



**RURAL MUNICIPALITY OF CORMAN PARK NO. 344
BYLAW 34/21**

A bylaw to amend Bylaw No. 9/94 known as the R.M. of Corman Park Zoning Bylaw.

The Council of the Rural Municipality of Corman Park No. 344, in the Province of Saskatchewan, enacts to amend Bylaw 9/94 as follows:

1. Section 5, Schedule D – AR 3 – Agricultural Residential 3 District – Blumenheim is amended by repealing the entire section text and replacing it with the text provided in Attachment “A”, as attached to and forming part of this Bylaw.

This Bylaw shall come into force and take effect upon receiving the approval of the Minister of Government Relations.

REEVE, Judy Harwood

SEAL

ADMINISTRATOR

Attachment "A" – Bylaw 34/21

SCHEDULE D – AR 3 – AGRICULTURAL RESIDENTIAL 3 DISTRICT – BLUMENHEIM

1. INTENT OF THE AR 3 DISTRICT:

To accommodate agricultural residential development in the historic Mennonite Settlement of Blumenheim that compliments and retains its existing agricultural character.

2. PERMITTED USES:

- a) Agricultural Operation
- b) Home Occupation
- c) Intensive Agricultural Operation - Horticulture
- d) Park
- e) Public Utilities
- f) Single Detached Country Residence

3. DISCRETIONARY USES:

- a) Agricultural Support Service
- b) Agricultural Tourism Use
- c) Bed and Breakfast Home
- d) Community Care Facility
- e) Community Facility
- f) Day Care Service
- g) Equestrian Facility
- h) Garden Suite
- i) Home Based Business
- j) Intensive Agricultural Operation – Livestock
- k) Mobile Home as a country residence
- l) Secondary Suite
- m) Vacation Farm

3.1 DISCRETIONARY USE EVALUATION CRITERIA:

In addition to the discretionary use evaluation criteria contained in this Bylaw the following criteria shall also apply to this district:

- a) Consistency with and recognition of the character and scale of existing developments; and
- b) Compatibility with the purpose, character, scale and density of the zoning district and surrounding area.

Attachment "A" – Bylaw 34/21

4. SITE REGULATIONS:

In addition to the general provisions contained in this Bylaw the following regulations shall apply:

4.1 SUBDIVISION DENSITY:

- a) There shall be a maximum of one single severance subdivision from the following sites as shown on Blumenheim Subdivision Map attached to this Bylaw:
- i. Parcel J, Plan 101514721, SE31.39.3;
 - ii. Parcel H, Plan 101526320, SE31.39.3;
 - iii. Parcel C, Plan 101514732, SE31.39.3;
 - iv. Parcel G, Plan 101514697, SE31.39.3;
 - v. Parcel I, Plan 101514721, SE31.39.3;
 - vi. Parcel D, Plan 101514732, SE31.39.3;
 - vii. Parcel F, Plan 101514697, SE31.39.3;
 - viii. Parcel B, Plan 101514710, SE31.39.3;
 - ix. LSDs 10 & 15, NE30.39.3; and
 - x. LSDs 9 & 16, NE30.39.3.

4.2 SITE AREA REQUIREMENTS FOR SINGLE SEVERANCE SUBDIVISIONS:

- a) The minimum site area shall be 1 ha (2.47 acres).
- b) The maximum site area shall be 4.05 ha (10 acres).

4.3 SITE AREA REQUIREMENTS FOR AGRICULTURAL HOLDINGS:

- a) Remnant portions of existing agricultural holdings resulting from subdivision shall have no minimum or maximum site area.

4.4 SITE CONFIGURATION REQUIREMENTS:

- a) The minimum site frontage shall be 30 metres (98.4 feet) excepting lots existing prior to the passing of this bylaw and lots required for Public Utilities.
- b) Excepting LSDs 9 & 16 NE30.39.3, all single severance subdivisions shall front onto Township Road 395 or Township Road 400 (Neuhorst Road).

5. DEVELOPMENT STANDARDS

5.1 GENERAL DEVELOPMENT STANDARDS

- a) Non-agricultural accessory buildings shall have a maximum floor area no greater in size than 1.5 times the floor area of the principal residence.
- b) Any accessory buildings containing animals shall be directed toward the rear of the site, located a minimum of 100 metres from the centerline of Township Road 395 and Township Road 400, and shall be kept back 100 metres from existing wells.

Attachment "A" – Bylaw 34/21

5.2 INTENSIVE AGRICULTURAL OPERATION - LIVESTOCK

- a) An Intensive Agricultural Operation – Livestock is limited to Parcel I, Plan 101514721, SE31.39.3.
- b) The maximum number of animal units for an Intensive Agricultural Operation – Livestock is 300.
- c) The subdivision of a yard site for an existing single detached dwelling is exempt from observing the recommended separation distances from an Intensive Agricultural Operation - Livestock.

5.3 SETBACKS

Notwithstanding 5.1 b), the following setbacks shall apply:

- a) Front yards – all new buildings shall be set back a minimum of 8 metres (26.2 ft) from the front site line.
- b) Side yards – all buildings shall be set back a minimum of 3 metres (9.8 ft) from the side property line.
- c) Rear yards – all buildings shall be set back a minimum of 3 metres (9.8 ft) from the rear property line.
- d) All new residences shall be located within 50 metres (164 ft) of the front site line.

5.4 BUILDING HEIGHT

- a) The maximum building height shall be 10 metres (32.8 ft).

6. SIGN REGULATIONS:

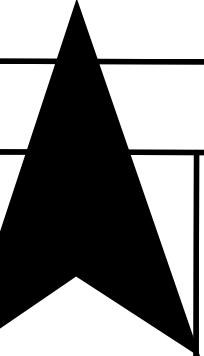
In addition to the General Regulations contained in this Bylaw, the following additional development standards shall apply to the placement or erection of signage within the AR 3 District:

<p>All uses excluding single detached country residence, mobile home as a country residence, garden suite, secondary suite, home occupation and home based business.</p>	<ul style="list-style-type: none">1. One (1) non-illuminated multi-faced free standing sign shall be permitted per building frontage not exceeding a gross surface area of 2 m² (21.5 ft²) and a height of 2.5 m (8.2 ft).2. Where a building maintains direct exposure to more than one public right-of-way, a second free standing sign shall be allowable following the previous regulations.
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Blumenheim Subdivision Map

Neuhorst Road (Township Road 400)

N



 Parcel Ties

 AR3 Zoning District

J Parcel J, Plan 101514721

H Parcel H, Plan 101526320

C Parcel C, Plan 101514732

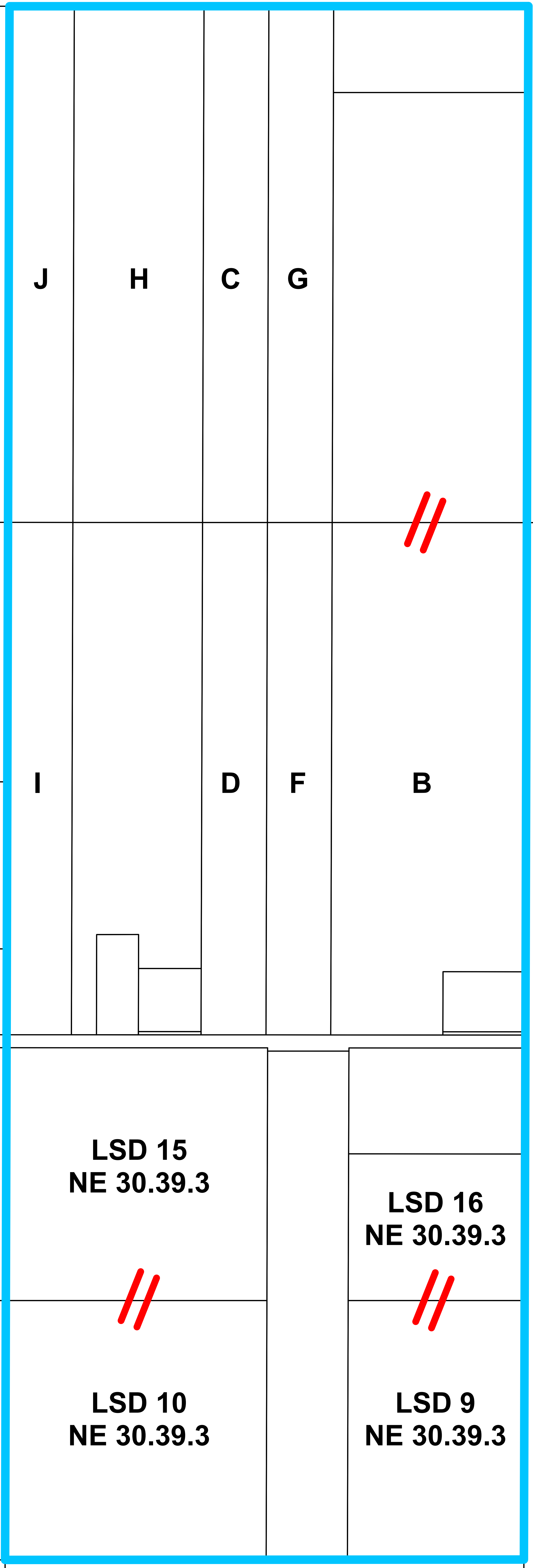
G Parcel G, Plan 101514697

I Parcel I, Plan 101514743

D Parcel D, Plan 101514732

F Parcel F, Plan 101514697

B Parcel B, Plan 101514710



Township Road 395

Range Road 3035

LSD 15
NE 30.39.3

LSD 16
NE 30.39.3

LSD 10
NE 30.39.3

LSD 9
NE 30.39.3