sound sand and gravel pit development and restoration.



ZONING MAP



LEGEND

	Divided Provincial Highway		Bridge		Resort Area
	Provincial Highway		Paved Surface		Regional Park
<b>Municipal Road System</b>			Gravel Surface		Picnic or Campsite
	Primary Grid Road		Urban Municipality		Recreational or Community Centre
	Grid or Main Farm Access Road		Hamlet or Settlement		Airstrip
	Graded and Drained Road		Occupied Home		Tower
	Bladed and Undrained Road		Part-Time Occupied Home		Gravel Pit
	Prairie Trail		Number of Houses		Grain Terminal
	Road Allowance-No Access		Business Store, Garage, Motel, etc.		Colony
	Blind Line		Church		Corral
	Railways		School		Oil Battery
			Cemetery		Compressor Station
			Industry		Historical Site
					Trailer Court

(A) - Agricultural Zone

**APPROVED**  
 REGINA, SASK.  
 AUG 27 1986

*[Signature]*  
 Deputy Minister of  
 Saskatchewan Rural Development

PART 6. - EFFECTIVE DATE OF BYLAW

1. Ministerial Approval

This bylaw shall come into force on the date of final approval by the Minister of Rural Development.

2. Council Readings and Adoption

Introduction this 9th day of July, 1986

Read a first time this 9th day of July, 1986

Read a second time this 9th day of July, 1986

Read a third time this 12th day of August, 1986

Adoption of Bylaw this 12th day of August, 1986

W. Richards  
Reeve

SEAL

Ronald H. Puff  
R.M. Administrator

3. Ministerial Approval Date

SEAL

Certified a true copy of bylaw No. 3-86 adopted by resolution of council on the 12th day of August, 1986.

W. Richards  
Reeve

Ronald H. Puff  
Administrator





BYLAW NO. 1-92

A BYLAW TO AMEND BYLAW NO. 3-86 KNOWN AS THE ZONING BYLAW.

The Council of the Rural Municipality of Saltcoats No. 213, in the Province of Saskatchewan, in open meeting hereby enacts pursuant to Section 67 of the Planning and Development Act, 1983 as follows:

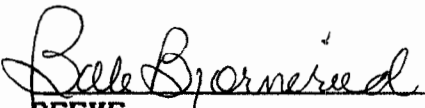
1. Bylaw No. 3-86 adopted August 12, 1986, is amended as hereinafter set forth.
2. Part 4, General Development Standards, Section D, 20(5), is hereby amended by deleting Subsection (5) and substituting the following:

Subsection (5) Requirements:

<u>Use</u>	<u>Maximum # Of signs Per Site</u>	<u>Maximum Sign Size</u>	<u>Maximum Sign Height</u>
Commercial		23 M2	8 metres
Industrial	2	(240 Sq. ft.)	(26 feet)
Other		Sign may be double faced	

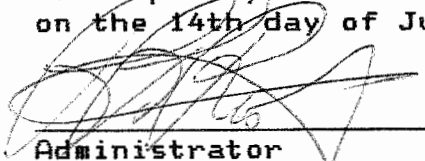
3. This bylaw shall come into force on the date of final approval by the Minister of Rural Development.

(SEAL)

  
REEVE

  
ADMINISTRATOR

Certified to be a true copy of  
Bylaw No. 1-92 adopted by  
the Council of the Rural  
Municipality of Saltcoats No. 213  
on the 14th day of July, 1992

  
Administrator

(SEAL)

Exhibit "A"

BYLAW NO. 6-96

A BYLAW TO AMEND BYLAW NO. 3-86, KNOWN AS THE ZONING BYLAW

The Council of the Rural Municipality of Saltcoats No. 213 in the Province of Saskatchewan, enacts to amend Zoning Bylaw No. 3-86 as follows:

- 1. Part 5 - A - Agricultural Zone, Section 6 Discretionary Use and Subdivision Minimum Site Size Standards, Subsection (4) Residential Sites is amended by deleting (i) and replacing it with the following:


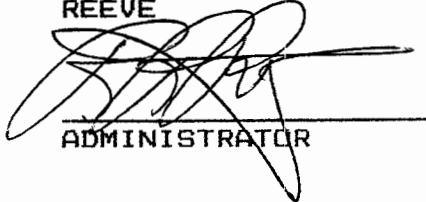
Residential Sites

- (i) A maximum of two separate single detached or mobile home residential sites, per primary survey system quarter section may be permitted at council's discretion.

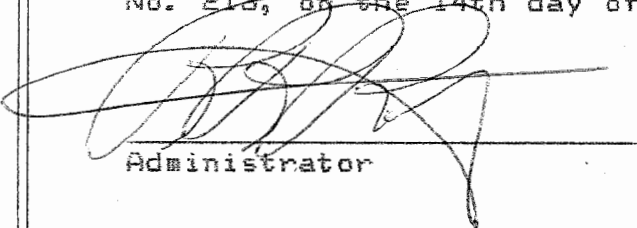
Site Size	Minimum	1 hectare (2.5 acres)
	Maximum	8 hectares (20 acres).

- 2. This bylaw shall come into force on the date of third and final reading by the Council of the R.M. of Saltcoats No. 213.

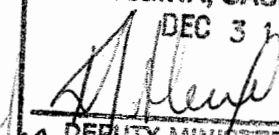
{SEAL}

  
 REEVE  
  
 ADMINISTRATOR

Certified to be a true copy of Bylaw No. 6-96 adopted by the Council of the R.M. of Saltcoats No. 213, on the 14th day of November, 1996

  
 Administrator

{SEAL}

**APPROVED**  
 REGINA, SASK.  
 DEC 31 1996  
  
 DEPUTY MINISTER OF  
 MUNICIPAL GOVERNMENT

BYLAW NO. 2/2000

A BYLAW TO AMEND BYLAW NO. 3-86, KNOWN AS THE ZONING BYLAW

The Council of the Rural Municipality of Saltcoats No. 213 in the Province of Saskatchewan, enacts to amend the Zoning Bylaw No. 3-86 as follows:

1. Text Change

Inserting a new district to be known as Part 5(a) CR - Country Residential District, by adding the following sections:

A. Permitted Uses:

The following uses are permitted in this district:

1. Principal Uses:

- (a) Residential:
  - (i) Single detached dwelling.
  - (ii) A mobile home on a permanent foundation.
- (b) Public utilities, excluding public utility solid and liquid waste management disposal facilities.

2. Accessory Uses:

Buildings, structures or uses secondary to and located on the same site with the principal permitted or discretionary use are permitted, including:

- (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) Non-commercial greenhouses.
- (d) Barns and stables.
- (e) Small scale agriculture, such as field crops, pastures and vegetables or horticultural gardens.
- (f) Keeping of birds and animals for domestic use and enjoyment. Subject to section 7(c) of this bylaw.

B. DISCRETIONARY USES:

The following uses are discretionary in this district:

- (a) Institutional uses:
  - (i) Schools and educational institutions.
  - (ii) Places of worship, religious institutions and hospitals.
  - (iii) Libraries, public cultural facilities and community halls.
- (b) Recreational uses which are related to intensive country residential development, including:
  - (i) Sports fields, parks and golf courses.
  - (ii) Rinks.
  - (iii) Other similar uses not primarily intended for monetary reward or gain.

- (c) Commercial uses:
  - (i) Convenience stores.
- (d) Public utility solid and liquid waste management/ disposal facilities

C. REGULATIONS:

Any site which does not conform to the following area or minimum frontage requirements shall be deemed to be a conforming site provided that a Certificate of Title existed in the Land Titles Office prior to the coming into force of the bylaw.

1. Site Area:

- (a) Residential:
  - Minimum - 0.5 hectares (1.2 acres)
  - Maximum - 4 hectares (10 acres)
- (b) Institutional and commercial:
  - Minimum - 900 square metres (9,700 square feet)
- (c) All other uses: no site area requirements.

2. Site Frontage:

- (a) Residential:
  - Minimum - 35 metres (115 feet)
- (b) Institutional and commercial:
  - Minimum - 23 metres (75 feet)
- (c) All other uses: no site frontage requirements.

3. Yard Requirements:

- (a) Front Yard:
  - (i) Residential: Minimum - 15 metres (50 feet) when abutting an internal collector road
  - (ii) Institutional and Commercial:
    - Minimum - 15 Metres (50 feet)
  - (iii) All other uses: no yard requirement

NOTE: A minimum of 30 metres (100 feet) will apply to a front or side yard when abutting a municipal road allowance.

4. Landscaping:

No trees shall be planted within 30 metres of a property line abutting a municipal road allowance or Provincial highways.

5. Floor Area:

- (a) Residential - Minimum - 90 square metres (1,000 squarefeet)

6. Outside Storage:

- (a) No outside storage shall be permitted in the front yard.
- (b) Outside storage located in a side or rear yard shall be suitably screened to the satisfaction of council.

7. Keeping of Livestock:

- (a) The equivalent of one(1) large animal units(horses or cows) will be permitted on a 0.5 hectare(1.2 acre) site. For each additional 1.2 hectares(3 acres), one(1) additional animal will be permitted. Birds and small livestock species will be limited in numbers to the proportional equivalent per animal unit as defined in The Agricultural Operations Act.
- (b) Animals shall not be pastured within 15 metres(50 feet) of any dwelling not owned by the owner of the animals and no buildings or structures intended to contain birds or animals shall be located within 30 metres(100 feet) of a dwelling or property line.

2. Map Change

To Zone certain lands within the SE-2-23-1-W2M to CR - Country Residential District more specifically described as:

Parcels C & D shown on Plan BV5546.

3. Effective Date

This bylaw shall come into force and take affect when approved by the Minister.

{SEAL}

REEVE

ADMINISTRATOR

Certified a true copy of  
Bylaw No. 2/2000 adopted by  
the Council of the Rural  
Municipality of Saltcoats No. 213  
the 9th day of May, 2000.

Administrator

{SEAL}



SE-2-23-1-Wdm

2nd Avenue

C

D

Main Farm Access

ROAD ALLOWANCE

Bylaw No. 3/2002

A Bylaw for the Purpose of Amending the Zoning Bylaw No. 3-86.

Authority

Pursuant to Section 67 of The Planning and Development Act, 1983, the Council of the R.M. of Saltcoats No. 213, in the Province of Saskatchewan, hereby amends the original Zoning Bylaw No. 3-86 as follows:

Item 1 - Text Change

Part 2, definitions is amended as follows:

To add a new definition for "Animal Unit" as follows:

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

Type	Kind of Animal	Number of Animals = 1 Animal Unit
Poultry	Hen, cockerels, capons	100
	Chicks, broiler chickens	200
	Turkeys, geese, ducks	50
Hogs	Boars or sows	3
	Gilts	4
	Feeder pigs	6
	Weanling pigs	20
Sheep	Rams or ewes	7
	Lambs	14
Goats	all (including llamas, alpacas, etc)	7
Cattle	Cows or bulls	1
	Feeder cattle	1.5
	Replacement heifers	2
	Calves	4
Horses	Colts or ponies	2
	Other horses	1
Bison	Cows or bulls	1
	Calves	4
Fallow Deer	Fallow deer	8
	Fallow deer fawns	32
Domestic indigenous	Elk	5
	Elk Calves	20
	White tail deer	8
	White tail deer fawns	32
	Mule deer	8
	Mule deer fawns	32

To delete the definition for “Intensive Livestock Operation”, and add the following:

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

- (a) will contain 150 or more animal units, and
- (b) provides less than 370 square metres (4000 square feet) of space for each animal unit contained therein.

**Item 2 - Text Change**

To remove Section 9 (1) of Part 5 - A - Agricultural Zone and inserting the following new subsection to Section 9 (1) of Part 5 - A - Agricultural Zone:

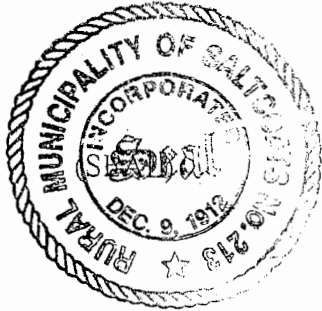
**SPECIFIC DEVELOPMENT STANDARDS FOR INTENSIVE LIVESTOCK OPERATIONS:**


1. Council is governed by the location criteria contained in the Basic Planning Statement, Part 4, Section 4 in the issuing of a discretionary approval for an I.L.O..
2. Development of any temporary facility, or of part of a site shall also require a development permit as a discretionary use if it meets the definition of a I.L.O.
3. Approval of an intensive livestock operation shall be for a specific maximum number of animal units specified by council as a condition of the development permit. A new discretionary approval shall be required to expand the I.L.O. for which a greater separation distance is identified according to Table 4 in the Basic Planning Statement or to alter the species of animals in the operation .
4. Council may issue a conditional approval of an I.L.O. subject to:
  - (a) Coverage of liquid manure storage facilities by straw or other acceptable means on a continuous basis.
  - (b) Disposal of manure produced by an I.L.O. based on the following provision for manure disposal:
    - i) council may specify crop land or improved pasture which may be used for the disposal of wastes from an intensive livestock operation.
    - ii) liquid manure shall be spread by direct injection into the soil.
    - iii) solid manure shall be incorporated into the soil within 24 hours, unless such incorporation is prevented by adverse weather conditions, in which case incorporation shall take place as soon as practical thereafter.
    - iv) solid or liquid manure shall not be spread on snow covered or frozen ground.

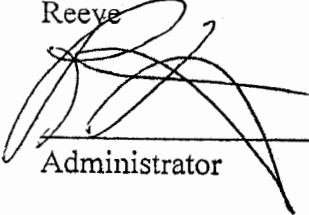


Effective Date

This Bylaw shall come into force and take effect the date it is approved by the Minister of Government Relations and Aboriginal Affairs.



  
\_\_\_\_\_  
Reeve

  
\_\_\_\_\_  
Administrator

**APPROVED**  
**REGINA, SASK.**  
JAN - 6 2003

  
\_\_\_\_\_  
Associate Deputy Minister of  
Municipal Relations Division  
Sask. Government Relations  
and Aboriginal Affairs

E xhibit "A"

**Rural Municipality of Saltcoats No. 213**

**Bylaw No. 6/08**

**A Bylaw Amending Bylaw No. 3-86 known as the Zoning Bylaw.**

**Authority**

Pursuant to Section 46 of The Planning and Development Act, 2007, the Council of the R.M. of Saltcoats No. 213, in the Province of Saskatchewan, hereby amends the original Zoning Bylaw No. 3-86 as follows:

1. Part 5 - A - Agricultural Zone, Section 3, Permitted Uses is amended by adding the following permitted use:

**(4) Resource Based Uses, including Accessory Buildings and Uses:**

- (a) petroleum and mineral exploration or extraction wells and related facilities.
- (b) petroleum pipelines and related facilities.
- (c) mineral mines and or extraction facilities.


2. Part 5 - A - Agricultural Zone, Section 5, Permitted Uses and Subdivision Minimum Site Size Standards is amended by adding the following Minimum Site Size Standard:


**(4) Resource Based Uses - Minimum 0.4 hectares (1 acre)**

**Effective Date**

This bylaw shall come into force and take effect the date it is approved by the Minister.

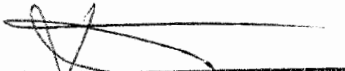


  
 \_\_\_\_\_  
 Reeve

  
 \_\_\_\_\_  
 Administrator

Certified to be a true copy of Bylaw No. 6/08  
 adopted by the council of the Rural Municipality of  
 Saltcoats No. 213 on the 14 day of July, 2008



  
 \_\_\_\_\_  
 Administrator



**BYLAW NO. 2/2010**

**RURAL MUNICIPALITY OF SALTCOATS NO. 213**

**A BYLAW TO AMEND BYLAW NO. 3 – 86  
KNOWN AS THE ZONING BYLAW.**

The Council of the Rural Municipality of Saltcoats No. 213 in the Province of Saskatchewan, enacts to amend the Zoning Bylaw No. 3 – 86 as follows:

**Text Change**

---

Inserting a new district to be known as Part 5(b) **L – Lakeshore District** , by adding the following sections:

**A. Permitted Uses:**

1. Residential uses:
  - (a) single detached dwelling
  - (b) RTM or modular home on a permanent foundation
2. 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.
3. Institutional uses:
  - (a) community halls
  - (b) places of worship
  - (c) public museums, libraries, and historical sites.
4. Uses and buildings customarily accessory and subordinate to the principal use on the site.

**B. Discretionary Uses**

1. Residential uses:
  - (a) permanent RV parks which may include mobile homes
  - (b) dwelling groups.
2. Commercial 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
  - (d) seasonal campgrounds
  - (e) golf courses
  - (f) commercial recreation facilities
  - (g) confectionaries
  - (h) service stations and gas bars.
3. Institutional uses:
  - (a) private clubs
  - (b) church, sports, educational, or service club institutional camps.
4. The following 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, including personal care homes.

### C. Regulations

1. Site requirements:
  - (a) Site Area:
    - public utilities and municipal facilities .....no requirements
    - all other uses .....minimum 1,000 square metres( 0.10 hectare)
  - (b) Site frontage:
    - service stations, gas bars .....minimum 30 m
    - public utilities and municipal facilities .....no regulation
    - all other uses .....minimum 20 m
    - The minimum frontage specified in Clause (b) may be reduced to 15 m provided the parcel is at least 20 m in average width over the first 30 m of parcel depth
  - (c) Required yards - residential uses (excluding dwelling groups).
    - For the purposes of this Section a lakeside lot is a parcel that abuts the bank of the lake or abuts an environmental or municipal reserve that abuts a lake, and a backshore lot is a parcel that has a street between it and any other parcel of land and the lake.
    - lakeside lot - front yard .....minimum ~~15~~<sup>7m</sup> m *Amended by Bylaw No 2/2019*
      - front yard - accessory building ...minimum 3 m
      - front yard coverage .....maximum 30%
      - rear yard - any building .....minimum 3 for any building wall and 2m for any open deck
    - side yard minimum 1.5 m
  - (d) Yard requirements – other uses
    - public utilities and municipal facilities .....no requirements
    - dwelling groups all yards .....minimum 4.5 m
    - other uses - all buildings and all yards .....minimum 6 m
- 2 Residential development:
  - (a) all permitted residential uses shall be places on permanent foundations
  - (b) Minimum floor area: Principal use - 90 square metres (1,000 square feet)
  - (c) Maximum floor area: Accessory uses - 55 square metres (600) square feet)
  - (d) one travel trailer or recreational vehicle may be used as temporary accommodation for guests of a principal residential dwelling, for periods not exceeding 30 days.

### D. Development Standards and Criteria for Discretionary Uses

- 1 Permanent RV parks:
  - (a) all campgrounds and RV parks that allow the sitting of trailers and other forms of recreational vehicles year round will be defined as Permanent RV Parks and will be assessed for taxation both for land and residential structures.
  - (b) Council will apply the following criteria in considering dwelling groups:
    - the size of the parcel shall be sufficient to maintain a 7.5 m landscaped buffer containing no development on the inside of the parcel boundary. Each site must have access from an internal roadway on the parcel
    - the parcel shall not be located within a residential subdivision or the area for any proposed expansion
    - the proposal will provide for adequate sewer and water supply services.
- 2 Dwelling Groups:
  - (a) 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
  - (b) 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

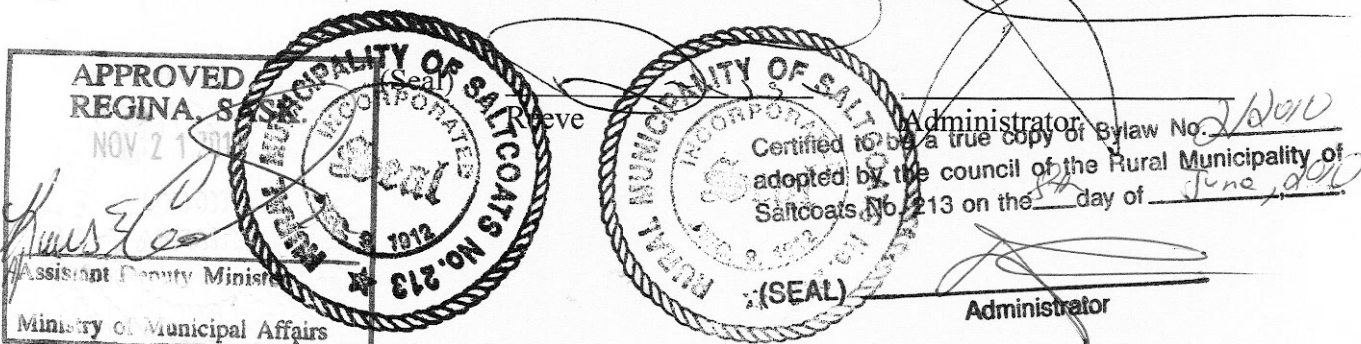
- (c) Council will apply the following criteria in considering dwelling groups:
- the size and location will be such that the access system has sufficient capacity to handle the added development and that the development will not cause excessive traffic through existing residential areas
  - there will be adequate access to the lake for the development
  - the proposal will provide for adequate sewer and water supply services.
- 3 Commercial uses:
- (a) Commercial uses on dedicated lands must:
- obtain a permit or lease document from the Municipality
  - serve to enhance the use of the dedicated lands as a public recreation area
  - be temporary and removable, and not exceed 20 m<sup>2</sup> in size unless located in a municipal facility
- (b) Commercial uses on private parcels shall be located adjacent to the roads providing access to the resort as a whole
- (c) a golf course shall be located on a separate parcel to any associated residential developments
- (d) Council will apply the following criteria in considering dwelling groups:
- the commercial development will serve tourists and residents of the resort area
  - the parcel shall not be located within a residential subdivision or area for any proposed expansion
  - the parcel shall not cause additional traffic in the residential areas, except where it is associated with a golf course
  - the proposal will provide for adequate sewer and water supply services.
- 4 Institutional uses:
- (a) in approving an institutional use, 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) Council will apply the following criteria in considering institutional uses:
- the use will be separate from the residential subdivision areas
  - the use will not disrupt the quiet enjoyment of the resort area
  - the proposal will provide for adequate sewer and water supply services.
- 5 Ancillary Uses:
- (a) bed-and-breakfast and personal care homes are considered compatible with residential development provided the sites are large enough to provide adequate parking and separation to adjacent dwellings
- (b) home based businesses which are personal services are generally considered compatible with residential development if the services are provided within the dwelling.

### E Map Change

1. To zone certain lands within the **NE-1-24-2-2 to L – Lakeshore District**, more specifically described as ISC Parcel's No. 143660617, 143660606 and 143660594 as shown on the map attached hereto and forming a part of this bylaw referred to as Schedule "A".

### G Effective Date

This bylaw shall come into force and take effect when approved by the Minister.





**Rural Municipality of Saltcoats No. 213**

**Bylaw No. 8/2010**

**A Bylaw Amending Bylaw No. 3-86 known as the Zoning Bylaw.**

**Authority**

Pursuant to Section 46 of The Planning and Development Act, 2007, the Council of the R.M. of Saltcoats No. 213, in the Province of Saskatchewan, hereby amends the original Zoning Bylaw No. 3-86 as follows:

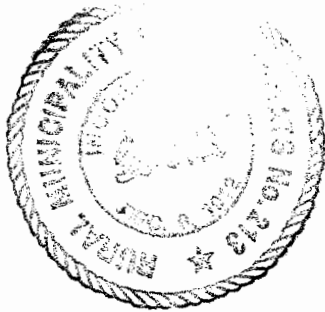
1. Part 5 - A - Agricultural Zone, Section 8, Road Setback- Front Yard, is amended by adding::


Subsection (2) Council at its discretion may permit, due to existing physical circumstances peculiar to the site and upon application to council, a building to locate closer to the centerline of a road.

**Effective Date**

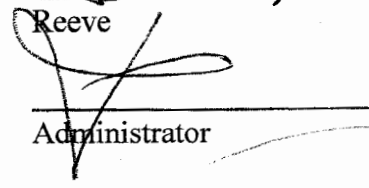
This bylaw shall come into force and take effect the date it is approved by the Minister.

(SEAL)



  
\_\_\_\_\_

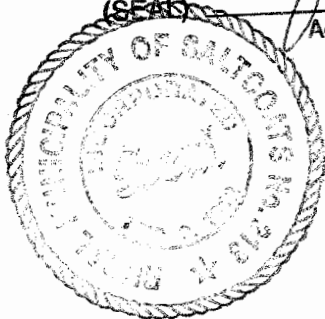
Reeve

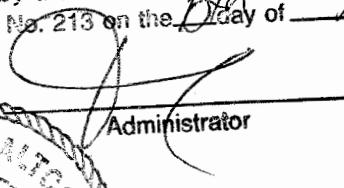
  
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Administrator

Certified to be a true copy of Bylaw No. 7/2010  
adopted by the council of the Rural Municipality of  
Saltcoats No. 213 on the 04th day of Aug 4th

(SEAL)



  
\_\_\_\_\_

Administrator

Rural Municipality of Saltcoats No. 213

Bylaw No. 4/2012

A Bylaw Amending Bylaw No. 3-86 known as the Zoning Bylaw.

Authority

Pursuant to Section 46 of The Planning and Development Act, 2007, the Council of the R.M. of Saltcoats No. 213, in the Province of Saskatchewan, hereby amends the original Zoning Bylaw No. 3-86 as follows:



1. Part 5 - A - Agricultural Zone. Section 5. Permitted Subdivision Minimum Site Size Standards (i) Agricultural Site. (ii) Reduced Farm Size (b). is amended by adding:

The remaining agricultural site size is a minimum of 48.6 hectares (120 acres), or a lesser amount due to the original survey, road widening, registered road plan, road - right-of-way or railway plans, pipeline development, or natural feature such as water courses and water bodies.

Effective Date

This bylaw shall come into force and take effect the date it is approved by the Minister.



  
\_\_\_\_\_  
Reeve  
  
\_\_\_\_\_  
Administrator

Certified to be a true copy of Bylaw No. 4/2012  
adopted by the council of the Rural Municipality of  
Saltcoats No. 213 on the 11th day of September, 2012.



  
\_\_\_\_\_  
Administrator



**APPROVED**  
**REGINA, SASK.**  
NOV 13 2012  
  
\_\_\_\_\_  
Assistant Deputy Minister  
Ministry of Government Relations



BYLAW NO. 5/2012

RURAL MUNICIPALITY OF SALTCOATS NO. 213

A BYLAW TO AMEND BYLAW NO. 3-86  
KNOWN AS THE ZONING BYLAW.

The Council of the Rural Municipality of Saltcoats No. 213 in the Province of Saskatchewan, enacts to amend the Zoning Bylaw No. 3-86 as follows:

- 1. Part 2, Definitions, is amended by adding the following definition in the correct alphabetical order:

Construction Camp – shall mean one or more buildings used to temporarily house workers, generally less than 5 years in length, which provides sleeping, eating, recreation and other basic living facilities.”

- 2. Part 3, Section 19 (i), is repealed and the following substituted:

- (i) Development incidental to approved construction and industrial uses, including a construction camp, tool shed, scaffold and similar uses. These uses will require discretionary use approval and will be subject to the requirements of this bylaw, including Part 4, Section 13 - Development Standards and Part 4, Section 21 – Parking Standard.

- 3. Part 5, Section 4. is amended by adding the following immediately after Part 5, Section 4(7):

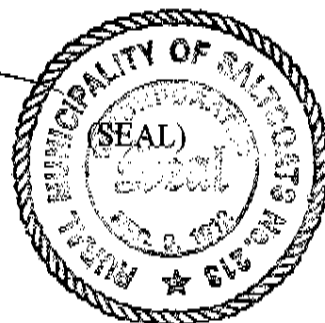
(8) Temporary Uses

- Temporary construction camps associated with an approved use
- Uses and buildings accessory to an approved use
- Temporary structures for special occasions and holidays
- Other similar temporary uses

- 4. This bylaw shall come into force and take effect when it has been approved by the Minister of Government Relations.

Reeve

Administrator



Certified to be a true copy of Bylaw No. 5/2012  
adopted by the council of the Rural Municipality of  
Saltcoats No. 213 on the 15 day of January 2013



RM of Saltcoats No. 213

Bylaw No. 4/2014

A Bylaw to amend Bylaw No. 3-1986 known as the Zoning Bylaw of the RM of Saltcoats No. 213.

The Council of the RM of Saltcoats No. 213, in the Province of Saskatchewan, enacts to amend Bylaw as follows:

1. Part 4 Section D.4 Site Size Adjustments is repealed and replaced with the following:

4. Site Size Adjustments

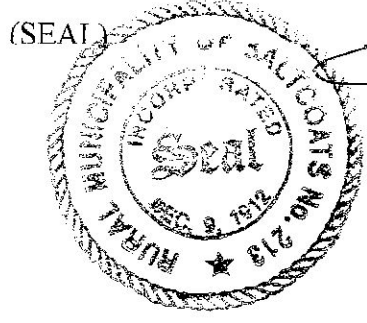
In the A-Agricultural Zone, all minimum and maximum site size requirements shall be as stated, except that;

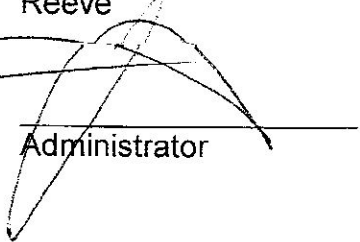
- (i) Where a parcel of land has been intersected by roads, railways, pipelines and other linear public utilities, including their widening, are subdivided and/or registered, or
- (ii) Where adjustments are required due to irregularities in the primary survey system;

The remaining site size shall be deemed to be conforming.

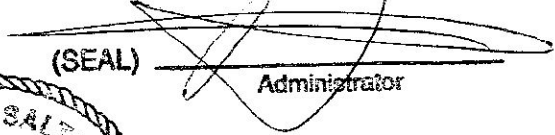
2. This bylaw shall come into force and take effect when it has been approved by the Minister of Government Relations

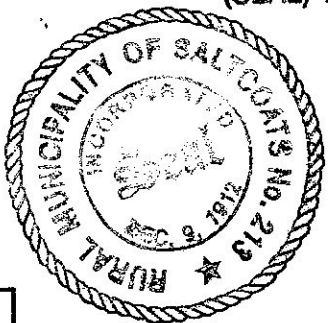
  
Reeve



  
Administrator

Certified to be a true copy of Bylaw No. 4/2014  
adopted by the council of the Rural Municipality of  
Saltcoats No. 213 on the 17 day of May, 2014

  
Administrator



APPROVED  
REGINA, SASK.  
JUN 16 2014  
  
Assistant Deputy Minister  
Ministry of Government Relations

**RM of Saltcoats No. 213  
Bylaw No. 6/2014**

A Bylaw to amend Bylaw No. 3-1986 known as the Zoning Bylaw of the RM of Saltcoats No. 213.

The Council of the RM of Saltcoats No. 213, in the Province of Saskatchewan, enacts to amend Bylaw as follows:

**1. Part 5(a) Section C Regulations is amended by adding the following immediately after Section C.4. and 5(a):**

**5. Floor Area:**

(b) Detached Accessory Building - maximum cumulative area of detached accessory buildings based on site area:


i) 0.5 hectares (1.2 acres) - 2 hectares (5 acres) - 325 square metres (3,500 square feet)

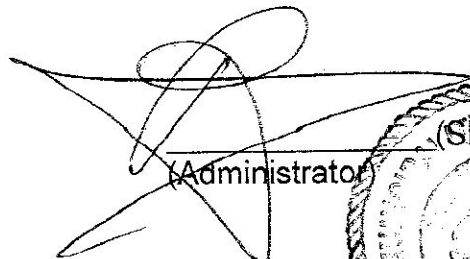
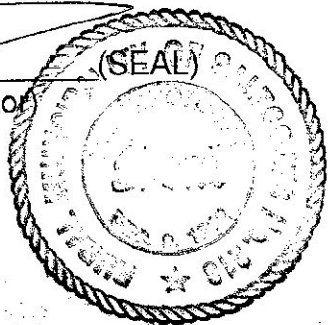
ii) 2.1 hectares (5.2 acres) - 4 hectares (10 acres) - 465 square metres (5,000 square feet)

**Building Height:**


(a) Maximum 7.9 metres (26 feet) to the highest part of the roof.

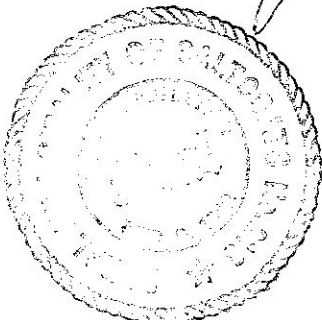
**2. This bylaw shall come into force and take effect when it has been approved by the Minister of Government Relations**

  
(Reeve)

  
(Administrator) 

Bylaw No. 6/2014 of the RM of Saltcoats No. 213  
enacted by the Council of the Rural Municipality of  
Saltcoats No. 213 on the 9th day of December

  
(SEAL) Administrator



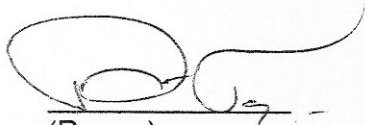
**APPROVED  
REGINA, SASK.**  
DEC 24 2014  
  
Assistant Deputy Minister  
Ministry of Government Relations

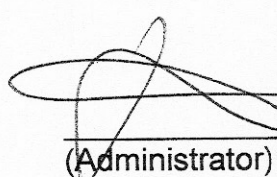

**RM of Saltcoats No. 213  
Bylaw No. 3/2015**

A Bylaw to amend Bylaw No. 2-1986 known as the Basic Planning Statement Bylaw of the RM of Saltcoats No. 213.


The Council of the RM of Saltcoats No. 213, in the Province of Saskatchewan, enacts to amend Bylaw as follows:

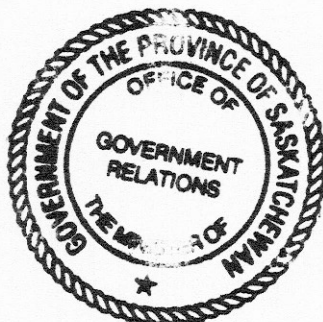
1. **Part 5 Section 3(v) is amended by adding the following right after (v)(c):**
  - (d) No development shall take place in the flood way and flood proofing techniques are required to an elevation of 0.5 meters above the 1:500 in the flood fringe of any waterway. Documentation may be required, at the developer's expense, to determine if the subject lands are in the flood way or flood fringe.
  
2. **This bylaw shall come into force and take effect when it has been approved by the Minister of Government Relations**

  
(Reeve)

  
(Administrator) 

Certified to be a true copy of Bylaw No. 3/2015  
adopted by the council of the Rural Municipality of  
Saltcoats No. 213 on the 8th day of May, 2015

(SEAL)   
Administrator



**APPROVED  
REGINA, SASK.**  
  
Assistant Deputy Minister  
Ministry of Government Relations

**RM of Saltcoats No. 213  
Bylaw No. 4/2015**

A Bylaw to amend Bylaw No. 3-1986 known as the Zoning Bylaw of the RM of Saltcoats No. 213.

The Council of the RM of Saltcoats No. 213, in the Province of Saskatchewan, enacts to amend Bylaw as follows:

**1. Part 3 Section 28 Fees is repealed and replaced with the following:**

**28. Fees and Advertising**

**(1) For Development Permit Application**

A Development Permit application fee, as specified below shall accompany each application.

All applications           \$5.00

**(2) For Zoning Bylaw Amendment Application**

A zoning bylaw amendment application fee of \$25.00 shall accompany each application.

**(3) For Advertising Amendments and Discretionary Use Proposals**

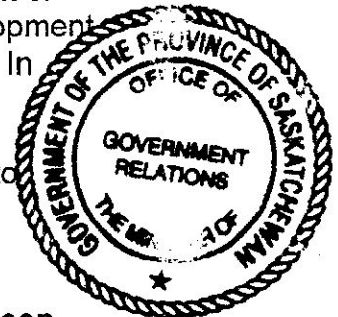
Applicants shall pay all advertising costs associated with:

- (i) zoning bylaw amendments
- (ii) discretionary use development proposals

**(4) Advertisement of a Discretionary Use Application**

Prior to making a decision on a proposed discretionary use, the Development Officer shall provide notice to the assessed owners of property within 75 metres of the boundary with the applicants land and any other owners of property that may be affected by the development proposal. The notice shall be provided at least seven days before the application is to be considered by Council. The notice shall include a description of the proposed development or change of the land uses and any other information the Development Officer deems as necessary, such as an accompanying map. In addition to the provided notice, Council may also require the Development Officer to advertise the discretionary use in the newspaper that circulates in the municipality for 7 days prior to Council making a decision on the application.

**2. This bylaw shall come into force and take effect when it has been approved by the Minister of Government Relations**



*[Signature]*  
(Reeve)

*[Signature]*  
(Administrator)



Certified to be a true copy of Bylaw No. 4/2015  
adopted by the council of the Rural Municipality of  
Saltcoats No. 213 on the 2 day of May, 2015

*[Signature]*  
Administrator

**APPROVED  
REGINA, SASK.  
JUN 01 2015**  
*[Signature]*  
Assistant Deputy Minister  
Ministry of Government Relations

**RM of Saltcoats No. 213  
Bylaw No. 6/2015**

A Bylaw to amend Bylaw No. 3-1986 known as the Zoning Bylaw of the RM of Saltcoats No. 213.

The Council of the RM of Saltcoats No. 213, in the Province of Saskatchewan, enacts to amend Bylaw as follows:

**1. Part 4.D.8 is repealed and replaced with the following:**

**8. Principal Buildings Per Site**

- (1) Only one principal building per site shall be permitted, except that the following uses may have more than one principal building to accommodate the use:
  - (i) Public utility use
  - (ii) A private institution
  - (iii) Industrial use
  - (iv) Recreational use
  - (v) Agricultural use
  - (vi) Residential use, where:
    - a second or other additional residences are required on an agricultural parcel of at least 32.37 hectares (80 ac) in size or a multiple dwelling (multi-unit residential use) is allowed for in this bylaw; and
    - the additional dwelling conforms to the development regulations of the applicable district; and

**2. Part 5.3. is amended by adding immediately after 5.3(4) the following:**


- (5) Residential
  - Residence (up to two in accordance with Part 4.D.8)

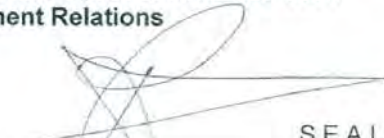
**3. Part 5.4(6) is amended by adding the following:**

- more than two residences on a site greater than 32.37 ha (80 ac) and in accordance with Part 4.D.8.


**4. Part 5.7 is repealed.**

**5. This bylaw shall come into force and take effect when it has been approved by the Minister of Government Relations**

  
(Reeve)

  
(Administrator) SEAL



to be a true copy of Bylaw No. 6/2015  
by the council of the Rural Municipality of  
Saltcoats No. 213 on the 8 day of October 2015  
  
Administrator

APPROVED  
REGINA, SASK.  
OCT 21 2015  
  
Assistant Deputy Minister  
Ministry of Government Relations



**RM of Saltcoats No. 213  
Bylaw No. 2/2019**


A Bylaw to amend Bylaw No. 3-86 known as the Zoning Bylaw of the RM of Saltcoats No. 213.


The Council of the RM of Saltcoats No. 213, in the Province of Saskatchewan, enacts to amend Bylaw No. 3-86 as follows:

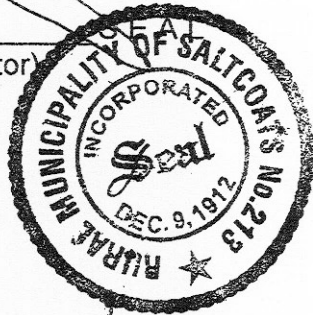
**1. Part 5(b) L – Lakeshore District, Section C Subsection (c) is repealed and replaced with the following:**

- (c) Required yards - residential uses (excluding dwelling groups).
  - For the purposes of this Section a lakeside lot is a parcel that abuts the bank of the lake or abuts an environmental or municipal reserve that abuts a lake, and a backshore lot is a parcel that has a street between it and any other parcel of land and the lake.
  - lakeside lot - front yard ..... minimum 7 m
    - front yard - accessory building .. minimum 3 m
    - front yard coverage ..... maximum 30%
    - rear yard - any building..... minimum 3 m for any building wall and 2 m for any open deck
  - side yard minimum 1.5 m

**2. This bylaw shall come into force and take effect when it has been approved by the Minister of Government Relations**

  
(Reeve)

  
(Administrator)



Certified to be a true copy of Bylaw No. 2/2019  
adopted by the council of the Rural Municipality of  
Saltcoats No. 213 on the 11 day of June, 2019



Administrator



**APPROVED  
REGINA, SASK.  
JUL 31 2019**  
  
Assistant Deputy Minister  
Ministry of Government Relations

BYLAW NO. 5/2019

RURAL MUNICIPALITY OF SALTCOATS NO. 213

A bylaw to amend Bylaw No. 3-86, known as the Zoning Bylaw.

The Council of the Rural Municipality of Saltcoats No. 213 in the Province of Saskatchewan, enacts to amend Bylaw No. 3-86 as follows:

1. Part 2, Definitions, is amended by repealing and replacing the definition for mobile home with the following:

Mobile Home – shall mean a trailer coach:

- (i) that is used as a dwelling all year round;
- (ii) that has water faucets and shower or other bathing facilities that may be connected to a water distribution system;
- (iii) that has facilities for washing and a water closet or other similar facility that may be connected to a sewage system; and,
- (iv) that conforms to Canadian Standards Association, Canadian Standard No. Z240 MH, and amendments thereto.

2. Part 2, Definitions, is amended by adding the following definition in appropriate alphabetical order:

Modular Home (RTM) – shall mean a building that is manufactured in a factory as a whole or modular unit to be used as one single dwelling unit and is certified by the manufacturer that it complies with the Canadian Standards Association, Canadian Standard No. A277, and amendments thereto, and is placed on a permanent foundation.

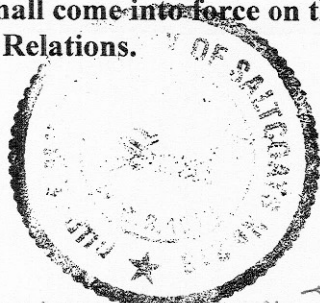
3. Part 4, Section (D)(17), Mobile Homes is repealed and replaced with the following:

17. Mobile and Modular Homes

- (1) Wherever a dwelling is allowed, it may be in the form of a modular home only where attached to a permanent foundation.
- (2) Every mobile home shall bear CSA Z240 certification for mobile homes (or replacement thereof) and every modular home shall bear CSA A277 certification for modular homes (or replacement thereof).
- (3) All mobile homes shall be securely anchored to the ground prior to occupancy.
- (4) The undercarriage of all mobile homes shall be completely screened from view by skirting or other means prior to occupancy. An accessible removable panel shall be incorporated into the skirting as a service panel.
- (5) An accessory building structure which specifically includes but is not limited to a porch, a canopy, an addition or an oil tank covering will be permitted provided they are designed and clad in keeping with the original mobile home and meet all provincial and municipal regulations.

4. Part 5(a), CR – Country Residential District, is amended by repealing section A(1)(a)(ii), a mobile home on a permanent foundation.

5. This bylaw shall come into force on the date of final approval by the Minister of Government Relations.



Reeve  
Administrator



to be a true copy of Bylaw No. 5/2019 adopted by the council of the Rural Municipality of Saltcoats No. 213 on the 12 day of November, 2019

Administrator

