



# P4G PLANNING DISTRICT ZONING BYLAW



Consolidated October, 2024

# P4G DISTRICT ZONING BYLAW

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## **Section 1 - Introduction**

### **1.1. Title**

1.1.1 This Bylaw shall be known as the P4G Planning District Zoning Bylaw.

### **1.2. Purpose**

1.2.1 The purpose of this bylaw is to control the use of land for providing for the amenity of the area within the P4G Planning District (the District) and for the health, safety and general welfare of the inhabitants of the District in accordance with the P4G Planning District Official Community Plan (District OCP).

### **1.3. Scope**

1.3.1 The provisions of this Bylaw apply to all development within the boundaries of the District.

### **1.4. Conformity**

1.4.1 No person shall commence any development in the District except in conformity with this Bylaw.

### **1.5. Severability**

1.5.1 If a court of competent jurisdiction declares that any provision of this Bylaw is invalid, that decision shall not affect the validity of any other provision of the Bylaw or the Bylaw as a whole.

### **1.6. Legislative Requirements**

1.6.1 Compliance with this Bylaw does not relieve or exempt any person from compliance with any applicable municipal, provincial, or federal laws or regulations.

### **1.7. Rules of Interpretation**

1.7.1 Where reference is made to other legislation or documents, the reference is to the legislation or documents as amended.

1.7.2 Where a regulation involves two or more conditions, provisions or events connected by the word “and” means that all connected items shall apply in combination.

1.7.3 Where a regulation involves two or more conditions, provisions or events connected by the word “or” means that the connected items may apply individually.

- 1.7.4 All schedules attached hereto are deemed to be part of this Bylaw.
- 1.7.5 The standard measurement used in this Bylaw is metric. Any reference to imperial measurement is for convenience purposes only, and all imperial measurements have been rounded. In the event of a conflict between a metric and an imperial measurement, the metric measurement shall take precedence.
- 1.7.6 In the event of a conflict between the standards contained in a zoning district and in any other part of this Bylaw, unless otherwise stated the zoning district standard shall prevail.
- 1.7.7 Words used in the present tense include the other tenses and derivative forms.
- 1.7.8 Words used in the singular include the plural and vice versa.
- 1.7.9 Words have the same meaning whether or not they are capitalized.
- 1.7.10 "Shall" and "must" mean that the action is obligatory.
- 1.7.11 "May" is an operative word meaning that a choice is available, with no particular direction or guidance intended.
- 1.7.12 "Should" is an operative word meaning that, in order to achieve Bylaw objectives, it is strongly advised that the action be taken.

## **Section 2 - Administration**

### **2.1. Development Officer**

- 2.1.1 The Development Officer shall administer this Bylaw.
- 2.1.2 The Development Officer shall be the Administrator or any employee of the Municipality authorized in writing by the Administrator to act as Development Officer.

### **2.2. Council**

- 2.2.1 Council shall make decisions regarding discretionary uses, contract zoning, servicing agreements, bylaw amendments, and any other matter which may not be delegated to the Development Officer under the Act.
- 2.2.2 Council shall make a recommendation to the Ministry of Government Relations with respect to any subdivision application circulated to it by the Ministry. Council's recommendation shall be in accordance with the provisions of this Bylaw relating to the subdivision of land.

### **2.3. Application Referrals**

- 2.3.1 The Development Officer may refer for comment any application received pursuant to this Bylaw to any external agency, neighbouring municipality, adjacent landowner or other person as deemed necessary. The Development Officer may also require the application to be reviewed by planning, engineering, legal, or other professionals, with the cost of the review to be borne by the applicant.
- 2.3.2 The Development Officer shall refer for comment any discretionary use application to assessed landowners in the Municipality and any adjacent rural municipality, within a 500 m (1640 ft) radius of the subject site and will provide a minimum of 21 days from the date of mailing for submission of comments.
- 2.3.3 If a discretionary use will have a significant impact for assessed landowners along a transportation route, the Development Officer may extend the referral area to include those landowners.
- 2.3.4 Where an adjacent rural municipality is within the 500 m (1640 ft) radius of the subject site for a discretionary use application, a referral will be provided to the municipal administration.
- 2.3.5 The Development Officer shall refer for comment any application received pursuant to this bylaw to: amend the zoning bylaw; subdivide a parcel; and, establish a discretionary use on a site; to an adjacent urban municipality where the proposed use:
  - a) is located within a Future Urban Growth Area of the District OCP;
  - b) is within a 500 m (1640 ft) radius of an urban municipality;

- c) may require an adjacent urban municipality to expand or upgrade services or infrastructure; or
- d) may require significant local service or infrastructure demands upon an adjacent urban municipality.

2.3.6 Notwithstanding Section 2.3.5, referrals to municipalities comprising the District are not required for the following applications:

- a) agricultural single lot residential subdivision or rezoning to D-Agricultural Residential District consistent with density provisions of the District OCP;
- b) re-subdivision of a single lot in country residential zoning districts;
- c) vehicle repair shop in D-Rural Convenience Commercial District;
- d) business support service, commercial recreation, equipment sales/rentals, and warehousing in D-Arterial Commercial District;
- e) warehousing in the D-Business District;
- f) construction yard in D-Light Industrial District;
- g) landscaping service in D-Heavy Industrial District;
- h) convenience commercial service and food service use in D-Recreational District;
- i) agricultural operation and passive recreation in D-Conservation District; and,
- j) bed and breakfasts, garage suites, garden suites, guest houses, home based businesses and tourist homes in any zoning district.

2.3.7 An application that has significant regional implications for services and infrastructure, or other region-wide impacts, shall be referred to all the municipalities comprising the District.

2.3.8 The Development Officer may consider but shall not be bound by comments or recommendations received as the result of a referral except where required by law. If comments are not received within 40 days of the date of a referral of a completed application, the Development Officer may proceed in the absence of such comments, unless there is an extension of the referral period.

## **2.4. Building Permits**

2.4.1 Nothing in this Bylaw shall exempt any person from complying with the Municipality's Building Bylaw.

2.4.2 A building permit shall not be issued for a development unless a required development permit has been issued and remains valid.

## **2.5. Development Permits**

2.5.1 Unless otherwise exempted by this Bylaw, no person shall undertake any form of development or commence any use without having first obtained a development permit.

- 2.5.2 An application for a development permit shall be submitted to the Development Officer in accordance with the provisions of this Bylaw.
- 2.5.3 The Development Officer shall issue a development permit for a development that complies with the requirements of this Bylaw, the District OCP and the Act.
- 2.5.4 Where an application is made for a development permit with respect to a development for a discretionary use which has been approved by Council, the Development Officer shall issue a development permit subject to any specified development standards prescribed by Council.
- 2.5.5 The issuance of a development permit does not exempt an applicant from obtaining any additional municipal, provincial, or federal approvals that may be required before, during or after the development process.

## **2.6. Development Not Requiring a Development Permit**

- 2.6.1 The following forms of development shall not require a development permit but must conform to all applicable provisions of this Bylaw:
  - a) uses or development exempted by provincial or federal legislation;
  - b) internal alterations or maintenance to a building, providing that the use, building footprint, parking requirements or intensity of use, including the number of dwelling units or amount of gross leasable floor area, does not change;
  - c) agricultural operations, extensive cultivation or grazing of land, excluding intensive horticulture and intensive livestock operations;
  - d) any accessory buildings or structures 10 m<sup>2</sup>(107.64 ft<sup>2</sup>) or less in area;
  - e) buildings or structures associated with agricultural operations, less than 46.45 m<sup>2</sup> (500 ft<sup>2</sup>) in area, such as corrals, stockpiles, silage pits, hay stacks, pole-barns, fencing, grain bins, sheds and barns;
  - f) fences and retaining walls less than 1.1 m (3.5 ft) in height;
  - g) private communication apparatus, satellite dishes, television or radio antennae less than 1 m (3.3 ft) in diameter;
  - h) single power generators supplying power only to a site on which it is located;
  - i) the placement of 1 shipping container or construction trailer that is temporary during the construction, alteration, or maintenance of a building or moving by the occupants, for a term not to exceed 6 months, which must not be placed on the site prior to 1 week before the commencement of construction;
  - j) polling stations, returning officer's headquarters, candidate campaign offices and any other official temporary use in connection with a federal, provincial or municipal election, referendum or census;
  - k) landscaped areas, driveways and parking lots, provided the natural or designed drainage pattern of the site and adjacent sites are not adversely impacted;

- l) the on-site stripping of any topsoil or movement of fill to accommodate an approved building or other development;
- m) grading and preparation of land in accordance with an approved proposed plan of subdivision and, when required, an executed servicing agreement;
- n) air conditioning units and individual solar collectors;
- o) light standard or flagpole located on a site containing a dwelling;
- p) unenclosed decks less than 0.6 m (2 ft) in height; and
- q) the maintenance, repair or installation of public works by the municipality or a public utility, except where such activity requires a building permit.

2.6.2 Notwithstanding the provisions of Section 2.6.1 a development within 90 m (295.3 ft) of a provincial controlled highway may require a permit from the Ministry of Highways.

## **2.7. Development Permit Applications**

2.7.1 An application for a development permit must be submitted to the Development Officer. The application may only be made by the registered owner of the subject site or a person authorized in writing by the registered owner to make the application.

2.7.2 An application for a development permit shall be made on the prescribed form, and shall be accompanied by the following to the satisfaction of the Development Officer:

- a) the applicable fees prescribed in accordance with the Municipality's *Planning Fee Bylaw*;
- b) the current use of the site, the proposed use of the site or building to be constructed, or the proposed use of the existing building floor area to be altered or occupied, including the area of the proposed building or renovations.
- c) a dimensioned site plan drawn to scale indicating:
  - i. the legal description of the site;
  - ii. north arrow and scale;
  - iii. the location of existing and proposed buildings or structures and any required setbacks;
  - iv. any physical site characteristics such as topography, watercourses, vegetation, easements or utility rights-of-way;
  - v. any potential hazard lands on or adjacent to the site and proposed methods of mitigating the hazards;
  - vi. on-site traffic patterns and intended haul routes;
  - vii. location of, and access to, adjacent public roadways; and
  - viii. any other information that may be required by the Development Officer.

- d) identification of existing and required infrastructure needed to service the site including power, natural gas, telecommunications, potable water supply and wastewater disposal systems;
- e) where development is enabled within the Green Network Study Area land use designation pursuant to the District OCP, documentation showing the proposed development will not adversely affect drainage patterns, natural areas, riparian areas, habitat corridors for wildlife movement, the Wanuskewin Heritage Park viewshed or important ecological areas. The documentation shall consist of the following, depending on the location of the site and the nature of the proposed development:
  - i. an environmental assessment review;
  - ii. a drainage plan including any potential downstream and upstream impacts;
  - iii. a geotechnical report;
  - iv. a soil and slope stability analysis;
  - v. a screening of heritage resources; and,
  - vi. a plan for avoiding or minimizing impacts to any environmental, natural, cultural or historical assets identified in the above reports during development of the site;
- f) for sites where architectural control guidelines are in place, documentation showing the proposed development complies with the guidelines;
- g) where required by the Development Officer:
  - i. a drainage plan;
  - ii. screening for natural and heritage resources;
  - iii. an environmental assessment report;
  - iv. a geotechnical report;
  - v. noise or vibration impact assessments;
  - vi. soil or slope stability analysis;
  - vii. floor plans, elevations and cross sections;
  - viii. a surveyor's certificate;
  - ix. placement of any proposed or existing external signage or advertising on a site;
  - x. proposed hours of operation;
  - xi. a traffic impact assessment;
  - xii. evidence of compliance with any applicable provincial and federal legislation or regulations including approvals, or application for approvals; and,
  - xiii. such other information as may be required by the Development Officer.

2.7.3 Where an engineering, technical or other professional report or assessment is required, it must be completed by a registered qualified professional licensed to

practice in the Province of Saskatchewan, and consistent with any provincial protocols and with professional best practices.

- 2.7.4 Where the Development Officer considers an application to be incomplete, the applicant shall be issued a notice specifying the information required to complete the application and a deadline for submission of the information. The deadline may be extended at the discretion of the Development Officer. If the required information has not been received by the deadline date or extended deadline date, the Development Officer will deny the application.

## **2.8. Comprehensive Development Review**

- 2.8.1 Where a Comprehensive Development Review (CDR) is required pursuant to the District OCP, the following information, in addition to any other requirement of this Bylaw or the District OCP, must accompany the application:

- a) a description of the proposed development including a development concept showing proposed land uses within the plan area and demonstrating alignment with the District OCP or concept plan for the area;
- b) a description of the density, scale, intensity and phasing of the proposed development, and an analysis of the potential impact on adjacent land uses;
- c) an inventory of natural and heritage resources; plans to integrate the natural landscape into the design of the proposed development; and allocation of municipal and environmental reserve if required under the Act;
- d) identification of potential hazard lands within the plan area and the proposed methods of mitigating the hazards;
- e) the identification of existing and required servicing for the proposed development including but not limited to power, natural gas, telecommunications, water supply, wastewater disposal systems, and storm water management;
- f) a transportation plan for the area identifying access and road requirements, major commuting and haul routes and the potential impact of development on current roadway infrastructure;
- g) the provision of fire and protective services;
- h) appropriate supplemental information specific to the particular land use and development;
- i) any additional technical or professional analysis required by the Development Officer; and
- j) a report on public engagement as set out in Section 2.8.3.

- 2.8.2 The public engagement required for a CDR may consist of mail outs, advertising, information and open houses as considered appropriate, provided that the public, rights holders, and stakeholders who may be affected by the proposed development, are given the opportunity to provide feedback on the development concept and technical aspects of the proposal. At a minimum, all assessed landowners within 1.6 km (1 mile) of the subject property shall be notified of the CDR as part of any public engagement program.

- 2.8.3 The results of public engagement required for a CDR must be summarized in a report to be provided to the Development Officer setting out a summary of:
- a) the engagement that was undertaken, including the method of engagement;
  - b) all comments received; and
  - c) the response to the comments received including how the comments have been addressed or why they have not been addressed in the proposal.

## **2.9. Discretionary Use Applications**

- 2.9.1 Applicants must file with the Development Officer the prescribed application form, a site plan, and any other plans and supplementary information as required by the Development Officer and pay the required application fee.
- 2.9.2 The application will be examined by the Development Officer for conformance with the District OCP, this Bylaw, and any other applicable policies and regulations.
- 2.9.3 The Development Officer will prepare a report concerning the application including recommended conditions that may be applied to an approval.
- 2.9.4 The Development Officer will forward its report to the District Planning Commission who must consider the report and make a recommendation to Council.
- 2.9.5 The Development Officer will set a date for the public hearing at which time the application will be considered by Council and provide notice in accordance with Section 2.10.
- 2.9.6 Council shall exercise its discretion and make a decision on the application by resolution in accordance with the Act.

## **2.10. Discretionary Use Notice**

- 2.10.1 In addition to the requirements of the Act for discretionary uses, public notice shall be provided by ordinary mail to assessed landowners in the Municipality whose property is within a 500 m (1640 ft) radius of the applicant's land.
- 2.10.2 Where an adjacent rural municipality is within a 500 m (1640 ft) radius of the applicant's land, notice shall be provided to the appropriate member of the municipal administration. Notice by ordinary mail shall be provided to assessed landowners in an adjacent rural municipality within the 500 m (1640 ft) radius where possible.
- 2.10.3 Where a referral has been provided to the assessed landowners along a transportation route subject to 2.3.3, public notice of the discretionary use shall be extended to include those landowners.

## **2.11. Discretionary Use Evaluation Criteria**

2.11.1 The following criteria must be reviewed and considered for discretionary use applications:

- a) consistency with the District OCP and concept plans;
- b) compatibility with the purpose, character, scale and density of the zoning district and surrounding area;
- c) the need to maintain an adequate separation distance between different or incompatible land uses;
- d) compatibility with the site topography, location, soil characteristics and stability for the proposed use and proposed reclamation of the site;
- e) traffic impacts including parking, daily and peak hour trip generation and necessary roadway infrastructure upgrades;
- f) the availability and adequacy of infrastructure such as roadways, potable water, storm water, sewage and solid waste disposal systems;
- g) effects on environmental, groundwater, heritage and natural resources;
- h) the effects on municipal facilities or services, parks, recreation facilities, educational facilities and emergency services;
- i) drainage, geotechnical, flooding, subsidence, erosion and slope stability concerns;
- j) requirements for any rights-of-way, encroachments or easements;
- k) demand for the proposed use in the general area and the supply of land available to accommodate it;
- l) whether potential adverse effects can be adequately mitigated by conditions of approval; and
- m) such other matters as may be appropriate.

## **2.12. Conditions for Discretionary Use Approvals**

2.12.1 In approving a discretionary use application, Council may prescribe specific development standards and conditions consistent with the requirements of the Act and necessary to secure the objectives of this Bylaw, including conditions with respect to:

- a) any reasonable measures to ensure compliance with any requirements, development standards or discretionary use criteria of this Bylaw or any other statutory plan adopted by the Municipality;
- b) any measures to ensure compliance with applicable federal, provincial and/or other municipal legislation and approvals including the requirement to submit documentation of such to the Municipality;
- c) a requirement for the applicant to enter into an agreement or payment of any applicable development levy;
- d) the provision of professional engineering reports, plans or drawings to ensure the site is suitable in terms of topography, stability, drainage, soil characteristics, flooding, subsidence, erosion or sanitary sewer servicing;

- e) requiring access to be provided so the site will be legally and physically accessible to a developed public roadway built for the type and volume of traffic;
- f) stipulating the alteration of structure, building size, or man-made feature to ensure any setback requirements of this Bylaw can be met;
- g) the nature of the proposed site, including its size and shape and the proposed size, shape and arrangement of buildings but not the colour, materials or architectural detail;
- h) the safeguards afforded to minimize or mitigate nuisances;
- i) on site traffic patterns for persons and vehicles, landscaping, screening, parking and loading areas, lighting and signs;
- j) payment of security to ensure site reclamation or a condition of approval is carried out; and
- k) requirements for registration of any land, right-of-way, interest, encroachment or easement agreements.

2.12.2 Council may approve a discretionary use for a limited period of time where it is of the view that the features and effects of the use may require on-going monitoring or future consideration or where Council considers that there is a potential for changes in the vicinity of the use which may affect its suitability in light of those changes.

## **2.13. Notice of Decision**

2.13.1 The applicant shall be notified in writing of the decision on the application.

2.13.2 The written notice shall:

- a) document the decision, any development standards, conditions of approval or time limits as authorized by this Bylaw;
- b) provide the effective date of the decision; and
- c) state the applicant's right to appeal pursuant to the Act.

## **2.14. Refused or Denied Development Permit Application**

2.14.1 If an application for a development permit is refused, or denied on appeal by the development appeals board, another application for a development:

- a) on the same site; and
- b) for the same or a similar use;

shall not be made for at least six (6) months after the date of refusal and must not contain matters decided upon through the appeal process. All applicable fees shall apply.

2.14.2 If an application was refused solely because it did not comply with this Bylaw, or was refused as an incomplete application, another application on the same site, for the same or similar use, may be accepted before the time period referred to

in Section 2.14.1 provided the application has been modified to comply with this Bylaw. All applicable fees shall apply.

- 2.14.3 Where an applicant wishes to vary the development from an already approved application, with or without conditions, the applicant must submit a new application and obtain a new permit.

## **2.15. Validity of Development Permit**

- 2.15.1 When an application for a development permit has been approved, the development permit shall not be valid and come into effect until:

- a) any conditions of approval, except those of a continuing nature, have been fulfilled; and,
- b) the time for filing a notice of appeal to the development appeals board has passed.

- 2.15.2 Any development commencing prior to a development permit coming into effect is done solely at the risk of the applicant.

- 2.15.3 Where an appeal has been served to the development appeals board, the permit shall not be valid and come into effect until a decision is rendered and a permit issued.

- 2.15.4 If the development appeals board is served with a notice of appeal of its decision with respect to a development permit, such notice shall serve to suspend the development permit until a final determination is made on the matter.

- 2.15.5 Unless a development permit is suspended or cancelled, the development must be commenced within 12 months from the date of issuance of the permit, otherwise the permit is no longer valid.

- 2.15.6 Upon application prior to expiry, the Development Officer may grant an extension for commencement, provided the plans have not changed. If the plans for the development have changed, a new development permit application shall be required.

- 2.15.7 If a development permit or time extension expires and the applicant wishes to proceed with the development, a new application shall be required. There is no obligation on the part of the Development Officer to approve a new application based on the previous approval.

- 2.15.8 Excepting a home based business, a valid development permit is transferable where the use remains unchanged and the development is affected only by a change in ownership or tenancy.

## **2.16. Renewal or Extension of Development Permits**

- 2.16.1 Where a use has been commenced or established in accordance with an approved development permit and is subject to a time limit, renewal or extension of the permit shall require the submission of a new application prior to the expiry of the permit. Such application shall be dealt with as a new application and there

is be no obligation to approve it on the basis that a previous permit had been issued.

## **2.17. Temporary Uses**

- 2.17.1 The Development Officer may issue a temporary development permit, with conditions for a specified period of time, to accommodate developments incidental to: construction such as mobile asphalt plants or a temporary construction dwelling; an entertainment event; emergency uses; testing equipment; or other uses as specified in this Bylaw.
- 2.17.2 In determining whether a building, structure or use is temporary, the following factors may be considered:
- a) the principal use, if any, with which the temporary development is associated;
  - b) the reasonableness of removing the development at the end of the approval period, given such factors as the time of the year, and equipment required to remove it; and
  - c) the duration of similar developments in the District.
- 2.17.3 A temporary development shall be approved for the shortest possible period required, but no approval period shall exceed 12 months unless otherwise provided in this Bylaw.
- 2.17.4 A temporary development must conform to the use provisions and development standards of the zoning district in which it is located.
- 2.17.5 Any buildings or structures associated with a temporary development must be removed from the subject site prior to the expiry of the development permit and the site must be restored to the state it was in prior to the issuance of the development permit or restored to a post-disturbance condition and land use which is satisfactory to the Development Officer. Security in a form satisfactory to the Municipality may be required prior to the issuance of a development permit for a temporary development to ensure compliance with this provision.

## **2.18. Minor Variance**

- 2.18.1 Council and the Development Officer may grant minor variances in accordance with this Bylaw and the provisions of the Act.
- 2.18.2 An application for a minor variance shall be in a form prescribed by the Development Officer and shall be accompanied by the required fee.

## **2.19. Development Appeals**

- 2.19.1 The North Corman Park Development Appeals Board is hereby established as the Development Appeals Board for the District.
- 2.19.2 A person affected may appeal if there is:

- a) an alleged misapplication of this Bylaw in the issuance of a development permit;
  - b) a refusal to issue a development permit because it would contravene this Bylaw; or
  - c) an order issued pursuant to Section 242 (4) of the Act.
- 2.19.3 Notwithstanding Section 2.19.2, there is no appeal if the development permit was refused on the basis that the use in the zoning district for which the development permit was sought:
- a) is not a permitted use or a permitted intensity of use;
  - b) is a discretionary use or a discretionary intensity of use that has not been approved by resolution of Council; or
  - c) is a prohibited use.
- 2.19.4 An appeal must be filed within 30 days after the date of the issuance of or refusal to issue a development permit, or of the issuance of the order, as the case may be.
- 2.19.5 Nothing in this Section authorizes a person to appeal a decision of Council:
- a) refusing to rezone the person's land; or
  - b) rejecting an application for approval of a discretionary use.
- 2.19.6 A person who wishes to appeal to the Appeals Board, shall file written notice of their intention to appeal with the secretary of the Appeals Board, together with the prescribed fee.

## **2.20. Zoning Bylaw Amendment**

- 2.20.1 Council may amend this Bylaw at any time, upon its own initiative or upon receipt of an application.
- 2.20.2 Applicants requesting an amendment to this Bylaw shall be required to pay the application fee as well as all costs associated with public advertisement, professional review and the public hearing of the application.
- 2.20.3 An application to amend this Bylaw shall be made on the prescribed form accompanied by a statement of reasons for the requested amendment and such further information as may be required under municipal policies, procedures and this Bylaw.

## **2.21. Zoning by Contract**

- 2.21.1 Where an application is made to rezone land to permit the carrying out of a specified proposal, the municipality may approve the rezoning subject to an agreement entered into pursuant to the Act.
- 2.21.2 A contract rezoning designation shall be indicated on the zoning map by the addition of the bylaw number authorizing the agreement after the zoning district designation.

## **2.22. Zoning Bylaw Enforcement**

- 2.22.1 Violations of this Bylaw constitute an offence and will be enforced under the provisions of the Act.
- 2.22.2 The Development Officer is authorized to enforce this Bylaw in accordance with the Act.

## **2.23. Servicing Agreements**

- 2.23.1 Where there is a proposed subdivision of land, the Municipality may require an applicant to enter into a servicing agreement to provide services and facilities that directly or indirectly serve the subdivision in accordance with the provisions of the Act.

## **2.24. Interest Registration**

- 2.24.1 For the purpose of carrying out the provisions of this Bylaw or the Act, the Municipality may require that an agreement be entered into, which agreement may then be registered against the title to the land.

## **2.25. Financial Security and Liability Insurance**

- 2.25.1 The Municipality may require, as a condition of approval of a development, that the developer provide a letter of credit, performance bond or any other form of security that may be necessary to ensure that a development is constructed, completed, restored or reclaimed in accordance with the time frames and development standards required in the approval.
- 2.25.2 The municipality may require, as a condition of approval of a development, that the developer provide and maintain liability insurance until completion of the development which is the subject of the permit.

## **Section 3 - General Regulations**

### **3.1. Applicability**

- 3.1.1 The general regulations shall apply to all development within the District. Where there appears to be a conflict between this Section and other Sections of this Bylaw, the regulations in other Sections prevail.

### **3.2. Accessory Buildings, Uses and Structures**

- 3.2.1 Subject to all other requirements of this Bylaw, an accessory building, use or structure is permitted in any zoning district when accessory to a principal use which is permitted or discretionary in that same zoning district.
- 3.2.2 No accessory building or structure may be constructed, erected or moved on to any site prior to the establishment of the principal use on the site unless the accessory development is essential for the completion of the construction or development of the principal use.
- 3.2.3 If the principal use does not contain any buildings, the principal use is established when, the Development Officer determines that the site has been developed to a completion state of approximately 80% for the carrying out of the principal use or when activities are being carried out on the site that are consistent with the primary activities that would be required to facilitate the principal use.
- 3.2.4 When a building on a site is attached to a principal building by a solid roof with structural rafters, and where the solid roof extends no more than one third of the length of the building wall that is common with the principal building, the building is deemed to be part of the principal building and subject to the regulations governing the principal building.
- 3.2.5 Accessory buildings or structures shall not be used as a dwelling unit unless otherwise provided in this Bylaw.
- 3.2.6 An accessory building or structure shall not be located on a utility easement or right-of-way.
- 3.2.7 Specific regulations for accessory buildings, structures and uses may be provided for within the applicable zoning district. Where a zoning district does not contain specific regulations for accessory buildings, structures and uses, the regulations for principal buildings shall apply.

### **3.3. Bare Land Condominiums**

- 3.3.1 Unless otherwise specified in this Bylaw, a bare land condominium plan shall be considered a single site for the purposes of applying regulations within this Bylaw.
- 3.3.2 Unless otherwise specified in this Bylaw, the building setback regulations, minimum site frontage requirements and site area requirements of the applicable

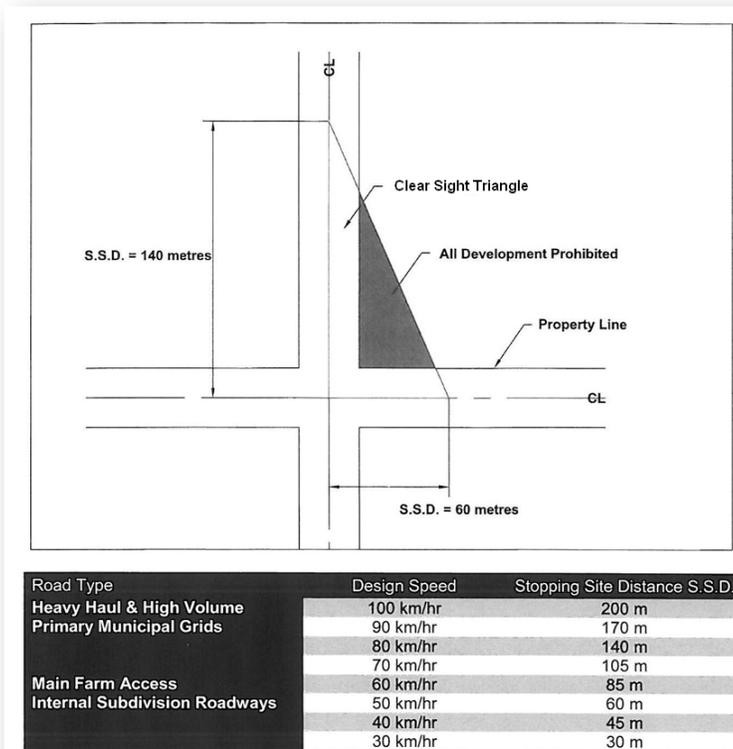
zoning district shall apply from the boundaries of the bare land condominium plan.

- 3.3.3 An application for a bare land condominium plan shall include information to confirm that adequate infrastructure can be provided to service the development.
- 3.3.4 All buildings and structures must be constructed to the fire separation requirements of The National Building Code.
- 3.3.5 All internal roadways and access routes must conform to requirements of The National Building Code.
- 3.3.6 All other applicable zoning district regulations shall apply to bare land condominium plans.

### 3.4. Clear Sight Triangle

- 3.4.1 Unless otherwise exempted or increased by this Bylaw or provincial regulation, no building, structure or planting, or any other visual obstruction shall be constructed, erected or placed within the area defined by the clear sight triangle as identified in Figure 1.

Figure 1: Clear Sight Triangle



- 3.4.2 Fencing constructed of wire, chain linking or other transparent material is allowed within the clear sight triangle as identified in Figure 1. Any boarded, slatted or otherwise non-transparent fencing must be located outside of the clear sight triangle and fully contained within property boundaries.
- 3.4.3 Exceptions may be considered for existing or planned encroachments where traffic speed, signage or regulations can be adjusted to provide safe intersection visibility or where an engineering study recommends alternatives acceptable to the Development Officer.
- 3.4.4 Trees planted near or parallel to any site line outside of a clear sight triangle shall be setback sufficiently from the site line to eliminate overhang outside of the property boundaries.

### **3.5. Contaminated Lands**

- 3.5.1 Development proposed on lands or in an area potentially contaminated may require the submission of professional engineering and geotechnical studies, environmental assessments, water reports and soils analysis as part of an application or as a condition of approval.
- 3.5.2 In considering an application for development proposed on potentially contaminated lands, the Development Officer may:
  - a) refuse to issue a development permit if the site or use is not safe or poses a potential health or liability risk, based on the information provided; or
  - b) place conditions on the approval to mitigate or address potential or identified hazards, health risks, contamination or site specific land concerns, including:
    - i. providing professional remediation, reclamation or clean-up of the parcel or site at the applicant or landowner's expense;
    - ii. limiting or restricting development on the parcel or applying special setbacks to address the location of improvements on site;
    - iii. providing professional engineering or geotechnical reports to support or verify any aspects of the proposal or condition of the land at the applicant or landowner's expense;
    - iv. having the landowner or applicant post bonds or other security related to the estimated costs of the reclamation or clean-up of the parcel;
    - v. indemnifying and saving harmless the Municipality from all potential actions, suits, damages, or claims as it relates to the development of the land and any development permit being issued or subdivision approval; and

- vi. any other reasonable conditions to ensure the development or subdivision may be approved as safe as reasonably possible and is suitable for the land.

### **3.6. Decks**

- 3.6.1 A development permit is required for the construction of any deck:
  - a) that is 0.61 m (2 ft) or more above grade; or
  - b) that is covered or enclosed by a roof or walls, regardless of height.
- 3.6.2 Where a deck is covered or enclosed by a roof or walls it shall be deemed to be a part of the principal building and must meet the required yard setback requirements of the zoning district.
- 3.6.3 Uncovered decks may encroach into the minimum required rear yard setback by a maximum distance of 3.05 m (10 ft).

### **3.7. Demolition of Buildings**

- 3.7.1 A permit must be obtained prior to a building being demolished or removed from a site in accordance with the Municipality's Building Bylaw.

### **3.8. Design Standards**

#### *General*

- 3.8.1 For all developments the design and use of exterior finishing materials shall be to the satisfaction of the Development Officer who shall ensure, as far as reasonable, that the materials are durable and similar to, or better than the standard of development on the subject and adjacent sites.

#### *Commercial Development*

- 3.8.2 Each site shall be designed with due regard and sensitivity to adjacent lots and development, in order to ensure development is complimentary and compatible.
- 3.8.3 Rooflines and building façades shall be articulated and varied to reduce the perceived mass, bulk and linearity of large buildings and to avoid blank walls.
- 3.8.4 Development should provide a transition in building height and massing in relation to surrounding development.

### **3.9. Development Adjacent to Railways**

- 3.9.1 Applicants are encouraged to consult with the railway company early in the development process to determine the capacity of the site to accommodate the proposed development, if the site:
  - a) is within 300 m (984.3 ft) of rail operations or a rail corridor;
  - b) includes a proposal for rail-service; or

c) includes infrastructure which may affect rail operations or a rail corridor.

3.9.2 No dwelling shall be permitted within:

- a) 300 m (984.3 ft) of a freight rail yard;
- b) 30 m (98.4 ft) of a railway main or secondary main line; or
- c) 15 m (49.2 ft) of a principal branch, secondary branch, or spur line;

measured from the site line shared with the railway to the face of the building. Reduced setbacks may be considered by the Development Officer in conjunction with acceptable alternative safety measures.

3.9.3 Land uses adjacent to a railway should be developed to minimize trespassing including the provision of adequate pedestrian crossings.

3.9.4 To achieve an appropriate level of liveability, and to reduce the potential for complaints due to noise or vibration emitted from rail operations, dwellings or buildings in proximity to railway operations should be designed and constructed to minimize noise or vibration impacts as much as possible. A noise or vibration impact study indicating mitigation techniques may be required by the Development Officer.

3.9.5 Site and building design should take into consideration the location of the rail corridor, existing sound levels, orientation of buildings, façade materials, topography, ventilation, acoustic shielding/noise barriers, internal layout and nearby buildings to minimize the acoustic impacts of railway operations.

3.9.6 Development or landscaping on a site shall not block sightlines or views of rail crossing warning signs or systems.

### **3.10. Drainage**

3.10.1 Where development may alter site drainage potentially affecting adjacent, upstream or downstream properties, or the stability of the land, the applicant shall be required to construct engineered drainage works incorporating sufficient capacity to accommodate the surficial water runoff for a 1:100 year storm event with no incremental increase in offsite flows in excess of what would have been generated from the property prior to the grading and levelling.

### **3.11. Environmental Features**

3.11.1 Where a site borders on or contains a watercourse or water body the setback from the top of bank shall be 30 m (98.4 ft) unless the Development Officer is provided with an environmental and geotechnical assessment prepared by a qualified professional that supports a reduced setback.

3.11.2 A minimum setback of 50 m (164 ft) is required from the top of bank of the South Saskatchewan River for any development, unless the Development Officer is provided with an environmental and geotechnical assessment prepared by a qualified professional that supports a reduced setback.

- 3.11.3 Notwithstanding any other provision of this Bylaw, the Development Officer may increase any required setback for any use in any zoning district where written confirmation from a qualified professional is received that a proposed development:
- a) may be detrimental to the conservation of environmentally sensitive lands; or
  - b) may increase the degree of hazard presented by an existing environmental feature.
- 3.11.4 If the increased setback cannot be met, the Development Officer shall require that the applicant submit a report, prepared by a qualified professional in accordance with municipal requirements, identifying preventive engineering and construction measures that shall make the site suitable for the proposed development.
- 3.11.5 No trees shall be cleared or removed from any land which lies within the minimum setback from the top of bank to a watercourse or water body, unless the Development Officer receives written confirmation from a qualified professional indicating the area where trees or vegetation may be removed and that the removal is necessary in order to provide access to the watercourse or water body.
- 3.11.6 Where development is enabled within the Green Network Study Area land use designation pursuant to the District OCP the applicant must demonstrate that the proposed development will not adversely affect drainage areas, natural areas, riparian areas, habitat corridors for wildlife movement, important viewsheds or important ecological areas.

### **3.12. Fences**

- 3.12.1 For the purpose of determining the height of a fence, the measurement shall be taken from 0.5 m (1.6 ft) inside of the subject property boundary. The height measurement includes the materials used in constructing the fence, but does not include the posts or supporting material used to anchor the fence.
- 3.12.2 The maximum height of a fence is:
- a) 2.44 m (8 ft) in industrial zoning districts; and
  - b) 1.83 m (6 ft) in all other zoning districts.
- 3.12.3 The Development Officer may allow for a higher fence where it can be demonstrated by the applicant that the height is required for security, safety, privacy or screening from roads or adjacent development.
- 3.12.4 Within country residential zoning districts, where any portion of a fence extends beyond the principal building into the front or flanking setback, the maximum height of a fence is 1.22 m (4 ft).
- 3.12.5 Electrified fences may only be permitted in conjunction with an agricultural operation.

- 3.12.6 Fences with barbed or razor wire may only be permitted in conjunction with an agricultural operation or in non-residential zoning districts for security purposes.
- 3.12.7 Fences should be complimentary and compatible with the quality and materials of the principal building and not contain any scrap metal or waste materials.

### **3.13. Hazardous Uses and Substances**

- 3.13.1 In addition to the development permit application requirements of Section 2.7, an application that involves hazardous uses or substances must include:
  - a) a site plan illustrating the location of the facility and any buildings on the site and showing the setbacks from adjacent municipalities, uses, buildings and structures that are compliant with the separation distances in this Bylaw, and any other provincial and federal regulations;
  - b) description of the hazardous substances to be stored on site and potential adverse impacts on the environment and human health. In areas where there is a high or extreme aquifer sensitivity, a statement on the potential impacts on the aquifer;
  - c) mitigation measures to reduce the potential adverse impacts of the hazardous substances on adjacent land uses;
  - d) a list or map of all transportation routes that will be used to transport hazardous substances throughout the Municipality;
  - e) evidence that the proposal will conform with The Saskatchewan Fire Code, The Environmental Management and Protection Act, Hazardous Substances and Waste Dangerous Goods Regulations, The Dangerous Goods Transportation Act, The Fire Safety Act, The National Building Code and other applicable laws and regulations.
- 3.13.2 Hazardous uses shall be separated from existing or planned residential and recreational development within the Municipality and adjacent urban municipalities no less than:
  - a) 305 m (984 ft) for a non-refrigerated anhydrous ammonia facility licensed by the Province of Saskatchewan;
  - b) 600 m (1,969 ft) for a refrigerated anhydrous ammonia facility licensed by the Province of Saskatchewan;
  - c) 1.0 km (0.6 mile) for a chemical plant or heavy industrial development; and
  - d) 100 m (328 ft) for a building or structure containing more than 200 kilograms of waste dangerous goods other than used oil or waste antifreeze solutions as prescribed by *The Hazardous Substances and Waste Dangerous Goods Regulations*;
- 3.13.3 The storage of fertilizers, chemicals, and combustible materials is subject to the requirements of both the federal and provincial governments including that all necessary permits must be obtained prior to storage on site.
- 3.13.4 A storage tank, or a combination of storage tanks for fertilizers, chemicals, and combustible materials, must not be located closer to a building, other than a

building that forms part of an anhydrous ammonia facility, than the separation distances required under *The Boiler and Pressure Vessel Regulations*.

- 3.13.5 As a condition of approval, an emergency management plan or emergency response plan may be required for a site and that the applicant file a copy of all federal or provincial licenses, approvals or refusals issued by federal or provincial authority with the Municipality.
- 3.13.6 Separation distances for hazardous uses and substances shall not be reduced for any purpose.

### **3.14. Landscaping**

- 3.14.1 When considering a development permit application, the Development Officer may impose conditions requiring the use and maintenance of landscaping, berming, fencing, vegetation or other screening.
- 3.14.2 Where landscaping is required for a development, a landscape plan shall be included with the development permit application.
- 3.14.3 Landscaping shall be provided under the provisions of this Bylaw and, where applicable, any other plan approved for the area such as a CDR or concept plan.
- 3.14.4 A landscape plan shall include the following:
  - a) boundaries and dimensions of the site, all buildings or structures and vehicular and pedestrian areas including parking, loading and amenity areas and walkways;
  - b) type and quantity of existing plant materials to be retained;
  - c) location of all new hard and soft landscaping proposed, identifying the type, common and botanical name, location, quantity and spacing;
  - d) location of proposed screening including materials and height;
  - e) location and type of all light fixtures both attached and detached;
  - f) a schedule of completion; and
  - g) any other information requested by the Development Officer to evaluate the proposed development.
- 3.14.5 Existing natural buffers such as trees and natural topography shall be preserved during site development and protected during construction where possible.
- 3.14.6 All plant material shall be hardy and of a species capable of healthy growth.
- 3.14.7 Plants, trees and vegetation approved in the landscape plan and which are diseased or have died shall be replaced with like kind and size in a timely manner.
- 3.14.8 All landscaping requirements shall be completed in accordance with the approved schedule of completion.
- 3.14.9 Any significant changes, such as decreasing or increasing the extent of landscaping, to an approved landscape plan must be approved by the Development Officer.

### **3.15. Lighting**

- 3.15.1 All outdoor lighting for any site, building, sign, parking lot or pedestrian area shall be located, oriented and arranged so that no direct rays of light:
- a) illuminate or shine onto adjacent lands;
  - b) interfere with the use, privacy and enjoyment of adjacent lands, adjacent dwellings and their amenity area;
  - c) interfere with airport safety; or
  - d) interfere with traffic safety on public roadways.
- 3.15.2 The applicant may be required to provide a plan completed by a qualified professional, indicating the location of all exterior lights and any measures taken to shield glare onto adjacent properties or roadways.
- 3.15.3 Lighting standards and fixtures shall be of consistent design and complimentary to the overall style, design and materials of the site and principal building.
- 3.15.4 Public access and amenity areas shall be lit in keeping with the principles of crime prevention through environmental design to encourage pedestrian safety and allow casual site surveillance. Pedestrian scale lighting is encouraged.
- 3.15.5 Outdoor lighting used to illuminate flags, statues, signs or other objects mounted on a pole, pedestal or platform and spotlighting or floodlighting used for architectural or landscape purposes, must use full cut-off or directionally shielded lighting fixtures that are aimed and controlled so that the directed light is substantially confined to the object intended to be illuminated.
- 3.15.6 No flickering, flashing, strobe or revolving lights shall be permitted.
- 3.15.7 The standards in this Bylaw do not apply to federally or provincially regulated lighting on buildings, structures or sites.

### **3.16. Manufactured and Modular Dwellings**

- 3.16.1 Every manufactured dwelling shall bear CSA Z240 certification (or a replacement thereof) and shall be attached to a permanent foundation except for approved temporary secondary dwelling units, or securely anchored to the ground and skirted, prior to occupancy.
- 3.16.2 Every modular dwelling shall bear CSA A277 certification (or a replacement thereof) and shall be attached to a permanent foundation except for approved temporary secondary dwelling units.

### **3.17. Number of Principal Buildings and Uses on a Site**

- 3.17.1 Unless otherwise permitted within this Bylaw, no person shall construct or cause to be constructed, more than one principal building or use on a site.

### **3.18. Outdoor Storage**

- 3.18.1 The Development Officer may require that a landscape plan be submitted with a development permit application that includes outdoor storage.
- 3.18.2 The Development Officer when considering a development permit application for uses which involve the outdoor storage of goods, machinery, vehicles, motors, building materials, waste materials and other similar uses may impose conditions requiring the use and maintenance of landscaping, berming, fencing, vegetation or other screening of a location, length, thickness, type height and extent that is considered necessary to buffer the proposed development from adjacent or neighbouring land uses and public roads.
- 3.18.3 The outdoor storage of materials, products, equipment or machinery shall not be permitted in the front yard of commercial zoning districts unless required as part of the sale, promotion or display of merchandise, in which case such outdoor storage shall not impede pedestrian or vehicular traffic.
- 3.18.4 No person shall keep or permit in any yard in any residential zoning district any object or chattel which is unsafe, unsightly or adversely affects the amenities of the area.

### **3.19. Parking and Loading**

- 3.19.1 No person shall erect, enlarge, or extend any building or structure or intensify any use unless the required parking and loading areas are provided and maintained in connection with the new, enlarged, or altered building or structure, or intensified use.
- 3.19.2 Required parking and loading areas shall include an adequate, safe and convenient arrangement of vehicular points of ingress or egress, driveways, aisles, ramps, unloading and loading areas all in relation to buildings and entry points to buildings on the site.
- 3.19.3 Parking and loading areas shall be developed to the satisfaction of the Development Officer such that:
  - a) they are reasonably accessible to the use and vehicles they are intended to serve;
  - b) all required parking and loading facilities are clearly demarcated;
  - c) they allow adequate drainage, snow removal and maintenance; and
  - d) they are signed and landscaped.
- 3.19.4 The Development Officer may require that parking and loading areas be gravelled or hard surfaced.
- 3.19.5 Parking and loading areas shall be located on the same site as the use for which they are intended.

3.19.6 Parking shall be provided in accordance with the following:

Type of Development	Minimum Parking Space Requirements
Single and Semi-Detached Dwelling	1 for each dwelling unit
Townhouse	1.75 for each dwelling unit, of which 0.25 per unit shall be designated as visitor parking, of which 1 per 20 parking spaces shall be designated for persons with disabilities.
Secondary Dwelling Unit	1 for each dwelling unit
Bed and Breakfast Home	1 per guest bedroom
Tourist Home	1 per guest bedroom
Animal Kennel	2 plus a minimum of 1 staff parking space
Funeral Home	1 per 5 seats
Office, Personal Service and Retail Store	1 for every 40 m <sup>2</sup> (430.57 ft <sup>2</sup> ) of floor area
Other commercial uses	1 for every 18 m <sup>2</sup> (194 ft <sup>2</sup> ) of gross floor area; minimum 5 spaces.
Warehousing	1 for every 90 m <sup>2</sup> (969 ft <sup>2</sup> ) of gross floor area.
Industrial use	1 for every 55 m <sup>2</sup> (592 ft <sup>2</sup> ) of gross floor area, but there shall not be less than 1 parking space for every 3 employees.
Place of worship, community centres, and other places of assembly	Whichever is the greater of: 1 for every 9 m <sup>2</sup> (97 ft <sup>2</sup> ) of gross floor area devoted to public use, or 1 for every 6 seats provided for patrons.
Adult Care uses	1 per employee plus 1 per 5 persons enrolled
Child Care uses	1 per employee plus 1 per 10 children
Custodial Care or Residential Care	1 per 5 beds, plus 1 for every 4 employees; or 1 per 4 dwelling units
Educational Facility or Private School	1 for each staff member plus 5 for each classroom or instructing area.
Hotel/Motel	1 for each motel or hotel unit.
Recreation Facility	1 for every 18 m <sup>2</sup> (194 ft <sup>2</sup> ) of gross floor area; minimum 5 spaces.  Where the use does not include measurable floor space, parking requirements shall be determined on a case to case basis based upon projected peak use and typical use parking requirements.
All other uses	As required by the Development Officer.

3.19.7 Where two or more uses are permitted on any one site or where two or more uses are to share common parking facilities, the off-street parking requirements for each use shall be calculated as if each is a separate use and the total number of off-street parking spaces so calculated shall be provided.

- 3.19.8 When the calculation of parking requirements results in a fractional required parking space, this fractional requirement shall be rounded to the next whole number.
- 3.19.9 Each parking space shall be a minimum of 2.5 m (8.2 ft) wide and 6 m (19.7 ft) long.
- 3.19.10 A minimum of one (1) barrier free parking space shall be provided for any required parking facility accommodating between 4 and 100 parking spaces.
- 3.19.11 Each barrier free parking space shall:
- a) be a minimum of 4 m (13.1 ft) wide and 7 m (23 ft) long;
  - b) be located closest to the entrance of the building for which they are intended;
  - c) have a barrier-free path of travel to the building entrance;
  - d) have a level surface; and
  - e) be clearly marked as being for the use of persons with disabilities only.
- 3.19.12 Manoeuvring aisles and driveways:
- a) serving two-way traffic movements shall be at least 7 m (22.97 ft) wide;
  - b) serving one-way traffic movements shall be at least 3.6 m (11.81 ft) wide; and
  - c) serving as a fire lane shall be at least 6 m (19.69 ft) wide.
- 3.19.13 Where the use of a building or lot involves the receipt, distribution or dispatch by vehicles of materials, goods or merchandise, adequate space for such vehicles to stand for loading or unloading shall be provided at each loading door.
- 3.19.14 All off-street loading spaces shall be located on the site and be of a sufficient size so that materials and commodities can be easily loaded or unloaded without creating interference to vehicular or pedestrian circulation on site or on adjacent public roadways.
- 3.19.15 Queuing spaces and lanes may be provided for vehicles to ingress and egress any service windows or bays without adversely affecting the functioning of on-site parking or loading, property approaches, areas for vehicular and pedestrian circulation or interfering with service of the next vehicle.
- 3.19.16 Parking and loading areas shall not be used for driveways, access or egress, commercial repair work, or the display, sale or storage of goods.
- 3.19.17 Parking and loading areas shall be developed within one year of the completion of the development for which the development permit was issued.

## **3.20. Projections into Required Yards**

- 3.20.1 Projections into any required yard must comply with the requirements of the *National Building Code*.
- 3.20.2 The following features may project into the required yard under this Bylaw:

- a) wheelchair ramps at the discretion of the Development Officer;
  - b) driveways, curbs and sidewalks;
  - c) off-street parking;
  - d) cooling units not to exceed 0.91 m (3 ft);
  - e) mailboxes;
  - f) landscaping, fish ponds, ornaments, flagpoles less than 4.57 m (15 ft) in height, or other similar landscaping features in accordance with the Corner Lot Sight Triangle requirements;
  - g) unenclosed steps, landings and stairs, uncovered and open balconies, terraces, verandas, decks, and patios having a maximum projection of:
    - i. 0.6 m (2 ft) into a required yard less than 4.0 m (13.1 ft);
    - ii. 1.8 m (6 ft) into a required yard of 4.0 m (13.1 ft) to 7.5 m (24.6 ft);
    - iii. 3.05 m (10 ft) into a required yard greater than 7.5 m (25.6 ft);
  - h) window sills, roof overhangs, eaves, gutters, bay windows, chimneys, and similar alterations projecting a distance of 0.6 m (2 ft) into any required yard, provided there is no encroachment onto an easement or utility right-of-way.
- 3.20.3 A cantilever which provides additional interior space may project up to 0.6 m (2 ft) into a required yard, but in all cases at least 1.2 m (3.9 ft) shall be maintained between the wall designed with the cantilever and the lot line.
- 3.20.4 Utilities, underground parking, and similar structures constructed entirely beneath the surface of the ground may encroach into required yards provided such underground encroachments do not result in a grade inconsistent with adjacent properties and the encroachments are covered by sufficient soil depth or surface treatment to foster landscaping.

### **3.21. Property Approaches**

- 3.21.1 A development permit shall not be issued for development on any site unless an approach to a public roadway has been approved by the Municipality.
- 3.21.2 All approaches shall be constructed in accordance with the engineering standards of the Municipality.
- 3.21.3 No approach shall be constructed in such a manner as to restrict sight lines or in any way adversely affect traffic safety.
- 3.21.4 Where an approach requires access onto a paved roadway, the approach shall be paved from the edge of the road surface to the property line or as determined by the Municipality.
- 3.21.5 Approaches adjacent to blind corners, hills, ridges, railway crossings and any other obstructions shall be positioned so as to provide an unobstructed view of 100 m (328 ft) in either direction.

### **3.22. Public Roadways**

- 3.22.1 All public roadways shall be constructed in accordance with the engineering standards of the Municipality or other jurisdiction having authority.
- 3.22.2 All development shall have frontage onto and direct physical and legal access to a maintained public roadway, except for:
- a) agricultural operations;
  - b) development internal to a condominium plan containing private roadways; and
  - c) development internal to a dwelling group or multi-use development containing internal roadways as approved by the Development Officer.
- 3.22.3 The requirement to construct, or pay for the construction, of all or part of a new public roadway or to upgrade all or part of a public roadway to provide adequate access may be imposed as a condition of approval.
- 3.22.4 The requirement to pay for public roadway maintenance may be imposed as a condition of approval where the development will have an impact on public roadways.
- 3.22.5 As a condition of approval, the applicant, operator, or any person who hauls on public roadways may be required to enter into a road maintenance agreement prior to commencing the hauling.
- 3.22.6 A traffic impact assessment may be required where the existing traffic counts and patterns are expected to be significantly altered as a result of the proposal.
- 3.22.7 Development adjacent to provincial highways shall meet all provincial regulations respecting access to and the location of buildings or structures on the site.
- 3.22.8 Notwithstanding any regulations which apply to provincial highways, this Bylaw may establish a higher standard than those required by the province for developments adjacent to highways and intersections.

### **3.23. Relocated Buildings or Structures**

- 3.23.1 No building or structure shall be relocated within, into or out of a property without first obtaining a development permit. The relocated building or structure shall comply with the appropriate zoning district regulations.
- 3.23.2 In addition to the development permit application requirements of Section 2.7, an application for a relocated building or structure must include:
- a) recent colour photographs showing all sides of the building or structure;
  - b) a statement of the age, size and structural condition of the building or structure; and
  - c) a statement of any proposed improvements to the building or structure, including a description of the colour, texture and/or finish applied to exterior surfaces, and a description of proposed landscaped areas.

- 3.23.3 A relocated building or structure shall be designed, constructed, sited and finished in a manner that is visually compatible, in the opinion of the Development Officer, with the neighbourhood in general.
- 3.23.4 The Development Officer may approve the application subject to:
- a) the completion of an inspection of the building;
  - b) the applicant acquiring a building permit; and
  - c) the placement of the structure on a permanent foundation.
- 3.23.5 Any renovations or improvements required to ensure that the relocated building or structure complies with this Bylaw shall be listed as conditions of the development permit.
- 3.23.6 Upon completion of relocating the building or structure, the old foundation shall be removed, any excavation shall be filled, the ground shall be levelled and the site shall be put in a safe condition to the satisfaction of the Development Officer.

### **3.24. Re-Subdivision of Existing Country Residential Parcels**

#### *General Re-subdivision Regulations*

- 3.24.1 The re-subdivision regulations contained herein are intended to enable existing, larger than average parcels within multi-parcel country residential subdivisions and hamlets to further subdivide, creating new lots that are complementary to existing development. The intent is not to provide for a uniform increase in density throughout the original registered subdivision plan area.
- 3.24.2 The resulting parcels shall meet the minimum, maximum and average lot sizes of the applicable country residential zoning district.
- 3.24.3 The subdivision shall be consistent with all relevant policies within this Bylaw.
- 3.24.4 The resulting parcels shall each be connected to a centralized potable waterline.
- 3.24.5 The re-subdivision shall make efficient use of existing infrastructure.
- 3.24.6 The re-subdivision shall not be detrimental to the health, safety and general welfare of the existing community.
- 3.24.7 A CDR is required if the re-subdivision results in the creation of two (2) or more new parcels.
- 3.24.8 If the proposed re-subdivision is located within an Organized Hamlet, it shall be referred to the Hamlet Board for review and comments.

#### *Existing Parcels 3.72 ha (9.2 acres) or greater in area*

- 3.24.9 Parcels 3.72 ha (9.2 acres) or greater may be re-subdivided into parcels not less than 1.86 ha (4.6 acres) in area. Schedule 2 of this Bylaw includes maps of existing parcels that may be re-subdivided in accordance with this provision.

#### *Existing Parcels less than 3.72 ha (9.2 acres) in area*

- 3.24.10 Parcels located within an existing registered subdivision plan which are at least one and a half (1.5) times larger than the average lot size of the original

registered subdivision plan area may be re-subdivided into parcels larger in size than the smallest lot in the original registered subdivision plan area. Schedule 2 of this Bylaw includes maps of existing parcels that may be re-subdivided in accordance with this provision.

### **3.25. Separation Distances**

3.25.1 Separation distances are established to minimize conflict between rural and urban development, incompatible uses, and achieve orderly, cost-efficient, and context appropriate development patterns. These distances also:

- a) ensure land uses and development patterns are clearly defined to provide certainty for investment and development;
- b) provide for effective interjurisdictional coordination and management in land use and development policy and planning; and,
- c) provide for consistent standards for development in the area managed under the District OCP.

3.25.2 Where a proposed use must be separated from existing or planned uses, the existing or planned uses include those within the Municipality and adjacent municipalities.

3.25.3 In rare circumstances, it may be appropriate to consider the merits of reducing a separation distance where it is in the best interest of the District. Where in this Bylaw a specific use requires a separation distance from another use or development on an adjacent site or sites, and where it explicitly allows for a reduction in the separation distance in certain circumstances, Council shall be guided by the following, where applicable, in their deliberations and decision making:

- a) written comments from any landowners within the required separation distance;
- b) written comments from any external agency, relevant rights-holder, stakeholder and adjacent municipality;
- c) the recommendations of any engineering, technical or other professional report or assessment;
- d) any public health, safety or quality of life issues;
- e) proposed mitigation measures to minimize impacts, such as odours, noise, appearance, dust, smoke, etc.;
- f) landforms that may affect or be affected by the impacts from the development;
- g) physical severances, including roadways, rail lines, or waterbodies within the separation distance;
- h) watershed and drainage patterns, and how runoff from the site is to be managed;
- i) the land use designation and future land use of the lands within the separation distance; and

- j) any other factors deemed relevant.
- 3.25.4 Notwithstanding Section 3.25.3, a reduced separation distance cannot allow a greater reduction than the requirement of any applicable provincial legislation and/or regulations. Further, where separation distances have not been prescribed in this Bylaw or the prescribed separation distance conflicts with provincial regulations, the provincial regulations shall prevail.
- 3.25.5 Where properties are within the recommended separation distances within the specific use development standards, an interest pursuant to the Act may be registered against the titles of the affected properties.
- 3.25.6 A reduced separation distance within, or that extends into, a Future Urban Growth Area as shown on Schedule C of the District OCP, shall require agreement by any adjacent urban municipality impacted by the proposal.
- 3.25.7 Separation distances from residential development shall be measured to the nearest:
  - a) boundary of an existing or planned country residential subdivision or hamlet;
  - b) property boundary of a vacant or developed agricultural zoned parcel 4.05 ha (10 ac) or less;
  - c) foundation of a dwelling on an agricultural zoned parcel greater than 4.05 ha (10 ac); and,
  - d) boundary of existing or planned urban residential development within an adjacent urban municipality.
- 3.25.8 Separation distances from all other development shall be measured to the nearest:
  - a) property boundary of a vacant or developed commercial, industrial, business, conservation, recreational, or institutional zoned parcel; and,
  - b) boundary of an adjacent urban municipality.
- 3.25.9 Notwithstanding any other provision in this Bylaw, hazardous uses and heavy industrial development shall not be permitted within 1.0 km (0.6 miles) of an existing or planned country residential development or urban residential neighbourhood.
- 3.25.10 If a use that requires a separation distance has ceased to operate for a period of 12 months or more, other proposed uses in proximity to the site are exempt from the separation distance in order to subdivide or develop the lands.
- 3.25.11 Separation distances do not apply to a dwelling that is accessory to the principal use on the same site.

### **3.26. Site and Slope Stability**

- 3.26.1 Except where otherwise provided for in this Bylaw, the following minimum building setbacks shall apply from the crest or bottom of a coulee, ravine, valley, escarpment slope, or any steep slope where the grade exceeds 15%, or is

suspected of being unstable. The crest shall be that line where the gradient of the slope measured from the upland leading down to the bottom of the slope first exceeds 15%:

Vertical Depth	Minimum Setback
Less than 15 m (49.2 ft)	10 m (32 ft)
Greater than 15 m (49.2 ft) and less than 30 m (98.4 ft)	15 m (49.2 ft)
Greater than 30 m (98.4 ft)	20 m (65 ft)

- 3.26.2 Reduced setbacks may be considered when the Development Officer is satisfied that a geotechnical engineering study prepared by a professional engineer warrants such.
- 3.26.3 The Development Officer may require that the applicant submit a surveyed site plan to determine the crest or bottom of a slope where development must be setback from.
- 3.26.4 Development or subdivision proposed within 30 m (98.4 ft) of the crest or bottom of a slope greater than 15% shall require supporting evidence of slope stability by a professional engineer. The Development Officer may require that an applicant submit a professionally prepared geotechnical analysis for any proposed subdivision or development on sites with slopes of less than 15%.
- 3.26.5 The Development Officer may exempt an applicant from the requirements of Section 3.26.3, if the land is to be used for agricultural, grazing, or resource extraction purposes and no buildings are being proposed to be located on the land.
- 3.26.6 Trees or vegetation shall not be cleared from any land within 20 m (65.6 ft) of any escarpment or of the crest of a slope greater than 15% where the removal could have a negative impact on the water body or bank stability unless authorized by a federal, provincial or municipal jurisdiction having authority.
- 3.26.7 If a proposed development is to be located on land that may be subject to erosion, subsidence, earth movement or instability, or is otherwise unsuitable for development or hazardous for the proposed use, the Development Officer may require the applicant to submit a report prepared by a qualified professional that assesses the hazard, the suitability of the land for the proposed development or subdivision and identifies any required mitigation measures.
- 3.26.8 Remedial or mitigation measures including engineered foundations, specialized drainage or specific septic systems may be specified as conditions to the issuance of a development permit.

### **3.27. Site Maintenance and Waste Disposal**

- 3.27.1 All sites shall be maintained clean and free from waste and debris.

- 3.27.2 All liquid, solid and gaseous wastes and all toxic and hazardous substances shall be stored, labelled, disposed of, handled, transported, permitted and managed according to federal, provincial and municipal legislation, regulations or procedures. The applicant may have to provide confirmation to the Municipality.
- 3.27.3 Unless in accordance with any provincial or federal legislation, regulations or procedures, dumping or discharging of liquid, solid or gaseous wastes into any watercourse, water body or beneath or on the surface of any land or into the air is prohibited.
- 3.27.4 Refuse and garbage shall be stored in suitable containers or enclosures until disposal or pick-up. Garbage holding areas and containers in non-residential zoning districts shall be screened from public view to the satisfaction of the Development Officer.

### **3.28. Utility Services**

- 3.28.1 All development shall be adequately serviced to the satisfaction of the municipality including the provision of power, natural gas, and telecommunications. If upgrades are required, the applicant shall be solely responsible for the cost and the undertaking of such upgrades.

### **3.29. Vehicle Storage**

- 3.29.1 The parking or outdoor storage of an unlicensed vehicle or any vehicle that is in a rusted, wrecked, partly wrecked, dismantled, partly dismantled, inoperative or abandoned condition shall be addressed in accordance with the provisions of the Municipality's *Nuisance Abatement Bylaw*.
- 3.29.2 Where any outside storage of vehicles, motor sport vehicles and recreational vehicles is permitted by this Bylaw, the Development Officer may require that the outside storage area and any equipment or machinery involved with the storage of such vehicles be screened from municipal roadways or neighbouring properties.
- 3.29.3 A vehicle, motor sport vehicle or recreational vehicle shall not be parked in setback areas or in front yards except on a driveway.
- 3.29.4 No more than 3 recreational vehicles are permitted to be stored on a site unless approved as a commercial storage operation.
- 3.29.5 A recreational vehicle may not be used as a dwelling unit or occupied structure for permanent, year-round use.

### **3.30. Wastewater Treatment Systems**

- 3.30.1 Where a development requires a means of sewage disposal or treatment, the developer shall be required to install a sewage disposal system in accordance with municipal and provincial requirements. The Development Officer, in

conjunction with appropriate provincial regulatory agencies, shall determine the suitability of a site to accommodate a private wastewater treatment system.

- 3.30.2 The Development Officer may refuse to approve an application for a development if the site is not large enough to support a sewage disposal system to the standard required.
- 3.30.3 The Development Officer may require a professional soil test/analysis to determine the soil texture and the suitability of the land for private sewage septic systems in relation to the development or subdivision proposal.
- 3.30.4 All on-site sewage treatment systems, including holding tanks, disposal fields or lagoons/ponds, must be located entirely within the legal property boundaries of the site the system is associated with.
- 3.30.5 A development permit shall not be issued until all appropriate permits have been obtained for the wastewater treatment system from appropriate provincial regulatory agencies.
- 3.30.6 As a condition of approval Council may require ongoing monitoring and maintenance of an on-site wastewater system in accordance with the Municipality's Septic Monitoring Bylaw.

### **3.31. Water Supply**

- 3.31.1 No development or use of land shall be allowed where the proposal will adversely affect domestic or municipal water supplies, or where a suitable, potable water supply cannot be furnished.
- 3.31.2 The proponent of a use that involves large volumes of water must provide evidence to the satisfaction of the Development Officer that there is an adequate and approved source of water as required for the development.
- 3.31.3 All new multi-parcel commercial, industrial, community service and country residential development shall be serviced by a centralized potable waterline to the satisfaction of the municipality.

## **Section 4 - Specific Use Regulations**

### **4.1. Applicability**

4.1.1 The requirements and standards of this Section shall apply to all zoning districts. Where there appears to be a conflict with the regulations in other Sections of this Bylaw, these regulations apply unless those Sections specifically exclude or modify these regulations.

### **4.2. Adult Day Care Facilities**

#### *Development Standards*

4.2.1 Adult day care facilities may be approved as a principal use in the Community Service zoning district; in all other zoning districts they must be accessory and incidental to a dwelling unit.

4.2.2 Off-site parking shall only be permitted for the purpose of a drop-off space where the Development Officer determines that off-site parking is necessary.

### **4.3. Aggregate Resource Industries**

#### *Additional Development Permit Application Requirements*

4.3.1 In addition to the development permit application requirements of Section 2.7, an application for an aggregate resource industry must include:

- a) a description of any hazardous substances to be produced, stored or used on site;
- b) a decommissioning and reclamation plan;
- c) adjacent land uses and identification of nuisances that may be generated by the activity along with strategies for minimizing the nuisances;
- d) an emergency management plan; and
- e) any supplemental information specific to the particular site or proposal.

#### *Development Standards*

4.3.2 Aggregate resource extraction operations shall not be located closer than 305 m (1000 ft) from residential development and recreational development in accordance with Section 3.25, other than where the dwelling is not associated with the operation on the same site, in which case the separation distance shall be 150 m (492 ft).

4.3.3 The separation distances may be reduced by Council pursuant to Section 3.25.

4.3.4 The operator shall apply appropriate methods for minimizing the noise and dust created from machinery and equipment through proper location and property screening.

4.3.5 Access to the site shall be located away from existing dwelling units on adjacent properties.

- 4.3.6 No aggregate material is to be stored or piled on any public roadway or within 30 m (98.4 ft) of the bank of any watercourse or water body.
- 4.3.7 The disturbed area of an aggregate resource extraction operation shall be reclaimed to a land capability equivalent to the pre-disturbance land capability (for example, agricultural land) or a post-disturbance condition and land use (for example, conversion to wetland). These conservation and reclamation procedures shall be in accordance with applicable municipal and provincial guidelines.

*Conditions of Approval*

- 4.3.8 Operators are required to ensure all reasonable measures are taken to control and implement clean up and remediation of contamination from vehicles, equipment and on-site operations.
- 4.3.9 The applicant, operator or any person who hauls the aggregate resource shall be required to enter into a road maintenance agreement prior to commencing the hauling.
- 4.3.10 The applicant or operator must provide a written report to the Municipality detailing the amount of material hauled and extracted by the operation as follows:
  - a) on a monthly basis; and
  - b) signed declarations must be submitted at the end of the two designated yearly haul periods (namely Summer Haul Period from March 16 - November 15 and Winter Haul Period from November 16 - March 15). These declarations must be sworn or affirmed before a Commissioner of Oaths or a Notary.
- 4.3.11 The Development Officer may require the applicant provide financial security in the amount required for site reclamation.
- 4.3.12 Approval of an aggregate resource extraction operation shall be for a maximum period of 4 years.

**4.4. Agricultural Tourism Use**

- 4.4.1 Without limiting the generality of the use as defined by this Bylaw, the following may be considered agricultural tourism uses: **(Bylaw 46/23, Approved March 7, 2024)**
  - a) on-site sale of agricultural food products
  - b) farm tours and educational opportunities
  - c) small scale distilleries, wineries and breweries
  - d) vacation farms
  - e) historical or heritage farms
  - f) dude ranches
  - g) u-pick operations
  - h) zoos and petting farms
  - i) guided or interpretive programming
  - j) outfitter expeditions

*Additional Development Permit Application Requirements*

- 4.4.2 In addition to development permit application requirements of Section 2.7, an application for an agricultural tourism use must include:
- a) information about the proposed use of the site including how the proposed use is associated with agriculture or a rural environment, the proposed hours of operation and the proposed schedule of events to be hosted.

*Development Standards*

- 4.4.3 Agricultural tourism uses shall be accessory to an agricultural farm operation, or country residence, or rural environment. Other sites may be considered at Council's discretion.
- 4.4.4 Gifts shops, retail stores, restaurants and other food service uses may be considered as ancillary uses.
- 4.4.5 More than one agricultural tourism use may be located on a site as long as the uses are related to the principal use on site.
- 4.4.6 Agricultural tourism uses shall display a high visual quality and shall be integrated into the rural environment by virtue of appropriate design, location, and landscaping.
- 4.4.7 Agricultural tourism uses may only be approved where they would not:
- a) unduly interfere with the amenities or change the character of the neighbourhood;
  - b) materially interfere with or affect the use and enjoyment of adjacent properties;
  - c) adversely impact upon the environment; or
  - d) result in excessive demand on municipal services, utilities or public roadway access.
- 4.4.8 The site shall be buffered or screened from adjacent land uses and public roadways to the satisfaction of the Municipality.

**4.5. Animal Kennels**

*Additional Development Permit Application Requirements*

- 4.5.1 In addition to the development permit application requirements of Section 2.7, an application for an animal kennel must include:
- a) the proposed number of animals to be kept on site at any one time;
  - b) an animal waste management plan; and,
  - c) a site plan that includes location of indoor kennels, exterior animal exercise areas including dimensions and fencing plan, and distances from kennels and exercise areas to dwellings on adjacent properties.

*Development Standards*

- 4.5.2 Excepting in a D-Business District and D-Light Industrial 1 District, the operation of an animal kennel should be subordinate and incidental to the principal use of the site as a resident occupied agricultural or country residence.
- 4.5.3 The maximum combined number of boarding and breeding animals that may be kept on site shall not exceed 50. Additional animals may be permitted at the discretion of the Municipality with consideration given to the proposed size, scale, and intensity of the use, potential impacts on adjacent properties, public and provincial roadways and whether adequate infrastructure and utility services exist at the site to service the use.
- 4.5.4 No building, structure, or exterior exercise areas, used to accommodate the animals shall be allowed within 300 m (984 ft) of any dwelling located on adjacent sites.
- 4.5.5 Exercise areas must consist of at least 9.3 m<sup>2</sup> (100 ft<sup>2</sup>) of area per animal and be enclosed with a secure fence with a minimum height of 2 m (6.6 ft) made of materials to the satisfaction of the Development Officer.
- 4.5.6 All facilities, including buildings, structures and exterior exercise areas, shall be located behind the principal building unless otherwise approved by the Development Officer.
- 4.5.7 All pens, rooms, exercise runs, and holding stalls shall be soundproofed if deemed necessary by the Development Officer considering the number of animals to be kept at the kennel, the proximity of the kennel to other uses or other kennels, and possibility that the noise from the kennel may adversely affect the amenity of the area.

*Conditions of Approval*

- 4.5.8 The approval will be for a specific number of animals to be maintained on the site at any one time. Proposals to increase the number of animals requires the submission of a new development permit application.
- 4.5.9 No animals shall be allowed outdoors between the hours of 9:00 p.m. to 7:00 a.m. daily. The Development Officer may prescribe a more restrictive time period where deemed necessary to achieve the objectives of this Bylaw.
- 4.5.10 The site shall be secured by the installation of appropriate fencing or means of security.

## **4.6. Asphalt and Concrete Facilities**

### *Additional Development Permit Application Requirements*

- 4.6.1 In addition to the development permit application requirements of Section 2.7, an application for asphalt and concrete facilities must include:
- a) a description of any hazardous substances to be produced, stored or used on site;
  - b) a decommissioning and reclamation plan;
  - c) adjacent land uses and identification of nuisances that may be generated by the activity along with strategies for minimizing the nuisances;
  - d) an emergency management plan; and
  - e) any supplemental information specific to the particular site or proposal.

### *Development Standards*

- 4.6.2 The operator shall apply appropriate methods for minimizing the noise and dust created from machinery and equipment through proper location and property screening.
- 4.6.3 Access to the site shall be located away from existing dwelling units on adjacent properties.
- 4.6.4 No aggregate material is to be stored or piled on any road allowance or within 30 m (98.4 ft) of the bank of any watercourse or water body.

### *Conditions of Approval*

- 4.6.5 The applicant, operator, or any person who hauls to or from the site shall be required to enter into a road maintenance agreement prior to commencing the hauling.
- 4.6.6 Operators are required to ensure all reasonable measures are taken to control and implement clean up and remediation of contamination from vehicles, equipment and on-site operations.

## **4.7. Bed and Breakfast Homes**

### *Additional Development Permit Application Requirements*

- 4.7.1 In addition to the development permit application requirements of Section 2.7, an application for bed and breakfast homes must include:
- a) A floor plan of the bed and breakfast home that identifies all the rooms in the home and accessory buildings including the designated guest rooms.

### *Development Standards*

- 4.7.2 No one other than the occupants of the principal dwelling may be involved or employed in the operation of the Bed and Breakfast Home.
- 4.7.3 A maximum of 3 guest rooms shall be allowed on a site.

- 4.7.4 A bed and breakfast home shall only provide breakfast meals to registered overnight guests prepared in the common kitchen of the principal dwelling. No cooking facilities are allowed in bedrooms or suites.
- 4.7.5 Alterations to the dwelling or accessory building used for the bed and breakfast home may be permitted but shall not be inconsistent with the residential character of the building or property.
- 4.7.6 Guest stays shall be limited to not more than 14 consecutive days.
- 4.7.7 A bed and breakfast home shall be operated in a manner that ensures the privacy and enjoyment of adjacent residents is preserved and the amenity of the neighbourhood is maintained.

#### **4.8. Bulk Fuel, Gas Bars, Service Stations, & Vehicle/Equipment Wash**

- 4.8.1 Bulk fuel storage and distribution, gas bars, service stations, vehicle and equipment wash and any development involving dispensing of fuel, vehicular servicing or repair are subject to the development standards in this Section.

##### *Additional Development Permit Application Requirements*

- 4.8.2 In addition to the development permit application requirements of Section 2.7, an application for vehicular oriented uses must include:
  - a) a comprehensive site plan including the total area of the operation, property access, parking, screening, landscaping and any building locations, sizes and uses;
  - b) evidence that all general requirements and setbacks set forth in provincial regulations are met;
  - c) verification that there is a secure water source sufficient to service the development;
  - d) strategies for managing the grey water resulting from the washing of vehicles/equipment;
  - e) a description of any hazardous substances to be produced, stored or used on site; and
  - f) a decommissioning and reclamation plan.

##### *Development Standards*

- 4.8.3 All fuel pumps and above ground fuel storage tanks shall be located at least 5 m (16.4 ft) from any building on the site and 6 m (19.7 ft) from any site boundary.
- 4.8.4 Underground and bulk fuel storage tanks, propane storage and natural gas pumps shall be located and setback in accordance with *Fire Safety Act, 2015* and *The Hazardous Substances and Waste Dangerous Goods Regulations*.
- 4.8.5 The maximum height of an above-ground fuel storage tank shall be limited to the maximum permitted height of a free-standing sign in that zoning district.

- 4.8.6 All washing facilities shall be located within an enclosed building with a minimum of two overhead doors for access and egress to the washing bay.
- 4.8.7 The site layout and access shall be designed to:
- a) ensure that vehicles may be served and fuel may be delivered and dispensed without any obstruction of access to the fuel pumps or to public roadways;
  - b) provide for safe access and egress points for personal and commercial vehicles;
  - c) ensure adequate and safe unloading and loading of vehicles is provided in relation to buildings and entry points to a building; and
  - d) reduce conflict with other vehicular and pedestrian traffic.
- 4.8.8 All operations associated with repair, detail or paint shop uses shall be contained within a completely enclosed building except where outdoor storage is permitted.
- 4.8.9 Where outdoor storage is permitted, such storage shall not be located in the front yard and shall be screened from view from any road or lane. Wherever possible, outdoor storage should not back onto or face an adjacent residential yard.
- 4.8.10 The site shall be buffered or screened from adjacent land uses or public roadways to the satisfaction of the Development Officer.
- 4.8.11 Adequate precautions shall be taken to prevent pollution of ground water.

*Conditions of Approval*

- 4.8.12 As a condition of a development permit, an emergency management plan must be approved by the Development Officer.

## **4.9. Campgrounds**

*Additional Development Permit Application Requirements*

- 4.9.1 In addition to the development permit application requirements of Section 2.7, an application for campgrounds must include:
- a) a dimensioned plan of the campground identifying any recreational vehicle or tent campsites, buildings, uses of land, roadways, drive aisles, landscaping and solid or liquid waste disposal areas.

*Development Standards*

- 4.9.2 Campgrounds must be located on a single site. Individual titles or condominium titles for campsites are not permitted.
- 4.9.3 A campground shall have a fire break buffer area abutting the property boundaries of not less than 5 m (16.4 ft) which shall contain no campsites, buildings, equipment, goods or materials.
- 4.9.4 The operator of a campground shall designate all campsites, which shall be less than 150 m<sup>2</sup> (1600 ft<sup>2</sup>) in area with its corners clearly marked.

- 4.9.5 No portion of any campsite shall be located within a roadway, drive aisle or required buffer area.
- 4.9.6 Each campsite shall have dimensions sufficient to allow a minimum 3 m (10 ft) between recreational vehicles on adjacent sites.
- 4.9.7 All campsites shall be accessible by means of an access at least 3 m (9.8 ft) in width where the access is for one-way traffic, or at least 6 m (19.7 ft) in width where the access is for two-way traffic.
- 4.9.8 The site shall be buffered or screened from adjacent land uses or public roadways. Any existing natural buffers such as trees, natural topography, etc. shall be maintained where possible.
- 4.9.9 Campgrounds should not be located in close proximity to residential development unless there are measures to mitigate any nuisances, to the satisfaction of the Development Officer.

*Conditions of Approval*

- 4.9.10 The Development Officer may impose conditions requiring the use and maintenance of landscaping, berming, fencing, vegetation, or otherscreening.
- 4.9.11 All campgrounds shall provide adequate potable water and sewage disposal methods acceptable to the Development Officer.

**4.10. Cannabis Related Uses**

- 4.10.1 Cannabis retail stores, cannabis wholesalers, cannabis production facilities, and cannabis micro production facilities are subject to the development standards in this Section.

*Development Standards*

- 4.10.2 The use should have consideration for the impact on adjacent uses with regard to use, design, intensity and operation. Any vertical integration of uses shall have regard to the total combined impact of the use in the area.
- 4.10.3 The use shall not create or become a nuisance or create any conflict with the surrounding uses in terms of noise, dust, refuse matter, odour, traffic and storage of hazard or combustible materials.
- 4.10.4 Outdoor storage of cannabis or cannabis related products must be compliant with federal regulations.
- 4.10.5 Cannabis retail stores, cannabis wholesalers, cannabis production facilities, cannabis micro production facilities, are prohibited as a home based business.
- 4.10.6 Buildings used for cannabis production must meet separation requirements under the *National Building Code*.
- 4.10.7 A Cannabis micro production facility or cannabis production facility may include a cannabis retail store and cannabis wholesaler as vertically integrated ancillary uses in the D - Business District, D - Light Industrial 1 District and D - Heavy Industrial 2 District.

4.10.8 The following development standards shall apply to a cannabis retail store:

- a) A cannabis retail store shall not include a drive thru bay.
- b) A cannabis retail store shall not be permitted within 150 m (492 ft) from a community centre, care facilities, parks and playgrounds, or education facility, as measured from property line to property line.

#### **4.11. Child Care Centres**

##### *Development Standards*

- 4.11.1 A child care centre must be the principal use on a site. If the child care centre is located in a former dwelling, no exterior alterations shall be undertaken to the dwelling which would be inconsistent with the residential character of the building or site.
- 4.11.2 A safe outdoor play area of a minimum of 7 m<sup>2</sup> (75.3 ft<sup>2</sup>) per licensed child care space shall be provided for the child care centre. At least half of the outdoor play space required must be adjacent to the child care centre and the remainder must be within walking distance determined in relation to the youngest age category for which the child care centre is licensed.
- 4.11.3 Off-site parking shall only be permitted for the purpose of a drop-off space where the Development Officer determines that off-site parking is necessary.

#### **4.12. Child Care Homes**

- 4.12.1 The provisions of this Section apply to both family child care homes and group family child care homes.

##### *Development Standards*

- 4.12.2 A child care home shall be subordinate and incidental to the principal use of the site as a resident occupied dwelling.
- 4.12.3 No exterior alterations shall be undertaken to a dwelling for a child care home which would be inconsistent with the residential character of the building or site.
- 4.12.4 Safe outdoor play areas sufficient for the number of child care spaces shall be provided to the satisfaction of the Development Officer. Safe outdoor play areas shall be adjacent to the home or within a walking distance determined in relation to the youngest age category for which the home is licensed.
- 4.12.5 Off-site parking shall only be permitted for the purpose of a drop-off space where the Development Officer determines that off-site parking is necessary.

#### **4.13. Clean Fill Storage Operations**

##### *Additional Development Permit Application Requirements*

- 4.13.1 In addition to the development permit application requirements of Section 2.7, applications for clean fill storage operations must include:

- a) an operational plan acceptable to the Development Officer, identifying:
  - i. the types of clean fill materials to be collected, stockpiled and processed on-site;
  - ii. a decommissioning and reclamation plan; and,
  - iii. adjacent land uses and identification of nuisances that may be generated by the activity along with strategies for minimizing the nuisances.

*Development Standards*

- 4.13.2 All deposited material shall be documented and verified by the operator to ensure its origin is known and that all material meets the criteria for clean fill set out in this Bylaw.
- 4.13.3 The operator shall apply appropriate methods for minimizing the noise and dust created from machinery and equipment through proper location and property screening.
- 4.13.4 Internal property access routes and property approaches shall be located to maximize the separation from existing residential dwelling units.
- 4.13.5 No material is to be stored or piled on any road allowance or within 30 m (98.4 ft) of the bank of any watercourse or water body.
- 4.13.6 Stockpiles shall be located on a site in accordance with the required yards of the zoning district.
- 4.13.7 The clean fill storage operation site shall be:
  - a) fenced and gated with a locking gate, and a means of securing entry and exit to the site acceptable to the Municipality; and
  - b) signed to identify hours of operation and acceptable clean fill materials.

*Conditions of Approval*

- 4.13.8 The applicant, operator or any person who hauls the clean fill shall be required to enter into a road maintenance agreement prior to commencing the hauling.
- 4.13.9 The applicant or operator must provide a written report to the Municipality detailing the amount of material hauled by the operation in the following manners:
  - a) on a monthly basis; and
  - b) signed declarations must be submitted to the Municipality at the end of the two designated yearly haul periods (namely Summer Haul Period from March 16 - November 15 and Winter Haul Period from November 16 - March 1). These declarations must be sworn or affirmed before a Commissioner of Oaths or a Notary.
- 4.13.10 The Development Officer may require the applicant provide financial security in the amount required for site reclamation.
- 4.13.11 Approval of a clean fill storage operation shall be for a maximum period of 5 years.

## **4.14. Commercial and Industrial Complexes**

### *Additional Development Permit Application Requirements*

- 4.14.1 In addition to the development permit application requirements of Section 2.7, an application for a commercial or industrial complex must include:
- a) a layout or site plan showing the dimensions, size and location of the site, the location of any existing and all proposed development including buildings, structures, parking, loading or service areas, outdoor storage areas, waste disposal areas, methods of landscaping, buffering and/or screening and identification of any development phasing; and,
  - b) information to confirm that adequate infrastructure can be provided to service the scale and intensity of the proposed use, including but not limited to water supply, onsite wastewater disposal systems, drainage and other utility services, municipal and provincial roadway facilities and local capacity fire and protective services.

### *Development Standards*

- 4.14.2 Any parking areas, loading or service areas, outdoor storage areas, waste disposal areas or other unsightly elements that are facing a public roadway or a residential site shall be landscaped and screened to the satisfaction of the Development Officer.
- 4.14.3 Parking requirements may be reduced at the discretion of the Development Officer based on what is reasonable for the use.
- 4.14.4 An industrial use may include a surveillance and security suite, shared administration offices or shared amenity space or common areas on a site or within a building.

### *Conditions of Approval*

- 4.14.5 The applicant shall obtain necessary building and development permits prior to commencing interior construction on or occupancy of individual units, buildings or structures on a site.

## **4.15. Commercial Storage Centres**

### *Development Standards*

- 4.15.1 Commercial storage centres shall not be permitted in conjunction with any other type of personal business, home based business or activities of a commercial nature and shall not be occupied as a dwelling unit or provide space intended for sleeping accommodations at any time.
- 4.15.2 The use may be approved to include the non-commercial repair or maintenance of personal vehicles, equipment and machinery as well as provide space for personal use or activities.
- 4.15.3 The use may be approved to include the outdoor storage of junked vehicles or any parts thereof.

- 4.15.4 Where separate buildings, structures or units are proposed, the applicant shall obtain necessary building and development permits prior to commencing interior construction on or occupancy of the unit, building or structure.
- 4.15.5 Any outdoor storage areas, waste disposal areas or other unsightly elements that are facing a public roadway or a residential site shall be landscaped and screened to the satisfaction of the Development Officer.
- 4.15.6 Parking requirements may be reduced at the discretion of the Development Officer based on what is reasonable for the use.
- 4.15.7 The use may be approved to include administration offices, common areas or sanitary facilities on site.

#### **4.16. Construction and Demolition Materials Industries**

##### *Additional Development Permit Application Requirements*

- 4.16.1 In addition to the development permit application requirements of Section 2.7, an application for construction and demolition materials industries must include:
  - a) a description of any hazardous substances to be produced, stored or used on site;
  - b) a description of the environmental controls, such as mitigation for dust debris control, air quality control and monitoring, berms to protect watercourse, surface and groundwater monitoring, and leachate treatment and control;
  - c) adjacent land uses and identification of nuisances that may be generated by the activity along with strategies for minimizing the nuisances;
  - d) an emergency management plan; and
  - e) any supplemental information specific to the particular site or proposal.

##### *Development Standards*

- 4.16.2 The site shall be designed to prohibit materials and liquids from entering the groundwater table, watercourse or water body.
- 4.16.3 All work or activity associated with the facility shall only be permitted between the hours of 7:00 a.m. to 8:00 p.m. Monday to Friday, inclusive and from 7:00 a.m. to 5:00 p.m. on Saturday and no work activity shall be conducted on any day of the week outside of the permitted hours or on Sunday or Statutory Holidays.
- 4.16.4 The site shall be:
  - a) fenced and gated on all sides of the active area with a locking gate, and a means of securing entry and exit to the site acceptable to the Municipality; and
  - b) signed to identify hours of operation and acceptable construction and demolition materials.
- 4.16.5 Materials stockpiled at the facility must meet the following conditions:

- a) the maximum height of any stockpile shall be 6 m (19.7 ft);
  - b) the maximum base diameter of any stockpile shall be 75 m (246.1 ft);
  - c) the minimum setback between the nearest edge or face of stockpiles shall be 5 m (16.4 ft).
- 4.16.6 Outdoor storage of any processed or unprocessed construction and demolition materials shall only be permitted within the active area.
- 4.16.7 The active area of any construction and demolition materials industry must adhere to all minimum yard setbacks of the zoning district.
- 4.16.8 No hazardous substance or solid waste shall be delivered to the facility other than those which are incidental to, and inadvertently delivered with the construction and demolition materials. The facility operator shall be responsible for removing and disposing of incidental hazardous substances as described herein to a licensed facility within 30 days of receipt of the same.
- 4.16.9 Construction and demolition materials industries shall not be located closer than 305 m (1000 ft) from residential development, recreational development and conservation zoned land in accordance with Section 3.25.
- 4.16.10 The separation distance may be reduced by Council pursuant to Section 3.25.
- 4.16.11 The operator shall apply appropriate methods for minimizing the noise and dust created from machinery and equipment through proper location and property screening.
- 4.16.12 The access route shall be located away from existing dwelling units.

*Conditions of Approval*

- 4.16.13 All deposited materials shall be documented and verified by the operator to ensure their origins are known and to confirm that all materials transported to the site comply with the conditions of the approval.
- 4.16.14 The applicant, operator or any person who hauls the construction and demolition materials shall be required to enter into a road maintenance agreement prior to commencing the hauling.
- 4.16.15 The Development Officer may require the applicant provide financial security in the amount required for site reclamation.

**4.17. Custodial Care Facilities and Residential Care Homes**

*Additional Development Permit Application Requirements*

- 4.17.1 In addition to the development permit application requirements of Section 2.7, an application for custodial care facilities and residential care homes must include:
- a) a report on the nature of the facility, the number of clients to be accommodated and the number of staff employed; and
  - b) evidence of appropriate licensing and certification to operate under applicable provincial legislation.

*Development Standards*

- 4.17.2 Custodial care facilities and residential care homes may be approved as a principal use or as a secondary and incidental use to a dwelling unit.
- 4.17.3 In any residential zoning district, no exterior alterations shall be undertaken to a dwelling or former dwelling which would be inconsistent with the residential character of the building or site.
- 4.17.4 A surveillance and security suite for the operator, administrator or support staff may be permitted as an accessory use.
- 4.17.5 No building or structure used for the purpose of a custodial care facility or residential care home shall be used for the purpose of keeping boarders or lodgers.

*Conditions of Approval*

- 4.17.6 The maximum number of residents allowed for custodial care facilities shall be determined by the Municipality on a case specific basis with attention given to the zoning district in which the use is located and the type of facility seeking approval. The approval will be for a specific number of residents to be allowed on the site at any one time. A proposal to increase the number of residents requires a new development permit application.

**4.18. Driving Ranges**

*Additional Development Permit Application Requirements*

- 4.18.1 In addition to the development permit application requirements of Section 2.7, an application for a driving range must include:
  - a) a site plan identifying the designated area where the use will take place, with specific identification and dimensions of the hitting area; and
  - b) specifications regarding the location, height and length of netting to prevent balls from leaving the site;

*Development Standards*

- 4.18.2 The location of a driving range shall not limit any agricultural operation or interfere with adjacent residential development.
- 4.18.3 Landscaped buffers, fencing and other measures shall be provided to minimize the impacts on existing and potential uses in the area.
- 4.18.4 All buildings and structures shall be setback 30 m (98.4 ft) from a residential zoning district or dwelling.
- 4.18.5 Permitted accessory uses shall be limited to those which serve golfers such as a pro shop with incidental sales of golf equipment, snack bar or maintenance operations.
- 4.18.6 Lighting for the purposes of extending hours of operation past dusk shall be prohibited when adjacent to a residential zoning district or dwelling.

## **4.19. Equestrian Facilities**

### *General*

- 4.19.1 Equestrian facilities shall be classified as type I or type II.
- 4.19.2 For the purposes of this Section, an animal is kept when it is on-site over-night; when an animal is not kept overnight, that animal shall not be included in the number of animal units used to determine general or intensive agricultural use.
- 4.19.3 Equestrian facilities shall not include the commercial racing of horses.

### *Additional Development Permit Application Requirements*

- 4.19.4 In addition to development permit application requirements of Section 2.7, an application for an equestrian facility type I and type II must include:
  - a) the proposed number of horses to be kept on-site;
  - b) the proposed type, number of participants and spectators and schedule of equestrian events in a year;
  - c) strategies for manure control and pest management;
  - d) on-site stock trailer parking and any participant or spectator parking areas; and,
  - e) number of resident and non-resident vehicle trips per day.

### 4.19.5 Equestrian Facility Type I

#### *Development Standards*

- 4.19.6 An equestrian facility type I shall be subordinate and incidental to the principal dwelling on site.
- 4.19.7 The maximum number of horses that may be kept on a site shall not exceed 10.
- 4.19.8 The owner or occupant may board horses other than their own and have persons other than occupants of the residence ride their horses in the equestrian facility provided the maximum number of horses permitted on the site is not exceeded.
- 4.19.9 Equestrian events shall be limited to horse riding and training activities with a limit of 25 participants including instructors, handlers and groomers.
- 4.19.10 The maximum number of horse riding and training activities shall be determined based on the following:
  - a) the proposed size, scale, and intensity of the use;
  - b) potential impacts on public roadways and provincial highways;
  - c) potential impacts on adjacent and future land use designations; and,
  - d) whether adequate infrastructure and utility services exist at the site to service the equestrian facility.

### 4.19.11 Equestrian Facility Type II

#### *Development Standards*

- 4.19.12 The maximum number of horses that may be kept on site shall not exceed 100.

- 4.19.13 Equestrian events shall be limited to 75 participants including instructors, handlers and groomers.
- 4.19.14 The maximum number of events, shows, contests or rodeos per year and the maximum number of spectators, not including riding instructors, riders, handlers and groomers, shall be determined based on the following:
- a) the proposed size, scale and intensity of the use;
  - b) potential impacts on public roadways and provincial highways;
  - c) potential impacts on adjacent and future land use designations; and,
  - d) whether adequate infrastructure and utility services exist at the site to service the equestrian facility.
- 4.19.15 Overnight camping for participants and spectators is permitted to a maximum of 10 nights per year and the number of persons camping on the site shall not exceed 50 persons at any one time.

#### **4.20. Filling, Grading and Levelling of Sites**

- 4.20.1 A development permit is required for filling, grading or levelling on any site, unless exempt under Section 2.6.1.
- 4.20.2 Filling, grading and levelling of sites shall be differentiated into type I and type II uses as follows:
- a) Type I: bringing no more than 1000 tonnes or 600 m<sup>3</sup> of clean fill on to a site within a 12 month period; and
  - b) Type II: sites located within the Green Network Study Area or bringing more than 1000 tonnes or 600 m<sup>3</sup> of clean fill on to a site within a 12 month period.

##### *Additional Development Permit Application Requirements*

- 4.20.3 In addition to the development permit application requirements of Section 2.7, an application for filling, grading and levelling must include:
- a) an operational plan acceptable to the Development Officer, identifying:
    - i. a comprehensive site plan including the area of filling, grading and levelling, property access, and any building locations, sizes and uses;
    - ii. the amount, type and source of clean fill material;
    - iii. strategies for the management and protection of surface and ground water resources including the location and design of storm water runoff collection facilities; strategies for minimizing odour and dust generated by the activity;
    - iv. adjacent land uses and identification of nuisances that may be generated by the activity along with strategies for minimizing the nuisances; and

- v. details on the potential impact on current roadway infrastructure including traffic counts, number and type of vehicles or equipment accessing the site, commuting and/or haul routes.

*Development Standards*

- 4.20.4 All filling, levelling and grading of a site must comply with an approved drainage and grading plan.
- 4.20.5 All topsoil from an area that is to be re-graded must be stripped, temporarily stockpiled, and replaced on the re-graded area, or re-located to a site subject to the provisions of this Bylaw.
- 4.20.6 Any potential impact to underground utilities such as a reduction to the frost cover above linear utilities, must be considered and addressed prior to the removal of any topsoil or material.
- 4.20.7 All costs concerning filling, grading and levelling of a site, including any required drainage works, will be the responsibility of the landowner.
- 4.20.8 All deposited material shall be documented and verified by the landowner to ensure its origin is known and that all material meets the criteria for clean fill set out in this Bylaw.
- 4.20.9 The operator shall apply appropriate methods for minimizing the noise and dust created from machinery and equipment through proper location and property screening.
- 4.20.10 Stockpiles shall be temporary and shall be located on a site in accordance with the required yards of the zoning district.
- 4.20.11 All excavations or filling shall be re-vegetated immediately after other construction activities conclude, with a suitable ground cover as may be necessary to prevent erosion or sedimentation. Where this is not possible, methods for preventing, controlling or reducing erosion or sediment shall be required to the satisfaction of the Development Officer.

*Conditions of Approval*

- 4.20.12 The applicant, operator or any person who hauls fill to or from a site shall be required to enter into a road maintenance agreement prior to commencing the hauling.
- 4.20.13 The applicant or landowner must provide a written report to the Municipality detailing the amount, type and source of clean fill material brought onto a site. The report shall be provided in the following manners:
  - a) on a monthly basis; and
  - b) signed declarations must be submitted to the Municipality at the end of the two designated yearly haul periods (namely Summer Haul Period from March 16 - November 15 and Winter Haul Period from November 16 - March 1). These declarations must be sworn or affirmed before a Commissioner of Oaths or a Notary.

4.20.14 The Development Officer may require the applicant provide financial security in the amount required for site reclamation.

#### **4.21. Guest Houses**

4.21.1 A maximum of one guest house may be approved in conjunction with the principal dwelling unit on a site and no more than one accessory building or structure per site shall contain a guest house.

4.21.2 The guest house should be placed in close proximity to the principal residential dwelling unit so as to appear as a related building.

4.21.3 A guest house shall comply with the size, height and setback regulations for accessory buildings or structures in the applicable zoning district, except where otherwise stated in this Bylaw.

4.21.4 The maximum allowable area of a guest house is 59.5 m<sup>2</sup> (640 ft<sup>2</sup>). The area of the guest house shall be included in the calculation of the maximum cumulative floor area for accessory buildings in the applicable zoning district.

#### **4.22. Home Based Businesses**

4.22.1 The following provisions shall apply to home based business type I, type II and type III.

##### *Additional Development Permit Application Requirements*

4.22.2 In addition to the development permit application requirements of Section 2.7, an application for a home based business shall include:

- a) intended hours of operation;
- b) the number of non-resident employees working or attending on site where the home based business is located;
- c) traffic counts, including expected employee, visitor and client trips to and from the site;
- d) site plan showing any outdoor storage, parking and waste disposal areas and intended method of landscaping and screening where required;
- e) floor plans showing areas where the home based business will be located within principal dwelling or accessory buildings or structures; and
- f) verification if the site also contains a secondary dwelling unit, child care home, bed and breakfast home or a residential care facility and where these other uses are located on a site.

##### *Development Standards*

4.22.3 More than one home based business may be located on a site, however, the development standards within this Section that apply to a single home based business shall not be exceeded.

- 4.22.4 A home based business shall not occupy more than 40% of the gross cumulative floor area of the principal dwelling and all accessory buildings or structures on the site.
- 4.22.5 If a proposed home based business would cause a substantial fire rating change in the structure in which the use is located due to the use of mechanical or electrical equipment the applicant shall be solely responsible for the cost and the undertaking of such upgrades.
- 4.22.6 The outdoor storage of raw materials and unfinished goods associated with the home based business is prohibited in country residential zoning districts.
- 4.22.7 Parking, waste disposal and outdoor storage areas must be appropriately situated, landscaped and screened from adjacent land uses and public roadways.
- 4.22.8 A home based business shall not be permitted on a site containing a secondary dwelling unit, child care home, bed and breakfast home or a residential care facility unless:
  - a) the uses are compatible on the site and that the combined impacts of the uses do not:
    - i. generate traffic that will adversely affect adjacent properties;
    - ii. materially interfere with or affect the use and enjoyment of adjacent properties;
    - iii. adversely impact the environment; or
    - iv. adversely impact public roadways and provincial highways.
  - b) there is adequate infrastructure and utility services that exist to service all the uses; and
  - c) there is adequate parking available.
- 4.22.9 A development permit for a home based business shall not be approved where it is determined that it would be more appropriately located in a commercial or industrial zoning district due to the proposed scale, potential traffic generation, potential off-site impact or nuisance.
- 4.22.10 The following uses are prohibited as home based businesses:
  - a) automotive, equipment or recreation vehicle storage, salvage or parts uses;
  - b) cannabis related uses; and,
  - c) commercial storage uses.
- 4.22.11 In country residential zoning districts the following uses are prohibited as home based businesses:
  - a) landscaping service;
  - b) construction and contractor shops, including storage, welding, fabrication and manufacturing;
  - c) automotive, equipment or recreation vehicle sales or rentals;
  - d) automotive, equipment or recreation vehicle repair; and,

- e) semi-truck parking or storage;

4.22.12 In all other zoning districts, the following provisions apply to home based businesses:

- a) automotive, equipment or recreation vehicle sales or rental uses may store or keep of a maximum of 5 vehicles on site at any one time; and,
- b) owner/operator semi-truck parking and storage uses provided that employees do not attend the site or store additional vehicles or accessory trailers.

*Conditions of Approval*

4.22.13 A home based business may be approved for a limited time period.

4.22.14 A home based business approval shall remain valid only if the principal dwelling on the site is occupied by the applicant.

4.22.15 A home based business shall not create or become a nuisance or create any conflict with the surrounding uses in terms of noise, vibration, smoke, steam, heat, fumes, glare, dust, refuse matter, odour, traffic, or storage of hazardous or combustible materials.

4.22.16 Home Based Business Type I

4.22.17 In addition to the general development standards for home based businesses, the following development standards shall apply to a home based business type I:

- a) no outdoor storage of goods, materials, commodities, vehicles, equipment, trailers or finished products is permitted;
- b) notwithstanding clause a), 1 business related vehicle used in association with a home based business may be parked or stored outdoors on site;
- c) no external signage related to a home based business type I is permitted on site;
- d) no business related visits shall be permitted for a home based business type I; and
- e) non-resident employees are not permitted on site.

4.22.18 Home Based Business Type II

4.22.19 In addition to the general development standards for home based businesses, the following development standards shall apply to a home based business type II:

- a) outdoor storage shall not exceed 1% of the parcel size including the storage of goods, materials, commodities, vehicles, equipment, trailers or finished products. Outdoor storage must comply with the required yard setbacks in the zoning district;
- b) 1 fascia sign or freestanding sign is permitted on site except a freestanding sign shall not be permitted in the DCR2, DCR3 or DCR4 zoning districts. A fascia sign shall not exceed 0.4 m<sup>2</sup> (4.3 ft<sup>2</sup>), and a freestanding sign shall

not exceed 2.44 m (8 ft) in height and the maximum area per sign face is 1.2 m<sup>2</sup> (13 ft<sup>2</sup>);

- c) no more than 8 business related visits per day in an agricultural district or 4 business related visits per day in all other zoning districts may be made to a home based business; and
- d) no more than 2 non-resident employees may be on site at the same time.

4.22.20 Home Based Business Type III

4.22.21 In addition to the general development standards for home based businesses, the following development standards shall apply to a home based business type III:

- a) in all zoning districts, outdoor storage shall not exceed 2% of the parcel size including the storage of goods, materials, commodities, vehicles, equipment, trailers or finished products. Outdoor storage must comply with the minimum setback requirements in the zoning district;
- b) 1 fascia sign or freestanding sign is permitted on site. A fascia sign shall not exceed 0.4 m<sup>2</sup> (4.3 ft<sup>2</sup>), and a freestanding sign shall not exceed 2.44 m (8 ft) in height and the maximum area per sign face is 1.2 m<sup>2</sup> (13 ft<sup>2</sup>);
- c) no more than 14 business related visits per day in an agricultural district or 6 business related visits per day in all other zoning districts may be made to a home based business; and
- d) no more than 4 non-resident employees may be on site at the same time.

Table 1: Home Based Business Development Standards

Home Based Business	Type I	Type II	Type III
Outdoor Storage	Entirely indoors	1%	2%
Number of On Site Employees	0	2	4
	Additional employees may be involved off-site.		
Number of Business Related Visits per 24 hours – DAG Districts	0	8	14
Number of Business Related Visits per 24 hours – All other districts	0	4	6
Business Related Vehicles	1	Considered as part of outdoor storage in DAG Districts. 1 in all other districts.	Considered as part of outdoor storage.

**4.23. Intensive Livestock Operations**

*Additional Development Permit Application Requirements*

4.23.1 In addition to the development permit application requirements of Section 2.7, an application for intensive livestock operation (ILO) or expansion of an existing ILO must include:

- a) the size and type of facility;

- b) the number and type of animals including identification of any risks of disease;
- c) manure storage and disposal strategies including identification of all land application parcels intended to host the disposal;
- d) identification of surface water and residential development on or adjacent to the parcels intended for hosting the disposal of manure;
- e) copies of any written agreements with landowners for all parcels intended to host the disposal of manure where the parcels are not controlled by the operator;
- f) the location of potentially affected surface and groundwater sources on and adjacent to the site or parcels intended to host the disposal of manure including distance measurements to these watercourses;
- g) reasons for why the site is suitable for hosting the operation as well as a brief explanation of the potential conflicts associated with the operation in addition to any mitigative actions to be taken to minimize these effects on adjacent land uses;
- h) servicing requirements associated with the operation including road upgrades and availability of adequate water sources;
- i) type, volume and frequency of traffic associated with the transportation of animals, food, products and manure to and from the site; and,
- j) any supplemental information specific to the particular site or proposal.

*Development Standards*

4.23.2 When assessing ILO's, Council shall consider whether the following recommended separation distances from the uses listed in Table 2 are maintained and whether the uses listed in Table 2 maintain the following recommended separation distances from intensive livestock operations in accordance with Section 3.25.

TABLE 2 - Recommended Separation Distances

Other Uses	100 - 300 Animal Units	301 - 600 Animal Units	601 - 1000 Animal Units	Over 1000 Animal Units
Existing dwelling not in a country residential subdivision, hamlet or urban municipality	300 m (984 ft)	400 m (0.25 mile)	800 m (0.5 mile)	1.2 km (0.75 mile)
Country residential subdivision or hamlet	800 m (0.5 mile)	1.2 km (0.75 mile)	1.6 km (1 mile)	2.4 km (1.5 miles)
Urban Municipality	1.6 km (1 mile)	2.4 km (1.5 miles)	3.2 km (2 miles)	3.2 km (2 miles)
Commercial development, industrial development, recreational development, campgrounds	300 m (984 ft)	400 m (0.25 mile)	800 m (0.5 mile)	1.6 km (1 mile)

- 4.23.3 Notwithstanding Section 4.23.2, new dwellings shall be located no closer to an existing ILO one level of intensity higher than the current number of animal units permitted for the ILO as described in Table 2.
- 4.23.4 The separation distances in Table 2 may be reduced by Council pursuant to Section 3.25.
- 4.23.5 The subdivision of a yard site for an existing dwelling is exempt from observing the recommended separation distances in Table 2 from an existing ILO.

*Conditions of Approval*

- 4.23.6 The conditions of approval shall specify the maximum number of animal units for which the approval is made and specify land which may or may not be used for the disposal or storage of manure from an ILO in order to minimize potential land use conflicts with neighbouring uses.
- 4.23.7 The ILO operator must re-submit the documentation noted in Section 4.23.1 for approval should any aspect of the operation change, including the maximum number of animal units or the land which may or may not be used for the disposal or storage of manure.
- 4.23.8 If an ILO changes species but does not exceed the number of animal units approved, the operator shall notify the Municipality of the change of species, including any changes to the approved manure management plan, but does not require a new development permit application.

## **4.24. Land Farms**

*Additional Development Permit Application Requirements*

- 4.24.1 In addition to the development permit application requirements of Section 2.7, an application for a land farm must include:
  - a) evidence of compliance with any applicable provincial and federal legislation or regulations including approvals where required;
  - b) a Phase I Environmental Site Assessment by a qualified professional licensed to practice in the Province of Saskatchewan confirming the site is suitable for the intended purpose; and,
  - c) an operational plan identifying:
    - i. the types of contaminants to be introduced into the soil and written evidence from a qualified professional that biodegradation occurs for all contaminants of concern;
    - ii. strategies for minimizing odour and dust generated by the activity; and
    - iii. strategies for preventing food chain contamination.

*Development Standards*

- 4.24.2 Land farms shall not be located closer than 305 m (1000 ft) from residential development, recreational development and conservation zoned land in accordance with Section 3.25.
- 4.24.3 The separation distance may be reduced by Council pursuant to Section 3.25.
- 4.24.4 All deposited material shall be documented and verified by the operator to ensure that its origin is known and that all of the contaminated material introduced meets applicable federal and provincial requirements.

*Conditions of Approval*

- 4.24.5 The Development Officer may require the applicant provide financial security in the amount required for site reclamation.
- 4.24.6 Approval of a land farm shall be for a maximum period of 5 years.

**4.25. Liquid Waste Disposal Facilities**

*Development Standards*

- 4.25.1 The buffer zone requirements (separation distances) for liquid waste disposal facilities are as follows:

Use	Facultative Lagoon Buffer Zone	Mechanical Sewage Treatment Facility Buffer Zone
Residential vacant or developed agricultural zoned parcel	300 m (984 ft)	300* m (984 ft)
Urban Residential Development (existing or planned) / Country Residential Subdivision / Hamlet	550* m (1804 ft)	300* m (984 ft)
Institutional Development	550* m (1804 ft)	300* m (984 ft)
Commercial Development	300 m (984 ft)	300*m (984 ft)
Recreational Development / Conservation Zoned Land	550 m (1804 ft)	300 m (984 ft)

\*Buffer zone requirements may be reduced as per *The Waterworks and Sewage Works Regulations*.

- 4.25.2 The buffer zone requirements are measured from the nearest liquid surface within a facility to a development in accordance with Section 3.25.
- 4.25.3 The separation distances may be reduced by Council pursuant to Section 3.25. However, any reduction approved by Council is subject to approval by the Province through *The Waterworks and Sewage Regulations*.
- 4.25.4 A buffer strip containing trees, shrubs or a berm shall be located surrounding a disposal area.

- 4.25.5 Adequate precautions shall be taken to prevent pollution of ground water by site operations.
- 4.25.6 The operator shall apply appropriate methods for minimizing the noise and dust created from machinery and equipment through proper location and property screening.
- 4.25.7 The liquid waste disposal facilities shall be located in proximity to a provincial highway and directly adjacent to a municipal roadway.
- 4.25.8 The liquid waste disposal facilities shall be fenced.
- 4.25.9 The development of any new liquid waste disposal sites shall take into consideration the direction of prevailing winds and potential nuisances for nearby properties.

*Conditions of Approval*

- 4.25.10 The Development Officer may impose conditions requiring the use and maintenance of landscaping, berming, fencing, vegetation or other screening of a location to buffer the proposed development from adjacent or neighbouring land uses.
- 4.25.11 When approving a liquid waste disposal facility, Council may impose the following conditions:
  - a) a limitation on the years, months, weeks, days and or hours of operation;
  - b) a requirement that the operator provide and maintain sufficient dust control;
  - c) a limitation on the height of the development;
  - d) requirements related to any stripping, filling, excavation and grading associated with the development; and,
  - e) the provision of additional information or detailed studies related to groundwater or aquifer contamination.

**4.26. Mineral Resource Extraction Operations**

*Additional Development Permit Application Requirements*

- 4.26.1 In addition to the development permit application requirements of Section 2.7, an application for mineral resource extraction operation must include:
  - a) reclamation measures for the land once the use has ceased;
  - b) adjacent land uses and identification of nuisances that may be generated by the activity along with strategies for minimizing the nuisances;
  - c) evidence of prior public consultation with all assessed landowners within 1.6 km (1 mile) radius of the subject property; and
  - d) any supplemental information specific to the particular site or proposal.

*Development Standards*

- 4.26.2 Mineral resource extraction operations shall not be located closer than 305 m (1000 ft) from residential development and recreational development in accordance with Section 3.25, other than where the dwelling is not associated

with the operation on the same site, in which case the separation distance shall be 150 m (492 ft).

- 4.26.3 The separation distances may be reduced by Council pursuant to Section 3.25.
- 4.26.4 Access to the site shall be located away from existing dwelling units on adjacent properties.
- 4.26.5 No material is to be stored or piled on any road allowance or within 30 m (98.4 ft) of the bank of any watercourse or water body.
- 4.26.6 Adequate precautions shall be taken to prevent pollution of groundwater.
- 4.26.7 The site shall be fenced and gated on all sides of the surficial operations with a locking gate, and a means of securing entry and exit to the site acceptable to the Development Officer.
- 4.26.8 The operator shall apply appropriate methods for minimizing the noise and dust created from machinery and equipment through proper location and property screening.
- 4.26.9 The disturbed area shall be progressively reclaimed to a land capability equivalent to the pre-disturbance land capability, such as agricultural land or a post-disturbance condition and land use such as conversion to wetland, in accordance with applicable provincial guidelines.
- 4.26.10 On-site parking must be provided for all vehicles and equipment used in the mineral resource operation.
- 4.26.11 The site shall be buffered or screened from adjacent land uses or public roadways to the satisfaction of the Development Officer.

*Conditions of Approval*

- 4.26.12 The applicant shall be required to provide a financial guarantee in a form satisfactory to the Development Officer equal to the cost of restoration of any off-site impacts including roadways and other municipal infrastructure.
- 4.26.13 The applicant, operator, or any person who hauls the mineral resource shall be required to enter into a road maintenance agreement prior to commencing the hauling.
- 4.26.14 The applicant shall be responsible for any roadway or utility upgrades that may be required to support the proposed mineral resource extraction operation.

**4.27. Private Swimming Pools**

*Development Standards*

- 4.27.1 Private swimming pools are exempt from requiring a development permit if the private swimming pool:
  - a) complies with all regulations of this Bylaw; and
  - b) is not located within the front or side yard of a principal building.

- 4.27.2 Private swimming pools shall be enclosed and secured so as to minimize the risk of unauthorized entry into the pool area by crawling under, climbing over, or climbing through the enclosure.
- 4.27.3 The enclosure must be a minimum of 1.5 m (4.9 ft) in height and be equipped with self-closing and self-latching devices that are lockable. All gates and entrances to the pool area shall be locked when the area is not supervised.
- 4.27.4 Private swimming pools and accessory buildings, lighting, equipment and appurtenances shall:
  - a) not become a nuisance, illuminate or adversely affect adjacent properties; and
  - b) not be located within setback requirements or on utility rights-of-way or easements.
- 4.27.5 Private swimming pools shall not be drained onto an adjacent property or road allowance.

## **4.28. Public Works**

### *Development Standards*

- 4.28.1 Public Works is a permitted use and exempt from the site development regulations in every zoning district.
- 4.28.2 Where a development permit is required, the application shall include evidence of prior public consultation with all assessed landowners within a 500 m (1640 ft) radius of the subject site.
- 4.28.3 The utility company or provider is responsible for the preparation, execution and registration of any right-of-way or easement that is required for the utility.
- 4.28.4 An applicant for subdivision may be required to provide a part of the land as a municipal utility parcel for the purpose of locating a public work.

## **4.29. Salvage Yards**

### *Development Standards*

- 4.29.1 All salvage materials such as vehicles, machinery, equipment, scrap metal and discarded materials must be stored within an enclosure.
- 4.29.2 The storage area must be fenced by a type approved by the Development Officer to a minimum height of 2.44 m (8 ft). At a minimum, a storage yard must be fenced on any side fronting a public roadway and may be required to be fenced on other sides and at a specified distance, at the discretion of the Development Officer.
- 4.29.3 No stored salvage materials shall be stacked or piled higher than 6.1 m (20 ft).
- 4.29.4 The storage of salvage materials shall not be located in the front yard and shall be screened from view from any road or lane or adjacent residential yard.

Wherever possible, storage should not back onto or face an adjacent residential yard.

- 4.29.5 The site shall be buffered or screened from adjacent land uses or public roadways to the satisfaction of the Development Officer.
- 4.29.6 The use shall be conducted in a safe and planned manner with ongoing attention to the suppression of clutter, rodent control and consideration for environmental and ecological safety and protection.
- 4.29.7 All tires are to be recycled and shall not be burned on site.
- 4.29.8 All vehicles, equipment and all other items shall be stored a minimum of 30 m (98.4 ft) away from waterbodies and watercourses including seasonal or periodic streams or sloughs.
- 4.29.9 All oil, gas and other liquids shall be removed from all vehicles at the time of arrival on site.

### **4.30. Secondary Dwelling Units**

- 4.30.1 The following uses are considered secondary dwelling units:
  - a) farmhand dwelling;
  - b) garage suite;
  - c) garden suite;
  - d) secondary suite; and
  - e) temporary construction dwelling.

#### *Development Standards*

- 4.30.2 A maximum of one secondary dwelling unit may be permitted in conjunction with the principal dwelling on a site unless otherwise stated in this Bylaw.
- 4.30.3 Secondary dwelling units must be incidental to a permitted principal dwelling unit on a site.
- 4.30.4 The secondary dwelling unit shall be placed in close proximity to the principal residential dwelling unit so as to appear as a related building and shall not be located directly between the principal dwelling and a road allowance, internal subdivision road or provincial highway.
- 4.30.5 A minimum of 1 off-street parking space shall be provided for the exclusive use of the secondary dwelling unit.
- 4.30.6 Windows, doors, balconies, decks or porches for the secondary dwelling unit shall be of a size and in locations which will not result in the loss of privacy for residents of adjacent sites. Landscaping or screening may be required to inhibit the view into adjacent sites and dwellings to the satisfaction of the Development Officer.
- 4.30.7 The secondary dwelling unit should be capable of being adequately serviced by existing on-site infrastructure.

- 4.30.8 The secondary dwelling unit shall use the existing municipal roadway access and approaches.
- 4.30.9 A secondary dwelling unit shall not be separated from the principal dwelling by a condominium conversion.
- 4.30.10 The secondary dwelling unit shall comply with all relevant requirements of the *National Building Code* and *The Uniform Building and Accessibility Standards Act*. The issuance of a development permit does not relieve the applicant of the requirement to comply with the *National Building Code* and *The Uniform Building and Accessibility Standards Act*.

#### **4.31. Farmhand Dwellings**

##### *Additional Development Permit Application Requirements*

- 4.31.1 In addition to the development permit application requirements of Section 2.7, an application for a farmhand dwelling must include:
  - a) evidence that the occupants of the farmhand dwelling are engaged in the agricultural operation, intensive livestock operation, or intensive horticulture operation on a full-time basis for at least 6 months of each year;
  - b) a letter that includes:
    - i. a timeline of how long it is anticipated that the farmhand dwelling is required;
    - ii. the intentions for the farmhand dwelling upon expiration of the permit; and
    - iii. an estimate of the cost to convert the farmhand dwelling to residential accessory space or remove the farmhand dwelling from the site.

##### *Development Standards*

- 4.31.2 In addition to the development standards for secondary dwellings in Section 4.30, the follow development standards shall apply to farmhand dwellings:
  - a) a farmhand dwelling is only permitted on a site containing a permitted agricultural operation, or a site directly associated with a permitted agricultural operation, intensive livestock operation, or intensive horticulture operation;
  - b) a farmhand dwelling shall only be occupied by persons engaged in the associated agricultural operation, intensive livestock operation, or intensive horticulture operation; and
  - c) The building floor area of a farmhand dwelling shall not be less than 34.8 m<sup>2</sup> (375 ft<sup>2</sup>) and not greater than 111.5 m<sup>2</sup> (1200 ft<sup>2</sup>). The maximum height of a farmhand dwelling shall not exceed 5 m (16.4 ft) and shall have only one storey.

*Conditions of Approval*

4.31.3 Approval of a farmhand dwelling shall be for a maximum period of 5 years.

4.31.4 The Development Officer may require the applicant provide financial security in the amount required to convert the farmhand dwelling to residential accessory space or remove it from the site.

**4.32. Garage Suites**

*Development Standards*

4.32.1 In addition to the development standards for secondary dwellings in 4.30, the follow development standards shall apply to garage suites:

- a) a garage suite may be located within, attached to, or above a permitted accessory building or structure;
- b) the building floor area of a garage suite shall not be less than 34.8 m<sup>2</sup> (375 ft<sup>2</sup>) and not greater than 111.5 m<sup>2</sup> (1200 ft<sup>2</sup>). Mechanical rooms and common areas or egress shared with the accessory building or structure shall be excluded from the floor area calculation of the garage suite;
- c) the building floor area of the garage suite shall not exceed 80% of the building floor area of the garage or other accessory building or structure to which it is attached;
- d) a garage suite shall comply with the size, height and setback regulations for accessory buildings or structures in the applicable zoning district, except where otherwise stated in this Bylaw; and
- e) a garage suite shall have a separate entrance from the entrance to the garage or accessory structure, either from a common indoor landing or from the exterior of the structure.

**4.33. Garden Suites**

*Additional Development Permit Application Requirements*

4.33.1 In addition to the development permit application requirements of Section 2.7, an application for a garden suite must include:

- a) evidence that the occupants of the garden suite require care and support provided by the residents of the principal residential dwelling unit, or evidence that the occupants of the garden suite are required to provide care and support to residents of the principal dwelling unit;
- b) a letter that includes:
  - i. a timeline of how long it is anticipated that the garden suite is required;
  - ii. the intentions for the garden suite upon expiration of the permit; and
  - iii. an estimate of the cost to convert the garden suite to residential accessory space or remove the garden suite from the site.

*Development Standards*

4.33.2 In addition to the development standards for secondary dwellings in 4.30, the following development standards shall apply to garden suites:

- a) a garden suite shall only be occupied by persons that require care and support provided by the residents of the principal residential dwelling unit, or are required to provide care and support to residents of the principal dwelling unit;
- b) the floor area of a garden suite shall not be less than 34.8 m<sup>2</sup> (375 ft<sup>2</sup>) and not greater than 111.5 m<sup>2</sup> (1200 ft<sup>2</sup>) and shall be constructed on grade without a basement;
- c) the maximum height of a garden suite shall not exceed 5 m (16.4 ft) and shall have only one storey; and
- d) a mobile home shall only be approved as a garden suite in agricultural districts.

*Conditions of Approval*

4.33.3 Approval of a garden suite shall be for a maximum period of 5 years.

4.33.4 The Development Officer may require as a condition of the development permit that the applicant provide financial security in the amount required to convert the garden suite to residential accessory space or remove it from the site.

## **4.34. Secondary Suites**

*Development Standards*

4.34.1 In addition to the development standards for secondary dwellings in 4.30, the following development standards shall apply to secondary suites:

- a) occupancy of the principal dwelling unit by the owner is required;
- b) a secondary suite shall not be constructed within or in conjunction with an approved multi-unit dwelling on a site;
- c) the minimum floor area of the secondary suite shall not be less than 34.8 m<sup>2</sup> (375 ft<sup>2</sup>);
- d) the maximum floor area of the secondary suite shall be the lesser area of the following:
  - i. 80 m<sup>2</sup> (861.1 ft<sup>2</sup>); or
  - ii. 40% of the total gross floor area of all storeys of the principal dwelling unit, excluding the garage and common areas servicing both dwelling units;
- e) the maximum number of bedrooms allowed in a secondary suite is 2;
- f) a secondary suite shall be developed in such a manner that the exterior of the principal dwelling containing the secondary suite shall appear as a single detached dwelling; and

- g) a separate entrance to the secondary suite shall be provided from the entrance to the principal dwelling, either from a common indoor landing or directly from the side or rear of the building.

#### **4.35. Temporary Construction Dwellings**

##### *Development Standards*

- 4.35.1 In addition to the development standards for secondary dwellings in 4.30, the following development standards shall apply to temporary construction Dwellings:
  - a) temporary construction dwellings are permitted in all zoning districts that list single detached dwelling as a permitted or discretionary use;
  - b) the floor area of a temporary construction dwelling unit shall not be less than 34.8 m<sup>2</sup> (375 ft<sup>2</sup>) and not greater than 111 m<sup>2</sup> (1200 ft<sup>2</sup>) and shall be constructed on grade without a basement; and
  - c) a temporary construction dwelling must be removed from the parcel prior to the expiry date indicated in the development permit.

##### *Conditions of Approval*

- 4.35.2 Approval of a temporary construction dwelling shall be for a maximum period of 2 years.
- 4.35.3 The Development Officer may require the applicant provide financial security in the amount required to convert the temporary construction dwelling to residential accessory space or remove it from the site.

#### **4.36. Shipping Containers**

##### *Additional Development Permit Application Requirements*

- 4.36.1 In addition to the development permit application requirements of Section 2.7, an application for a shipping container must include:
  - a) 3 recent colour photographs of each container: one end view, one side view and one inside view.

##### *Development Standards*

- 4.36.2 A principal use must exist on the site where an application for a shipping container has been submitted, unless provided otherwise in this Bylaw.
- 4.36.3 The maximum number of shipping containers allowed on a site is:

Zoning District	Maximum Number
Agricultural	
0 – 10 acres	1
10.01 – 80 acres	2
80.01 acres or larger	4
Country Residential	
0 – 2.47 acres	0
2.5 – 5 acres	1
5.01 acres or larger	2
Commercial	2
Industrial	Unlimited
All Other	1

- 4.36.4 There is no limit to the number of shipping containers used for storage or warehousing in a commercial or industrial district where the storage and warehousing is an approved principal or accessory use.
- 4.36.5 The maximum allowable length of a shipping container is 12.19 m (40 ft).
- 4.36.6 Where multiple shipping containers are permitted in commercial or industrial zoning districts they shall be stacked no more than 2 containers high. In all other zoning districts, they shall not be stacked on top of each other.
- 4.36.7 Shipping containers shall be visually screened from public roads and neighbouring properties to the satisfaction of the Development Officer.
- 4.36.8 Shipping containers must be located in the rear or side yards only and shall meet all required yard setbacks for the appropriate zoning district.
- 4.36.9 Shipping containers shall:
- a) be for storage purposes only, excluding any dangerous or hazardous materials or vessels;
  - b) not be on a permanent foundation;
  - c) not be used as a dwelling;
  - d) not be used to house animals;
  - e) not be used for fencing or screening; and
  - f) not display third party advertising, company logos, names, other marketing or be used for signage.
- 4.36.10 Shipping containers shall be included in the calculation of the cumulative gross floor area for accessory buildings in country residential zoning districts.
- 4.36.11 No windows, plumbing, electrical and mechanical improvements or modifications are permitted within a shipping container.

*Conditions of Approval*

- 4.36.12 The Development Officer may require as a condition of approval that any shipping container be:
- a) painted to match the colours of the principal building;

- b) screened from view or landscaped; and
- c) kept clean and regularly painted.

4.36.13 The Development Officer may limit the time period a shipping container may remain on site through the issuance of a temporary development permit. A temporary development permit for a shipping container shall not exceed 2 years.

#### **4.37. Show Homes**

##### *Development Standards*

- 4.37.1 A show home shall not be occupied as a residence.
- 4.37.2 There may be a maximum of 1 show home for every 20 lots in a single phase subdivision; or no more than 1 show home for every 10 lots within a single phase of a multi-phase approved subdivision. In a subdivision of less than 20 lots, 1 show home may be allowed.
- 4.37.3 A show home shall be closed to the public within 30 days of the date that 90% of the dwellings are occupied in the phase of the subdivision or within 30 days of the date that 90% of all the lots in the subdivision are occupied, whichever occurs first.
- 4.37.4 All advertising signs and features shall be removed immediately upon the cessation of use of the building as a show home.
- 4.37.5 A show home shall not be open to the public for viewing until a public roadway has been developed to municipal standards to provide access to the site.
- 4.37.6 The show home applicant shall post signage at any adjacent occupied dwellings indicating that these homes are private and not for viewing.
- 4.37.7 The advertised hours that the show home is open to the public shall not be earlier than 9:00 am or later than 8:00 pm; extended public viewing hours may be permitted by the Development Officer for no more than 3 days. These hours do not limit the private showing by appointment of the show home at any time.

#### **4.38. Small Wind Energy Systems**

##### *Additional Development Permit Application Requirements*

- 4.38.1 In addition to the development permit application requirements of Section 2.7, an application for small wind energy systems must include:
  - a) the proposed elevation of the wind energy system structure including its height and blade clearance from the average ground level as well as adjacent property lines;
  - b) approvals from relevant federal as well as provincial agencies including NavCanada and Transport Canada; and
  - c) other such information as may be necessary to determine if the proposed development conforms with the requirements of this Bylaw.

*Development Standards*

- 4.38.2 A freestanding small wind energy system shall be set back no less than one and a half times (1.5x) the total height of the structure from any dwelling unit on the site and adjacent sites.
- 4.38.3 Notwithstanding the setbacks in the zoning district the minimum setback to the base of the small wind energy system structure shall be no less than one and a half times (1.5x) the total height of the tower from each property line.
- 4.38.4 Notwithstanding the maximum height in a zoning district, the maximum height of small wind energy system structure shall be 20 m (66.6 ft). However, if attached to a principal or accessory building, the small wind energy system shall not exceed a height of 5 metres above the lowest elevation of the roof surface of a flat roof, the decking of a mansard roof, or the eaves of a gable, hip or gambrel roof.
- 4.38.5 Tower access shall be protected by means acceptable to the Development Officer and may include a locked fence and anti-climbing devices.
- 4.38.6 Subject to the requirements of any other federal or provincial regulation, the small wind energy system shall have a non-reflective, matte finish in a colour satisfactory to the Development Officer.
- 4.38.7 The small wind energy system shall not be used for advertising except for identification of the manufacturer.
- 4.38.8 No illumination of the structure shall be allowed unless required by federal regulations.
- 4.38.9 The structure shall be located so that the sound level generated by the turbine shall not exceed 45 dBA (decibels) heard at any adjacent residential property boundary. The setback necessary to meet this requirement shall be determined by using the manufacturers Peak Acoustical Emission documentation.
- 4.38.10 No more than 1 small wind energy system shall be allowed on a site.

**4.39. Snow Management Facilities**

*Additional Development Permit Application Requirements*

- 4.39.1 In addition to the development permit application requirements of Section 2.7, an application for snow management facility must include:
  - a) written evidence of compliance with any applicable provincial or federal legislation or regulations including approvals where required;
  - b) a detailed site and operational plan identifying:
    - i. the hours of operation for processing and hauling activities;
    - ii. types of equipment utilized in the operation and the models of equipment;

- iii. the location and design standard of the active area, the proposed property access, site circulation patterns, dumping zones, snow storage areas, equipment storage, berms and a settling pond; and
  - iv. environmental controls, mitigation for dust and debris, air quality control and monitoring, watercourse protection, surface and groundwater monitoring, pre-treatment methods, and leachate treatment and control;
- c) a lot grading and drainage plan identifying how the site will be designed to manage the offsite discharge of melt water to protect local and downstream surface and groundwater including leachate treatment and controls that meet the applicable provincial regulations and objectives; and
  - d) a process for managing and disposing snow melt tailings and waste debris.

*Development Standards*

- 4.39.2 Snow management facilities shall not be located closer than 457 m (1500 ft) from residential development in accordance with Section 3.25, and 200 m (656 ft) from a watercourse or water body.
- 4.39.3 The separation distances may be reduced by Council pursuant to Section 3.25.
- 4.39.4 A snow management facility shall be located:
- a) on lands with soils which exhibit low permeability as confirmed through a site specific geotechnical investigation;
  - b) on lands where it can be shown through the completion of a hydrological study and facility design that local surface and ground water resources shall not be negatively impacted;
  - c) on marginal lands as defined by the Canada Land Inventory Soil Class Rating System;
  - d) on flat or gently sloping sites;
  - e) on lands which do not have significant natural areas and/or wildlife habitat;
  - f) on lands which do not have unique historical or archeological significance;
  - g) on lands which are not considered high quality recreational land; and
  - h) on lands in close proximity to, or adjacent to good highway access.
- 4.39.5 Snow management facilities should be appropriately designed, sized and orientated to accommodate future expansion as needed and to allow for multiple vehicles to access and operate within the site.
- 4.39.6 Snow piles should:
- a) where possible be orientated and aligned to maximize southern exposure to take advantage of passive solar energy to promote snow melting;
  - b) be appropriately compressed to ensure that the rate of snow melting and associated runoff is controlled; and
  - c) not exceed a height of 10 m (32.8 ft).
- 4.39.7 The site shall be:

- a) fenced and gated on all sides of the active area with a locking gate, and a means of securing entry and exit to the site acceptable to the Municipality; and
  - b) signed to identify hours of operation.
- 4.39.8 Methods for controlling offsite discharges and providing treatment of potential contaminants contained in the melt water must be provided. At a minimum this must include an on-site settling pond.
- 4.39.9 The Development Officer may impose conditions requiring the use and maintenance of landscaping, berming, fencing, vegetation, or other screening. The site shall be buffered or screened from adjacent land uses and public roadways with existing natural buffers such as trees and natural topography.
- 4.39.10 The operator shall apply appropriate methods for minimizing the noise and dust created from machinery and equipment through proper location and property screening.
- 4.39.11 Access to the site shall be located away from adjacent residential dwelling units.
- 4.39.12 No solid waste or other waste products shall be delivered to the facility other than those which are incidental to, and inadvertently delivered with snow. The facility operator shall be responsible for removing and disposing of incidental solid waste as described herein to a licensed facility within 30 days of receipt of the same.

*Conditions of Approval*

- 4.39.13 All deposited materials shall be documented and verified by the operator to ensure their origin are known and to confirm that all materials transported to the site comply with the conditions of the approval.
- 4.39.14 The applicant, operator or any person who hauls snow shall be required to enter into a road maintenance agreement prior to commencing the hauling.

**4.40. Solar Farms**

*Additional Development Permit Application Requirements*

- 4.40.1 In addition to the development permit application requirements of Section 2.7, an application for a solar farm must include:
- a) detailed information about the system type, number of structures, height of structures, energy process and rated output, and details on the estimated reflection produced from the solar panels;
  - b) an inventory of current and planned land uses adjacent to the proposed development including proposed buffering from, or integration with, adjacent land uses;
  - c) decommissioning plan;
  - d) plans and methods for weed control; and
  - e) any information regarding general public safety and security measures.

*Development Standards*

- 4.40.2 Solar farms shall not be located closer than 750 m (2,460 ft) from residential development in accordance with Section 3.25, except that the separation distance is 300 m (984.3 ft) from a dwelling not in country residential subdivision, hamlet or existing or planned urban residential development. The separation distance is measured from the closest point of a photovoltaic cell within the solar farm.
- 4.40.3 The separation distances may be reduced by Council pursuant to Section 3.25.
- 4.40.4 A solar farm is not to be located within the area subject to the Saskatoon Airport Zoning Regulations unless the technology of the associated photovoltaic cells is determined by the Saskatoon Airport Authority, or agency having jurisdiction, to be of such a type that no glare or reflection is produced.
- 4.40.5 Solar Farms are encouraged on:
- a) sites adequate in size and shape to accommodate the facility, ancillary buildings, landscaping and other development features to integrate the Solar Farm with the adjacent areas;
  - b) poor quality, lowest productive lands and dry corners;
  - c) cut-off, fragmented, irregular shaped parcels;
  - d) sites not currently or recently in agricultural production or irrigated; or
  - e) sites that will not adversely affect adjacent lands due to noise, aesthetics, and other environmental concerns.
- 4.40.6 A landscaping plan may be required for a solar farm indicating efforts made by the applicant to control weeds and soil erosion.
- 4.40.7 No unscreened outdoor storage of any kind will be allowed on the site.
- 4.40.8 The solar farm shall not create or become a nuisance or create any conflict with the surrounding uses in terms of noise, vibration, heat, glare, dust, refuse matter, traffic, and storage of hazard or combustible materials.
- 4.40.9 The site shall have acceptable access for emergency services.
- 4.40.10 The site shall contain sufficient land area for the solar farm, including any parking or traffic movement that may be associated with the solar farm, without disturbing sensitive or protected areas such as natural and heritage resources.
- 4.40.11 Buildings, panels, structures and devices shall be located a sufficient distance from each other as required for safety and fire protection in accordance with the *National Building Code* and *The Uniform Building and Accessibility Standards Act* and to the satisfaction of the Development Officer.
- 4.40.12 The solar farm shall be in compliance with any provincial or federal regulatory body having jurisdiction with respect to such installations.

*Conditions of Approval*

- 4.40.13 The Development Officer may impose conditions requiring the use and maintenance of landscaping, berming, fencing, vegetation, or other screening to buffer or screen the Solar Farm from adjacent land uses or public roadways.
- 4.40.14 Within 12 months of the solar farm having ceased operations or been decommissioned, the site shall be restored to the same or better land capability it had prior to operation of the solar farm.
- 4.40.15 The applicant may be required to provide a financial guarantee equal to the cost of restoration of the site.
- 4.40.16 Approval from SaskPower or any other provincial and federal agency or utility company is required prior to the operation of the solar farm, as required, and evidence of the same must be provided to the Municipality.

**4.41. Solid Waste Disposal Facilities**

*Development Standards*

- 4.41.1 Solid waste disposal facilities shall not be located closer than 457 m (1500 ft) from residential development, recreational development or conservation zoned land in accordance with Section 3.25; and 100 m (328 ft) from a highway or a cemetery.
- 4.41.2 The separation distances shall not be reduced by Council pursuant to Section 3.25.
- 4.41.3 Disposal areas shall be surrounded by a buffer strip containing trees, shrubs or a berm.
- 4.41.4 The operator shall apply appropriate methods for minimizing the noise and dust created from machinery and equipment through proper location and property screening.
- 4.41.5 Solid waste disposal facilities shall be located in proximity to a provincial highway and directly adjacent to a municipal roadway.
- 4.41.6 Solid waste disposal facilities shall take into consideration the direction of prevailing winds and potential nuisances for nearby properties.
- 4.41.7 Solid waste disposal facilities shall be fenced.
- 4.41.8 Adequate precautions shall be taken to prevent pollution of ground water by site operations.

*Conditions of Approval*

- 4.41.9 The use and maintenance of landscaping, berming, fencing, vegetation or other screening of a location to buffer the proposed development from adjacent or neighbouring land uses shall be required.
- 4.41.10 The following may be imposed as conditions upon approval:
  - a) a limitation on the years, months, weeks, days or hours of operation;

- b) require the applicant to provide and maintain sufficient dust control to the satisfaction of the Municipality;
- c) limit the height of the development;
- d) requirements related to any stripping, filling, excavation and grading associated with any development; and
- e) require additional information or detailed studies related to groundwater or aquifer contamination.

#### **4.42. Surveillance and Security Suites**

##### *Development Standards*

- 4.42.1 One surveillance and security suite, which must be accessory to the principal use, is allowed on site.
- 4.42.2 The maximum floor area of a surveillance and security suite within a principal building shall not exceed 70 m<sup>2</sup> (750 ft<sup>2</sup>). The minimum and maximum floor area of any detached surveillance and security suite shall be 50 m<sup>2</sup> (538 ft<sup>2</sup>) and 102 m<sup>2</sup> (1098 ft<sup>2</sup>) respectively.
- 4.42.3 The location of a detached surveillance and security suite shall meet the minimum yard setbacks for a principal building within the zoning district.
- 4.42.4 In addition to the number of parking spaces required for the principal use, one additional parking space shall be provided on-site for the surveillance and security suite.
- 4.42.5 A surveillance and security suite may be a manufactured or modular dwelling but shall not be a recreational vehicle. Where a surveillance and security suite is a manufactured dwelling unit, the following shall apply:
  - a) the unit shall have a CSA certification or equivalent, proof of which shall accompany the development permit application; and
  - b) the unit shall be secured and skirted to the satisfaction of the Development Officer.

#### **4.43. Telecommunication Towers**

##### *Additional Development Permit Application Requirements*

- 4.43.1 In addition to the development permit application requirements of Section 2.7, an application for a telecommunication tower must include:
  - a) supporting information including the proposed antenna system's purpose, other sites investigated for the tower, and the rationale for locating the tower on the subject site; and,
  - b) evidence confirming that the applicant has investigated sharing or using existing infrastructure before proposing the new tower.

*Referrals/Public Engagement Requirements*

4.43.2 Notwithstanding Section 2.3.1, development permit applications for telecommunication towers shall be referred for comment in accordance with the public notice provisions for discretionary uses.

*Development Standards*

4.43.3 Telecommunication towers is a permitted use and exempt from the site development regulations in every zoning district.

4.43.4 Telecommunication towers shall be erected in accordance with federal and provincial legislation.

4.43.5 Guy-wire anchors shall be setback at least 1.0 m (3.28 ft) from the property line.

4.43.6 Telecommunication towers shall be enclosed within a locked protective chain link fence of a minimum height of 2.0 m (6.6 ft).

4.43.7 Telecommunication towers and any supportive equipment cabinets or structures shall be located in a manner that minimizes the impact on community sensitive areas such as lands zoned country residential, community service and conservation district. Mitigation of negative visual impacts through the use of appropriate landscaping, screening, stealth design techniques, or other means may be required.

4.43.8 Preferred locations for telecommunication towers include:

- a) industrial and commercial areas;
- b) areas that respect important viewsheds and vistas of significant natural or manmade features;
- c) agricultural areas;
- d) transportation and utility corridors; and
- e) as near as possible to similarly-scaled structures.

4.43.9 Antennas that extend above the top of a supporting pole structure should appear through colour, shape and size, to be a natural extension of the pole.

4.43.10 Associated equipment cabinets or structures should be attractively designed or screened and concealed from ground level or other public views to mitigate visual impacts. Screening may include using existing vegetation, landscaping, fencing, or other means in order to blend with the built and natural environments.

4.43.11 No advertising sign or logo is permitted.

4.43.12 Where federal legislation requires a telecommunication tower to be lit, the lighting should be limited to the minimum number of lights and the lowest illumination allowable, and any required strobe lightning should be set to the maximum strobe interval allowed.

4.43.13 The lighting of associated equipment cabinets or structures for security purposes is allowed provided it is shielded from adjacent residential properties, is kept to a minimum number of lights and illumination intensity, and where possible, is supplied by a motion detector or similar system.

#### **4.44. Tourist Homes**

##### *Additional Development Permit Application Requirements*

- 4.44.1 In addition to the development permit application requirements of Section 2.7, an application for tourist homes must include:
- a) A floor plan of the tourist home that identifies all the rooms in the home including the designated guest rooms.

##### *Referrals/Public Engagement Requirements*

- 4.44.2 Development Permit applications for tourist homes may be referred by the Development Officer to the Saskatchewan Health Authority for comment.

##### *Development Standards*

- 4.44.3 The maximum number of guests within a dwelling unit used for a tourist home shall be 10, with a maximum of 2 guests per bedroom.
- 4.44.4 No bedrooms shall contain kitchen facilities.
- 4.44.5 Alterations to the dwelling used for the tourist home may be permitted but shall not be inconsistent with the residential character of the building or property.
- 4.44.6 The operator of the tourist home shall not publicly advertise the tourist home unless in possession of a valid development permit at the time the advertisement is placed and displayed.
- 4.44.7 One on-site parking space shall be provided per bedroom.
- 4.44.8 Tourist homes shall be developed and operated to ensure that the impacts of the use do not unduly affect the residents of nearby properties.

#### **4.45. Work Camps**

##### *Additional Development Permit Application Requirements*

- 4.45.1 In addition to the development permit application requirements of Section 2.7, an application for a work camp must include:
- a) the proposed start date for development, date of occupancy and removal date;
  - b) reclamation measures for the land once the work camp has been removed;
  - c) adjacent land uses and identification of nuisances that may be generated by the activity, along with strategies for minimizing the nuisances; and
  - d) any supplemental information specific to the particular site or proposal.

##### *Development Standards*

- 4.45.2 The maximum number of residents that a work camp can accommodate shall be determined at the discretion of the Municipality.
- 4.45.3 The site shall be buffered or screened from adjacent land uses or public roadways to the satisfaction of the Development Officer. The applicant shall

maintain any existing natural buffers such as trees and natural topography, where possible.

- 4.45.4 A work camp should not be sited in close proximity to residential developments unless there are measures to mitigate any nuisances, to the satisfaction of the Development Officer.
- 4.45.5 Buildings in a work camp shall be located a sufficient distance from each other as required for safety and fire protection in accordance with the *National Building Code* and *The Uniform Building and Accessibility Standards Act* and to the satisfaction of the Development Officer.
- 4.45.6 The site shall be secured by the installation of appropriate fencing or means of security.
- 4.45.7 Adequate on-site parking for private vehicles and construction vehicles and equipment shall be provided.
- 4.45.8 Site access routes shall be located away from existing residential dwellings on adjacent properties.

*Conditions of Approval*

- 4.45.9 The applicant shall provide evidence of compliance with any applicable provincial and federal legislation or regulations including approvals where required.
- 4.45.10 The Development Officer may require the applicant provide financial security in the amount required for restoration and reclamation of the site.
- 4.45.11 Approval of a work camp shall be for a maximum period of 3 years.

## **Section 5 - Signs**

### **5.1. Signs Not Requiring a Permit**

5.1.1 The following signs do not require a development permit but shall conform to all provisions of this Bylaw:

- a) signs exempted by provincial or federal legislation;
- b) federal, provincial or municipal signage;
- c) traffic and pedestrian control signage;
- d) decal or painted window signage;
- e) signage intended to regulate hunting or trespassing on private property;
- f) herbicide, insecticide or seed advertising promotional signage;
- g) real estate signage with a gross surface area of less than 1 m<sup>2</sup> (10.76 ft<sup>2</sup>);
- h) A-frame signage which maintains a gross surface area of less than 0.6 m<sup>2</sup> (6.46 ft<sup>2</sup>);
- i) civic addressing or residential name plates;
- j) neon beverage signage on or in the window of a commercial establishment or on vending machines;
- k) works of art containing no advertising;
- l) construction signage which must be removed within 7 days of the site or building being occupied;
- m) garage sale signs erected no earlier than 48 hours prior to the start of the event and removed 24 hours after conclusion;
- n) election signs erected no earlier than 30 days prior to the date of the election, by-election, referendum or plebiscite and removed 24 hours following the close of voting stations; and
- o) copy change on an approved sign provided that the position, height, lighting or size of the sign is not altered.

### **5.2. General Sign Regulations**

5.2.1 Unless otherwise provided for in this Bylaw, a sign is a permitted use in all zoning districts and requires a development permit prior to placement or construction on site or on a building.

5.2.2 Signs shall be constructed in a permanent manner, of materials suitable for the purpose and life of the sign and shall be maintained and mounted in a condition that is safe, neat and clean.

5.2.3 No person shall park or store on any part of a site any vehicle, trailer, semi-trailer, shipping container or coach body for the purpose of using it as a sign within any zoning district.

5.2.4 No signs shall be permitted which move or assume any motion.

- 5.2.5 A sign which is made from part of, or is attached to, a fence or other screening is prohibited.
- 5.2.6 Signs shall not be erected or maintained upon trees or painted or drawn upon landscaping or natural features.
- 5.2.7 Signs must be maintained in a proper state of repair. The Development Officer may require removal of a sign in a state of disrepair.
- 5.2.8 A Development Officer may require that a sign be enhanced with landscaping or architectural features to improve aesthetics.
- 5.2.9 Offensive statements, words or pictures shall be prohibited.
- 5.2.10 Signs or sign structures shall not be located where they:
  - a) are within a parking space or clear sight triangle;
  - b) impede the view of any pedestrian or vehicular right of way, or railway crossing; or
  - c) interfere with, distract from, obstruct the view of, or be confused with any authorized traffic sign, signal or device.
- 5.2.11 No flickering, flashing, strobe or revolving lights on any sign shall be permitted.
- 5.2.12 No permanent sign shall be placed on or over public property unless specifically permitted within this Bylaw.
- 5.2.13 The electrical power supply to a sign shall be provided underground and any electrical wires or conduits shall be concealed from view.
- 5.2.14 Where a sign will be located adjacent to a provincial highway, *The Highways and Transportation Act* will govern placement requirements.

### **5.3. Billboard Signs**

- 5.3.1 A billboard sign shall only be permitted in sign corridors that have been designated by the Municipality.
- 5.3.2 When located adjacent to a provincial highway, The Highways and Transportation Act and associated regulations shall govern placement requirements of a billboard sign and a Roadside Development Permit must be obtained from the Minister of Highways.
- 5.3.3 Council may request that the Minister of Highways establish a sign corridor at appropriate locations next to a provincial highway.
- 5.3.4 Applications for a sign corridor must include:
  - a) written agreements with any landowners for lands proposed in the corridor;
  - b) a site plan and elevation drawings showing a consistent size, location, type and style of the proposed signs;
  - c) the setbacks and distances from any property lines, residences and the centerline of the highway or public roadway;
  - d) the rationale for the location of the sign corridor; and

- e) the types and locations of businesses proposed to be advertised.
- 5.3.5 Sign corridors shall be designed and maintained in a manner to allow easy access for personnel and equipment to maintain the area, grass and foliage beneath the sign.
- 5.3.6 Video, sound, or animations are not permitted on a billboard sign.
- 5.3.7 A billboard sign must not employ any supplementary flashing or intermittent lighting either as part of the sign or on its supporting structure.
- 5.3.8 A billboard sign shall be set back a minimum of 25 m (82 ft) from any residential dwelling.
- 5.3.9 A billboard sign erected above grade that exceeds 4.5 m (14.76 ft) in height and/or includes an attached auxiliary sign or display, shall be structurally designed by a Registered Architect or Professional Engineer licensed to practice in the Province of Saskatchewan.
- 5.3.10 Double faced billboard signs shall be constructed so one face is completely behind and parallel to the other face and facing the opposite direction and where each side shall be considered as facing traffic flow in the opposite direction.
- 5.3.11 If the back of a billboard sign is visible, it shall be suitably painted or covered as to present a clean and tidy appearance.

#### **5.4. Electronic Message Board Signs**

- 5.4.1 Electronic message board signs are a discretionary use in a commercial, industrial, community service or recreation district.
- 5.4.2 Notwithstanding any other provision in this Bylaw, an electronic message board sign advertising events, activities, programs, sponsors or services offered, may be approved as a discretionary use in the Agricultural and Agricultural Residential zoning districts when they are associated with one of the following uses:
  - a) agricultural tourism use; and
  - b) equestrian facility type II.
- 5.4.3 Except as provided in Section 5.4.2, third-party advertising on electronic message board signs is not permitted.
- 5.4.4 Electronic message board signs may only be located on a site where a principal use has been established.
- 5.4.5 An electronic message board sign shall not be located within:
  - a) 90 m (295.3 ft) from any other electronic message board sign when measured from the closest point of the sign containing the digital display to the closest point of another sign containing the digital display when the signs are facing the same oncoming traffic;
  - b) 10 m (32.8 ft) from any other sign when measured from the closest point of the sign containing the digital display to the closest point of another sign;

- c) 50 m (164 ft) from a building containing a dwelling unit or the property line of a vacant Country Residential lot;
  - d) 15 m (49.2 ft) of a traffic control sign or signal;
  - e) 5 m (16.4 ft) from the property line; or
  - f) 3 m (9.8 ft) of a roadway approach.
- 5.4.6 An electronic message board sign shall be self-dimming for the evening conditions and the level of lighting shall be to the satisfaction of the Development Officer who may direct that the lighting level be adjusted.
- 5.4.7 Where the digital display of an electronic message board sign is visible from or located with 150 m (492.1 ft) of a building containing a dwelling unit, the sign shall not operate, or shall only display a black screen between the hours of 10 p.m. and 7 a.m.
- 5.4.8 An electronic message board sign shall not employ any supplementary flashing or intermittent lighting either as part of the sign or on its supporting structure.
- 5.4.9 An electronic message board sign shall maintain a static display for a minimum of 6 seconds and immediately transition into the next static display with no action, motion, fading in or out, dissolving, blinking, intermittent or flashing light, or the illusion of such effects.
- 5.4.10 An electronic message board sign shall not contain any video, sound, or animations.
- 5.4.11 An electronic message board sign shall contain 24-hour contact information for the development permit holder and be monitored by the development permit holder, and in the event of a malfunction, the sign shall be designed to either:
- a) provide a continuous static display without varying or increasing the lighting level or;
  - b) provide no display.
- 5.4.12 An electronic message board sign has a maximum sign area of:
- a) 5 m<sup>2</sup> (53.8 ft<sup>2</sup>) when located in a Commercial District, Industrial District, Community Services District, or Recreational District; and
  - b) 2 m<sup>2</sup> (21.5 ft<sup>2</sup>) when located in an Agricultural District or Agricultural Residential District.
- 5.4.13 The height of an electronic message board sign shall not exceed 6.1 m (20ft).
- 5.4.14 An electronic message board sign shall not be located on or attached to a roof or a building.
- 5.4.15 Portable electronic message board signs are not permitted in any zoning district.

## **5.5. Fascia Signs**

- 5.5.1 Fascia signs are not permitted in residential zoning districts unless otherwise provided for in this Bylaw.

- 5.5.2 For multi-tenant buildings a master sign plan shall be submitted to and approved by the Development Officer showing the location, size and type of fascia signs including cross sectional drawings or photographs relating the proposed signage to the landscape of the property.
- 5.5.3 Fascia signs shall not extend above the roof-line of a flat-roofed building, or, if there is a parapet or mansard roof, 0.5 m above the eave line but not higher than the upper edge of the parapet or mansard roof and the eave line in all other cases.
- 5.5.4 A fascia sign shall not extend more than 0.3 m horizontally beyond the building face to which it is attached.
- 5.5.5 Fascia signage shall not exceed 20% of the area of the building wall.
- 5.5.6 Fascia signs must relate to a business or occupant of the building on which the fascia sign is located.
- 5.5.7 A fascia sign may consist of individual letters, symbols or logos that are attached directly to the building.
- 5.5.8 A fascia sign shall not be illuminated when directly abutting a residential site or where it could have an adverse impact on a residential site.
- 5.5.9 Fascia signs shall not be projected:
  - a) from the face, canopy or roof of a building or structure by means of intermediate supports;
  - b) over a public roadway; or
  - c) above the maximum height permissible for the building type

## **5.6. Free Standing Signs**

- 5.6.1 Free standing signs may not contain general advertising or refer to a product or service which is located off site.
- 5.6.2 Free standing signs shall be separated a distance of 12 m (39.4 ft) for every square meter of gross surface area of the larger of the two signs to a maximum separation distance of 150 m (492 ft).
- 5.6.3 The maximum gross surface area for a free standing sign is 14 m<sup>2</sup> (150.7 ft<sup>2</sup>), unless otherwise provided for in this Bylaw.
- 5.6.4 One free-standing sign may be permitted per building frontage along a public roadway.
- 5.6.5 A 1 m (3.28 ft) setback shall be maintained from all property lines.
- 5.6.6 Free standing signs shall not exceed either a height of 14 m (45.9 ft) or the height restrictions associated with the zoning district in which it is proposed, whichever is the lesser.

5.6.7 Free-standing signs that exceed 7.6 m (24.9 ft) in height shall be structurally designed by a Registered Architect or a Professional Engineer licenced to practice in the Province of Saskatchewan.

## **5.7. Off-site Directional Signs**

5.7.1 A master sign plan shall be submitted to and approved by the Development Officer showing the location, size and type of the directional signs including cross sectional drawings or photographs relating the proposed signage to the landscape of the property.

5.7.2 Off-site directional signs shall:

- a) not exceed 3 m<sup>2</sup> (32.3 ft<sup>2</sup>) in gross surface area;
- b) not exceed a height of 2 m (6.6 ft); and
- c) maintain a 10 m (32.8 ft) separation from adjacent sign structures.

5.7.3 Off-site directional signs are limited to 1 sign per intersection between the entry to the site and the nearest provincial highway or paved public roadway to a maximum distance of 5 km (3.11 miles).

5.7.4 Off-site directional signs may be allowed within public road rights-of-way at the discretion of the Development Officer.

5.7.5 The information to be displayed on off-site directional signs is limited to the type of enterprise, direction and distance to the enterprise. Advertising is limited to the placement of a logo or slogan related to the enterprise.

5.7.6 Off-site directional signs for municipal, community service or recreational purposes may include changeable copy advertising special or re-occurring events associated with the enterprise. Third party advertising is not permitted.

## **5.8. Subdivision Advertising Signs**

5.8.1 Subdivision advertising signs are only permitted for multi-parcel subdivisions where a servicing agreement is in place.

5.8.2 Subdivision advertising signs do not require a development permit.

5.8.3 Subdivision advertising signs shall:

- a) not exceed 3 m<sup>2</sup> (32.3 ft<sup>2</sup>) in gross surface area;
- b) not exceed a height of 3 m (9.8 ft); and
- c) maintain a 100 m (328 ft) separation from other signs.

5.8.4 Not more than one sign for each entrance to the subdivision may be installed.

5.8.5 A subdivision advertising sign shall be removed after 5 years or upon sale of all of the lots within the development, or a single phase of a multi-phase approved subdivision to which the sign relates, whichever event occurs first.

5.8.6 Subdivision advertising signs shall:

- a) be professionally designed;

- b) made of durable, low or maintenance free materials that withstand seasonal weather;
- c) be located adjacent to the entry of the relevant subdivision;
- d) meet any applicable setbacks from public roadways; and
- e) not be located over any pipeline or utility right-of-way, easement or corridor.

## **5.9. Subdivision Name Signs**

- 5.9.1 Subdivision name signs are only permitted for multi-parcel subdivisions where a servicing agreement is in place.
- 5.9.2 Subdivision name signs do not require a development permit.
- 5.9.3 Subdivision name signs shall not exceed 12 m<sup>2</sup> (129.2 ft<sup>2</sup>) in area.
- 5.9.4 Not more than one sign for each entrance to the subdivision may be installed.
- 5.9.5 Subdivision name signs shall:
  - a) be professionally designed;
  - b) made of durable, low or maintenance free materials that can withstand seasonal weather;
  - c) be located adjacent to the entry of the relevant subdivision;
  - d) meet any applicable setbacks from public roadways; and
  - e) not be located over any pipeline or utility right-of-way, easement or corridor.
- 5.9.6 The Development Officer may stipulate design and types of materials to apply to subdivision name signage, including but not limited to, mounting and base type, signboard finish, lighting, copy, and size of letters.

## Section 6 - Zoning Districts

### 6.1. Overview

- 6.1.1 For the purpose of applying this Bylaw, the District is divided into zoning districts.
- 6.1.2 The boundaries of the zoning districts are shown on the Zoning Maps in Schedule 1 which are attached to and form part of this Bylaw.
- 6.1.3 Where uncertainty exists with respect to the boundaries of any zoning district shown on the Zoning Map, the following shall apply:
  - a) Where district boundaries are indicated as approximately following the centre lines of streets or lanes or street lines or lane lines, the centre lines, street lines, or lane lines shall be construed to be the boundaries.
  - b) Where district boundaries are indicated that they approximately follow lot lines or quarter section lines, the lot lines or quarter section lines shall be construed to be the boundaries.
  - c) Where district boundaries are indicated that they are approximately parallel to the centre lines or street lines of streets, or the corner lines or right-of-way lines of highways, the district boundaries shall be construed as being parallel thereto and at such distance from those lines as indicated on the Zoning Map.
  - d) Where the boundary of a district follows a railroad line, the boundary shall be deemed to be located in the middle of the main tracks of the railroad line.
  - e) Where the boundary of a district follows the shoreline of a river or other permanent body of water, the boundary line shall be construed as following the normal high water elevation.
  - f) Where the boundary line or limit of a district appears on the map to divide or be within an unsubdivided area of land or parcel, block, or lot as shown on a registered plan, and where this boundary line or limit of the district is not indicated by a specific dimension or descriptive note, then the boundary line or limit of the district shall be fixed by the scale of the Zoning Map.
- 6.1.4 Where a site or lot is divided into more than one zoning district, each portion of the site or lot shall be developed and used in accordance with the provisions of the applicable zoning district.

### 6.2. Holding Provisions

- 6.2.1 In accordance with the Act, Council may, by the use of the holding symbol "H" in conjunction with any zoning district designation, specify the use to which lands or buildings may be put at any time that the holding symbol "H" is removed by amendment to this Bylaw.
- 6.2.2 The application and management of the holding provision shall be at Council's discretion. The holding symbol "H" may provide conditions for development, including detailed phasing, design, servicing and infrastructure development, or

the satisfactory completion of any additional studies as deemed necessary by Council.

6.2.3 Notwithstanding any other provisions of this Bylaw, if any zoning designation shown on a zoning map is followed by the suffix "H", no person shall use the land for any purpose except the following:

- a) any uses being carried on such land or in a building thereon the day of passing of the amending bylaw;
- b) cultivation of land;
- c) production of field crops; or
- d) as otherwise specified in conditions of approval.

6.2.4 The zoning regulations for the underlying zoning district shall apply upon the removal of the holding symbol "H".

### **6.3. D - Agricultural District 1 (DAG1)**

#### 6.3.1 Purpose

The purpose of the DAG1 District is to accommodate extensive and intensive agricultural activities while providing for complementary, non-agricultural development.

#### 6.3.2 Permitted Uses

Adult Day Care Type I  
Agricultural Operation  
Agricultural Product Stand  
Equestrian Facility Type I  
Family Child Care Home  
Farmhand Dwelling, Up to 2 on a Site  
Filling, Levelling and Grading Type I  
Group Family Child Care Home  
Home Based Business Type I  
Home Based Business Type II  
Mineral Resource Extraction Operation  
Residential Care Home Type I  
Secondary Suite  
Single Detached Dwelling consisting of a site built, mobile home, manufactured, modular, or ready to move dwelling

#### 6.3.3 Discretionary Uses

Abattoir  
Adult Day Care Type II  
Aggregate Resource Extraction Operation  
Aggregate Resource Storage and Processing Operation  
Agricultural Product Processing  
Agricultural Research Station  
Agricultural Support Service  
Agricultural Tourism Use  
Aerodrome  
Animal Kennel  
Auction Facility  
Bed and Breakfast Home  
Bulk Fertilizer Storage and Sales  
Bulk Fuel Storage and Distribution  
Cannabis Production Facility  
Cannabis Micro Production Facility  
Cemetery  
Clean Fill Storage Operation  
Custodial Care Facility

Equestrian Facility Type II  
Farmhand Dwelling, More Than 2 On A Site  
Filling, Levelling and Grading Type II  
Garage Suite  
Garden Suite  
Home Based Business Type III  
Intensive Horticulture Operation  
Intensive Livestock Operation  
Mineral Resource Storage and Processing Operation  
Municipal Works Yard  
Parks and Playgrounds  
Residential Care Home Type II  
Small Wind Energy System  
Solar Farm  
Tourist Home  
Veterinary Clinic  
Work Camp

6.3.4 Specific Use Development Standards

- a) Agricultural support services and agricultural product processing must demonstrate that the use has specific location requirements necessary to support the local agricultural industry.

6.3.5 Site Development Regulations

- a) Site Area for agricultural holdings and single detached dwellings - The minimum site area shall be 32.4 ha (80 ac) or equivalent.
- b) Site Area for all other uses - The minimum site area shall be 1 ha (2.47 ac). For subdivisions less than 32.4 ha (80 ac), the maximum site area shall be 4.05 ha (10 ac).
  - i) Notwithstanding clause b), a cumulative maximum area of 8.09 ha (20 acres) may be subdivided from any quarter section for agricultural residential purposes. Where a quarter section has been divided into two agricultural holdings, a cumulative maximum area of 4.05 ha (10 acres) may be subdivided from each agricultural holding for agricultural residential purposes. **(Bylaw 27/22, approved January 5, 2023)**
- c) Notwithstanding clauses a) and b), in the case of a site physically severed as a result of road right-of-way or railway plans, drainage ditch, pipeline or transmission line development or similar barrier, or natural features such as water courses or water bodies, there shall be no maximum site area. Existing residential sites may be enlarged to include adjoining land physically severed as a result of the above noted barriers. The residual portion of a quarter section resulting from a commercial or industrial subdivision shall not be considered a physically severed site for the purposes of this Section.
- d) Density – The density of a quarter section shall not exceed the number of discretionary uses and agricultural residential building sites allowed by the

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subdivision policies of the District OCP except the following discretionary uses shall not be counted towards the density where the use is located on a building site that includes a single detached dwelling:

- Adult Day Care Type II
- Agricultural Tourism Use
- Animal Kennel
- Bed and Breakfast Home
- Cannabis Micro Production Facility
- Equestrian Facility Type II
- Farmhand Dwelling, More Than 2 On A Site
- Garage Suite
- Garden Suite
- Home Based Business Type III
- Intensive Horticulture Operation
- Intensive Livestock Operation
- Residential Care Home Type II
- Small Wind Energy Systems
- Tourist Home
- Veterinary Clinic

- e) Site Frontage - The minimum site frontage shall be 30 m (98.4 ft).
- f) Yard Setbacks - All buildings shall be set back a minimum of 15 m (49.2 ft) from a property line, except it shall be 45 m (147.6 ft) from the centerline of a municipal road allowance or provincial highway or as required by the Saskatchewan Ministry of Highways.
- g) Building Height - The maximum building height shall be 10 m (32.8 ft), except for agricultural buildings and structures.
- h) Site Coverage – The maximum site coverage shall be 60%.

#### 6.3.6 Landscaping Development Standards

- a) Separation or buffering between non-agricultural land uses and adjacent land uses may be required and landscaped to the satisfaction of the Municipality.

## **6.4. D - Agricultural District 2 (DAG2)**

### 6.4.1 Purpose

The purpose of the DAG2 District is to accommodate extensive and intensive agricultural activities in areas designated for future urban growth. The zoning district provides for a range of complementary uses that are compatible with agricultural and non-agricultural land uses in close proximity to the P4G Urban Municipalities while supporting the diversification of agriculture.

### 6.4.2 Permitted Uses

- Adult Day Care Type I
- Agricultural Operation
- Agricultural Product Stand
- Family Child Care Home
- Farmhand Dwelling, Up To 2 on a Site
- Filling, Levelling and Grading Type I
- Group Family Child Care Home
- Home Based Business Type I
- Home Based Business Type II
- Mineral Resource Extraction Operation
- Residential Care Home Type I
- Secondary Suite
- Single Detached Dwelling consisting of a site built, mobile home, manufactured, modular, or ready to move dwelling

### 6.4.3 Discretionary Uses

- Adult Day Care Type II
- Aggregate Resource Extraction Operation
- Aggregate Resource Storage and Processing Operation
- Agricultural Product Processing
- Agricultural Research Station
- Agricultural Support Service
- Agricultural Tourism Use
- Aerodrome
- Animal Kennel
- Bed and Breakfast Home
- Cannabis Micro Production Facility
- Cemetery
- Clean Fill Storage Operation
- Equestrian Facility Type I
- Equestrian Facility Type II
- Farmhand Dwelling, More Than 2 On A Site
- Filling, Levelling and Grading Type II
- Garage Suite

Garden Suite  
Home Based Business Type III  
Intensive Horticulture Operation  
Intensive Livestock Operation – expansion only  
Municipal Works Yard  
Parks and Playgrounds  
Residential Care Home Type II  
Small Wind Energy System  
Tourist Home  
Veterinary Clinic  
Work Camp

#### 6.4.4 Specific Use Development Standards

- a) In considering all discretionary uses, uses that would be prejudicial to the future economical subdivision, servicing, and development of the site for urban development shall not be approved.
- b) Agricultural support services and agricultural product processing must demonstrate that the use has specific location requirements necessary to support the local agricultural industry.
- c) Aggregate resource storage and processing, agricultural research station, agricultural product processing, agricultural support service, and cannabis micro production facility uses shall be considered interim uses and may be approved for up to 20 years. Approval time limits shall be determined by the Municipality and the affected urban municipality based on:
  - i. the location, type and timing of future urban development and boundary alteration;
  - ii. the compatibility of current and future land uses;
  - iii. the compatibility with Concept Plans and more detailed planning for the area; and
  - iv. relevant infrastructure and servicing planning.

All approvals may be renewed or extended depending on the context of the urban growth in proximity to the site at the end of the approval period. Upon expiration a new application shall be required to renew or extend the use on the site and any further approval period shall be determined by the Municipality and the affected urban municipality in accordance with the above.

- d) For the purposes of this zoning district, discretionary use approval for an intensive livestock operation is limited to the expansion of existing operations in accordance with the District OCP.

#### 6.4.5 Site Development Regulations

- a) Site Area for agricultural holdings and single detached dwellings - The minimum site area shall be 32.4 ha (80 ac) or equivalent.

- b) Site Area for all other uses - The minimum site area shall be 1 ha (2.47 ac). For subdivisions less than 32.4 ha (80 ac), the maximum site area shall be 4.05 ha (10 ac).
  - i) Notwithstanding clause b), a cumulative maximum area of 8.09 ha (20 acres) may be subdivided from any quarter section for agricultural residential purposes. Where a quarter section has been divided into two agricultural holdings, a cumulative maximum area of 4.05 ha (10 acres) may be subdivided from each agricultural holding for agricultural residential purposes. **(Bylaw 27/22, approved January 5, 2023)**
- c) Notwithstanding clauses a) and b), in the case of a site physically severed as a result of road right-of-way or railway plans, drainage ditch, pipeline or transmission line development or similar barrier, or natural features such as water courses or water bodies, there shall be no maximum site area. Existing residential sites may be enlarged to include adjoining land physically severed as a result of the above noted barriers. The residual portion of a quarter section resulting from a commercial or industrial subdivision shall not be considered a physically severed site for the purposes of this Section.
- d) Density – The density of a quarter section shall not exceed the number of discretionary uses and agricultural residential building sites allowed by the subdivision policies of the District OCP except the following discretionary uses shall not be counted towards the density where the use is located on a building site that includes a single detached dwelling:
  - Adult Day Care Type II
  - Agricultural Tourism Use
  - Animal Kennel
  - Bed and Breakfast Home
  - Cannabis Micro Production Facility
  - Equestrian Facility Type I
  - Equestrian Facility Type II
  - Farmhand Dwelling, More Than 2 On A Site
  - Garage Suite
  - Garden Suite
  - Home Based Business Type III
  - Intensive Horticulture Operation
  - Intensive Livestock Operation
  - Residential Care Home Type II
  - Small Wind Energy Systems
  - Tourist Home
  - Veterinary Clinic
- e) Site Frontage - The minimum site frontage shall be 30 m (98.4 ft).
- f) Yard Setbacks - All buildings shall be set back a minimum of 15 m (49.2 ft) from a property line, except it shall be 45 m (147.6 ft) from the centerline of a municipal road allowance or provincial highway or as required by the

Saskatchewan Ministry of Highways.

- g) Building Height - The maximum building height shall be 10 m (32.8 ft) except for agricultural buildings and structures.
- h) Site Coverage – The maximum site coverage shall be 60%.

6.4.6 Landscaping Development Standards

- a) Separation or buffering between non-agricultural land uses and adjacent land uses may be required and landscaped to the satisfaction of the Municipality.

## **6.5. D - Agricultural Residential 1 (DAR1)**

### 6.5.1 Purpose

The purpose of the DAR1 District is to accommodate rural, single lot residential development and a limited range of complementary land uses compatible with the agricultural character of the area.

### 6.5.2 Permitted Uses

Adult Day Care Type I  
Family Child Care Home  
Filling, Levelling and Grading Type I  
Group Family Child Care Home  
Home Based Business Type I  
Home Based Business Type II  
Parks and Playgrounds  
Residential Care Home Type I  
Secondary Suite  
Single Detached Dwelling consisting of a site built, manufactured, mobile home, modular, or ready to move dwelling

### 6.5.3 Discretionary Uses

Adult Day Care Type II  
Agricultural Tourism Use  
Animal Kennel  
Bed and Breakfast Home  
Cannabis Micro Production Facility  
Equestrian Facility Type I  
Filling, Levelling and Grading Type II  
Garage Suite  
Garden Suite  
Guest House  
Home Based Business Type III  
Residential Care Home Type II  
Small Wind Energy System  
Tourist Home  
Veterinary Clinic

### 6.5.4 Site Development Regulations

- a) Site Area - The minimum site area shall be 1 ha (2.47 ac) and the maximum site area shall be 4.05 ha (10 ac).
  - i) Notwithstanding clause a), a cumulative maximum area of 8.09 ha (20 acres) may be subdivided from any quarter section for agricultural residential purposes. Where a quarter section has been divided into two agricultural holdings, a cumulative maximum area of 4.05 ha (10 acres) may be subdivided from each agricultural holding for agricultural

residential purposes. **(Bylaw 27/22, approved January 5, 2023)**

- b) Notwithstanding clause a), in the case of a site physically severed as a result of road right-of-way or railway plans, drainage ditch, pipeline or transmission line development or similar barrier, or natural features such as water courses or water bodies, there shall be no maximum site area. Existing residential sites may be enlarged to include adjoining land physically severed as a result of the above noted barriers. The residual portion of a quarter section resulting from a commercial or industrial subdivision shall not be considered a physically severed site for the purposes of this Section.
- c) Density – The density of a quarter section shall not exceed the number of discretionary uses and agricultural residential building sites allowed by the subdivision policies of the District OCP except the following discretionary uses shall not be counted towards the density where the use is located on a building site that includes a single detached dwelling:
  - Adult Day Care Type II
  - Agricultural Tourism Use
  - Animal Kennel
  - Bed and Breakfast Home
  - Cannabis Micro Production Facility
  - Equestrian Facility Type I
  - Garage Suite
  - Garden Suite
  - Guest House
  - Home Based Business Type III
  - Residential Care Home Type II
  - Small Wind Energy Systems
  - Tourist Home
  - Veterinary Clinic
- d) Site Frontage - The minimum site frontage shall be 30 m (98.4 ft).
- e) Yard Setbacks - all buildings shall be set back a minimum of 15 m (49.2 ft) from a property line, except it shall be 45 m (147.6 ft) from the centerline of a municipal road allowance or provincial highway or as required by the Saskatchewan Ministry of Highways.
- f) Building Height - The maximum building height shall be 10 m (32.8 ft).
- g) Site Coverage – the maximum site coverage shall be 60%.

## **6.6. D - Country Residential 1 (DCR1)**

### **6.6.1 Purpose**

The purpose of the DCR1 District is to accommodate low density, multi-parcel country residential development and a limited range of complementary land uses compatible with the rural character of the area.

### **6.6.2 Permitted Uses**

Adult Day Care Type I  
Family Child Care Home  
Filling, Levelling and Grading Type I  
Group Family Child Care Home  
Home Based Business Type I  
Parks and Playgrounds  
Residential Care Home Type I  
Secondary Suite  
Show Home  
Single Detached Dwelling consisting of a site built, manufactured, modular, or ready to move dwelling

### **6.6.3 Discretionary Uses**

Adult Day Care Type II  
Equestrian Facility Type I  
Filling, Levelling and Grading Type II  
Garage Suite  
Garden Suite  
Guest House  
Home Based Business Type II  
Residential Care Home Type II

### **6.6.4 Specific Use Development Standards**

- a) The minimum floor area requirement for a principal dwelling shall be 90 m<sup>2</sup> (968.7 ft<sup>2</sup>).

### **6.6.5 Site Development Regulations**

- a) Site Area - The minimum site area shall be 0.40 ha (1 ac) and the maximum site area shall be 4.05 ha (10 ac).
- b) Site Frontage - The minimum site frontage shall be 15 m (49.2 ft).
- c) Density - Residential lot density shall not exceed one residential lot per 0.40 ha (1 ac), maintaining an overall average minimum lot size of 1.0 ha (2.47 ac) within the registered plan area.
- d) Yard Setbacks
  - i. The minimum front and flanking yard setback to an internal subdivision road is 10 m (32.8 ft).

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- ii. The minimum front and flanking yard setback on other roads shall be 45 m (147.6 ft) from the centerline of a municipal road allowance or provincial highway or as required by the Saskatchewan Ministry of Highways.
- iii. The minimum side yard setback is 3 m (9.8 ft).
- iv. The minimum rear yard setback is 10 m (32.8 ft). (***Bylaw 27/22, approved January 5, 2023***)
- e) The maximum building height shall be 10 m (32.8 ft).
- f) Site Coverage – the maximum site coverage shall be 60%.

6.6.6 Accessory Building Development Standards

- a) The maximum combined floor area for all accessory buildings on a site shall be:
  - i. for sites 0.40 ha (1 ac) or less: 150 m<sup>2</sup> (1,614.6 ft<sup>2</sup>);
  - ii. for sites greater than 0.40 ha (1 ac) and up to 1 ha (2.47 ac): 250 m<sup>2</sup> (2,691 ft<sup>2</sup>);
  - iii. for sites greater than 1 ha (2.47 ac) and up to 2.02 ha (4.9 ac): 285 m<sup>2</sup> (3,067.7 ft<sup>2</sup>);
  - iv. for sites greater than 2.02 ha (4.9 ac) and up to 4.05 ha (10 ac): 330 m<sup>2</sup> (3,552.1 ft<sup>2</sup>);
  - v. for sites of greater than 4.05 ha (10 ac): 380 m<sup>2</sup> (4,090.3 ft<sup>2</sup>).
- b) No accessory building is permitted to have a maximum floor area greater in size than the principal dwelling.

## **6.7. D - Country Residential 2 (DCR2)**

### 6.7.1 Purpose

The purpose of the DCR2 District is to accommodate rural, medium density multi-parcel country residential development and a limited range of complementary land uses.

### 6.7.2 Permitted Uses

Adult Day Care Type I  
Family Child Care Home  
Filling, Levelling and Grading Type I  
Home Based Business Type I  
Parks and Playgrounds  
Residential Care Home Type I  
Secondary Suite  
Show Home  
Single Detached Dwelling consisting of a site built or ready to move dwelling

### 6.7.3 Discretionary Uses

Adult Day Care Type II  
Filling, Levelling and Grading Type II  
Garage Suite  
Garden Suite  
Group Family Child Care Home  
Guest House  
Home Based Business Type II  
Residential Care Home Type II

### 6.7.4 Specific Use Development Standards

- a) The minimum floor area requirement for a principal dwelling shall be 90 m<sup>2</sup> (968.7 ft<sup>2</sup>).

### 6.7.5 Site Development Regulations

- a) Site Area - The minimum site area shall be 0.2 ha (0.5 ac) and the maximum site area shall be 4.05 ha (10 ac).
- b) Site Frontage - The minimum site frontage shall be 15 m (49.2 ft).
- c) Density - Residential lot density shall not exceed two parcels per 0.40 ha (1 ac).
- d) Yard Setbacks
  - i. The minimum front and flanking yard setback to an internal subdivision road is 10 m (32.8 ft).
  - ii. The minimum front and flanking yard setback on other roads shall be 45 m (147.6 ft) from the centerline of a municipal road

allowance or provincial highway or as required by the Saskatchewan Ministry of Highways.

- iii. The minimum side yard setback is 3 m (9.8 ft).
- iv. The minimum rear yard setback is 10 m (32.8 ft).
- e) Building Height - The maximum building height shall be 10 m (32.8 ft).
- f) Site Coverage – the maximum site coverage shall be 60%.

#### 6.7.6 Accessory Building Development Standards

- a) The maximum combined floor area for all accessory buildings on a site shall be:
  - i. for sites 0.40 ha (1 ac) or less: 150 m<sup>2</sup> (1,614.6 ft<sup>2</sup>);
  - ii. for sites greater than 0.40 ha (1 ac) and up to 1 ha (2.47 ac): 250 m<sup>2</sup> (2,691 ft<sup>2</sup>);
  - iii. for sites greater than 1 ha (2.47 ac) and up to 2.02 ha (4.9 ac): 285 m<sup>2</sup> (3,067.7 ft<sup>2</sup>);
  - iv. for sites greater than 2.02 ha (4.9 ac) and up to 4.05 ha (10 ac): 330 m<sup>2</sup> (3,552.1 ft<sup>2</sup>);
  - v. for sites of greater than 4.05 ha (10 ac): 380 m<sup>2</sup> (4,090.3 ft<sup>2</sup>).
- b) No accessory building is permitted to have a maximum floor area greater in size than the principal dwelling.

## **6.8. D - Country Residential 3 (DCR3)**

### **6.8.1 Purpose**

The purpose of the DCR3 District is to accommodate rural, high density multi-parcel country residential development that is directly related to a planned and integrated recreational amenity and provides for a limited range of complementary non-residential land uses.

### **6.8.2 Permitted Uses**

Adult Day Care Type I  
Family Child Care Home  
Filling, Levelling and Grading Type I  
Home Based Business Type I  
Parks and Playgrounds  
Residential Care Home Type I  
Secondary Suite  
Semi-Detached Dwelling  
Show Home  
Single Detached Dwelling consisting of a site built or ready to move dwelling

### **6.8.3 Discretionary Uses**

Adult Day Care Type II  
Amenity Building  
Garage Suite  
Garden Suite  
Group Family Child Care Home  
Guest House  
Home Based Business Type II  
Residential Care Home Type II

### **6.8.4 Specific Use Development Standards**

#### **a) Amenity Building**

- i. A maximum of 1 amenity building shall be permitted per country residential development.
- ii. The amenity building may have a maximum cumulative floor area no greater than 2,787 m<sup>2</sup> (30,000 ft<sup>2</sup>).
- iii. Any ancillary use within an amenity building shall not exceed 30% of the gross floor area.

#### **b) Development Concept**

- i. All development shall be consistent with the approved Development Concept or CDR for the subject property.

- c) Principal Dwelling
  - i. The minimum floor area requirement for a principal dwelling shall be 90 m<sup>2</sup> (968.7 ft<sup>2</sup>).

#### 6.8.5 Site Development Regulations

- a) Site Area - The minimum site area shall be 0.13 ha (0.33 ac) and the maximum site area shall be 4.05 ha (10 ac).
- b) Site Width - The minimum site width shall be 15 m (49.2 ft).
- c) Density – Single detached residential lot density shall not exceed 7.4 principal dwelling units per hectare (3 dwelling units per acre).
- d) Yard Setbacks
  - i. The minimum front yard setback to an internal subdivision road is 6 m (19.7 ft). **(Bylaw 01/24, approved July 3, 2024)**
  - ii. The minimum front and flanking yard setback shall be 45 m (147.6 ft) from the centerline of a municipal road allowance or provincial highway or as required by the Saskatchewan Ministry of Highways.
  - iii. The minimum side yard setback is 3 m (9.8 ft).
  - iv. The minimum flanking yard setback to an internal subdivision road is 3 m (9.8 ft). **(Bylaw 01/24, approved July 3, 2024)**
  - v. The minimum rear yard setback is 10 m (32.8 ft).
- e) Building Height - The maximum building height shall be 10 m (32.8 ft) other than an amenity building which shall be 18 m (59.1 ft).
- f) Site Coverage – the maximum site coverage shall be 60%.

#### 6.8.6 Accessory Building Development Standards

- a) The maximum combined floor area for all accessory buildings on a site shall be:
  - i. for sites 0.40 ha (1 ac) or less: 150 m<sup>2</sup> (1,614.6 ft<sup>2</sup>);
  - ii. for sites greater than 0.40 ha (1 ac) and up to 1 ha (2.47 ac): 250 m<sup>2</sup> (2,691 ft<sup>2</sup>);
  - iii. for sites greater than 1 ha (2.47 ac) and up to 2.02 ha (4.9 ac): 285 m<sup>2</sup> (3,067.7 ft<sup>2</sup>);
  - iv. for sites greater than 2.02 ha (4.9 ac) and up to 4.05 ha (10 ac): 330 m<sup>2</sup> (3,552.1 ft<sup>2</sup>);
  - v. for sites of greater than 4.05 ha (10 ac): 380 m<sup>2</sup> (4,090.3 ft<sup>2</sup>).
- b) No accessory building is permitted to have a maximum floor area greater in size than the principal dwelling.

## **6.9. D - Multi-Unit Country Residential 4 (DCR4)**

### 6.9.1 Purpose

The purpose of the DCR4 District is to accommodate multi-unit development within high density multi-parcel country residential subdivisions and provide for a limited range of complementary non-residential land uses.

### 6.9.2 Permitted Uses

Adult Day Care Type I  
Dwelling Group  
Family Child Care Home  
Home Based Business Type I  
Parks and Playgrounds  
Residential Care Home Type I  
Semi-Detached Dwelling  
Show Home  
Townhouse

### 6.9.3 Discretionary Uses

Adult Day Care Type II  
Amenity Building  
Group Family Child Care Home  
Home Based Business Type II  
Residential Care Home Type II

### 6.9.4 Specific Use Development Standards

#### a) Multi-unit development

- i. Multi-unit development includes Semi-Detached Dwellings and Townhouses as independent uses on a single site.
- ii. Multi-unit development shall be located on sites compatible with adjacent residential, recreational and convenience commercial development having regard to suitable street and vehicular access.
- iii. Multi-unit development shall be designed to complement the high density country residential subdivision it is located within through lot layout.
- iv. Multi-unit development shall be designed to transition from high density to lower density, providing a seamless transition to the surrounding country residential subdivision.

#### b) Dwelling Group

- i. Dwelling groups may include single or multi groups of Single Detached Dwellings, Semi-Detached Dwellings and Townhouses.

- ii. Dwelling groups shall be designed to complement the high density country residential subdivision it is located within through lot layout, landscaping, amenity space, extension of pathways and roadway connections.
  - iii. Dwelling groups shall be located on sites compatible with adjacent residential, recreational and convenience commercial development having regard to suitable street and vehicular access.
  - iv. No more than 8.09 ha (20 ac) of land in a multi-parcel country residential subdivision shall be used for a multi-unit development.
- c) Servicing
  - i. Servicing must take into account the total density of the development and intended ownership.
- d) Development Concept
  - i. All development shall be consistent with the approved Development Concept or CDR for the subject property.
- e) Principal Dwelling
  - i. The minimum floor area requirement for a principal dwelling shall be 90 m<sup>2</sup> (968.7 ft<sup>2</sup>) for single detached dwelling units.
  - ii. The minimum floor area requirement for a principal dwelling shall be 75 m<sup>2</sup> (807.3 ft<sup>2</sup>) for semi-detached dwelling units and townhouse dwelling units.

#### 6.9.5 Site Development Regulations

- a) Density
  - i. Dwelling group density shall not exceed 20 dwelling units per hectare (8.1 dwelling units per acre).
  - ii. For single family dwelling units within a dwelling group, the minimum site area shall be 0.13 ha (0.33 ac). The maximum site area shall be 4.05 ha (10 ac).
  - iii. Semi-detached, the minimum site area shall be 0.10 ha (0.25 ac)
  - iv. Townhouse unit, the minimum site area shall be 0.03 ha (0.07 ac)
- b) Yard Setbacks
  - i. The minimum front and flanking yard setback shall be 45 m (147.6 ft) from the centerline of a municipal road allowance or provincial highway or as required by the Saskatchewan Ministry of Highways.
  - ii. The minimum front and flanking yard setback to an internal subdivision road is 6 m (19.7 ft).
  - iii. The minimum side yard setback is 3 m (9.8 ft). No side yard is required where a common wall divides two dwelling units.
  - iv. The minimum rear yard setback is 10 m (32.8 ft).

- c) Building Height - The maximum building height shall be 10 m (32.8 ft) other than an amenity building which shall have a maximum height of 18 m (59.1 ft).
- d) Site Coverage – the maximum site coverage shall be 60%.

6.9.6 Accessory Building Development Standards

- a) The maximum combined floor area for all accessory buildings on a site shall be:
  - i. for sites 0.40 ha (1 ac) or less: 150 m<sup>2</sup> (1,614.6 ft<sup>2</sup>);
  - ii. for sites greater than 0.40 ha (1 ac) and up to 1 ha (2.47 ac): 250 m<sup>2</sup> (2,691 ft<sup>2</sup>);
  - iii. for sites greater than 1 ha (2.47 ac) and up to 2.02 ha (4.9 ac): 285 m<sup>2</sup> (3,067.7 ft<sup>2</sup>);
  - iv. for sites greater than 2.02 ha (4.9 ac) and up to 4.05 ha (10 ac): 330 m<sup>2</sup> (3,552.1 ft<sup>2</sup>);
  - v. for sites of greater than 4.05 ha (10 ac): 380 m<sup>2</sup> (4,090.3 ft<sup>2</sup>).
- b) No accessory building is permitted to have a maximum floor area greater in size than the principal dwelling.
- c) Accessory buildings shall be prohibited on a site where an amenity building is located.

## 6.10. D - Rural Convenience Commercial 1 District (DC1)

### 6.10.1 Purpose

The purpose of the DC1 District is to accommodate commercial uses which serve the daily convenience needs of the residents and are small scale and complementary to the rural surroundings.

### 6.10.2 Permitted Uses

Adult Day Care Type I  
Adult Day Care Type II  
Child Care Centre  
Commercial Complex, One Building  
Convenience Commercial Service  
Filling, Levelling and Grading Type I  
Personal Services  
Pet Care Facility

### 6.10.3 Discretionary uses

Amusement and Entertainment Service  
Commercial Complex, Multiple Buildings  
Commercial storage centre  
Community Centre (***Bylaw 46/23, Approved March 7, 2024***)  
Filling, Levelling and Grading Type II  
Financial Institution  
Food Service Use  
Gas Bar  
Health Care Service  
Public Market  
Recreation Vehicle Sales/Rentals  
Retail Store  
Service Station  
Vehicle Repair Shop  
Vehicles Sales/Rentals  
Veterinary Clinic

### 6.10.4 Specific Use Development Standards

- a) The building floor area of a commercial complex shall not exceed 3,252 m<sup>2</sup> (35,000 ft<sup>2</sup>) on a site.

### 6.10.5 Site Development Regulations

- a) Site Area - The minimum site area shall be 1 ha (2.47 ac).
- b) Site Frontage - The minimum site frontage shall be 30 m (98.4 ft).
- c) Front Yard - All buildings shall be set back a minimum of 15 m (49.2 ft) from the front site line, except it shall be 45 m (147.6 ft) from the centerline of a

municipal road allowance or provincial highway or as required by the Saskatchewan Ministry of Highways.

- d) Side Yards - All buildings shall be set back a minimum of 6 m (19.7 ft) from the side property line. Where a side yard abuts a municipal road allowance or provincial highway, the front yard requirements shall apply.
- e) Rear Yard - All buildings shall be set back a minimum of 6 m (19.7 ft) from the rear property line, excepting properties where the rear site line is adjacent to a municipal road in which case all buildings shall be setback a minimum of 45 m (147.6 ft) from the center line of the road allowance.
- f) Building Height - The maximum building height shall be 10 m (32.8 ft).
- g) Site Coverage - the maximum permitted portion of the site that may be covered by buildings or structures shall be 60%.

#### 6.10.6 Supplementary Development Standards

- a) Outdoor storage, other than the storage and display of finished goods deemed essential to facilitate the approved use, shall be prohibited. The display of finished goods related to the approved use is permitted in the front yard
- b) Outdoor storage must be screened from view from adjacent municipal roadways and public lands by a solid fence, landscape materials, berm, vegetative plantings or any combination of the above at least 2.0 m (6.56 ft) in height.
- c) Commercial vehicles and equipment associated with an approved use may be stored on-site provided the area used for storage of these vehicles is not within setback areas, is located in the rear and side yards only, and is screened from view from adjacent municipal roadways public lands and residential areas by a solid fence, landscape materials, berm or any combination of the above at least 2 metres in height.

#### 6.10.7 Landscaping Development Standards

- a) A minimum landscaped buffer of 4.5 m (14.8 ft.) shall be provided adjacent to front and side flanking yards.
- b) Where a site abuts any country residential zoning district without an intervening road, there shall be a strip of land adjacent to the abutting site line of not less than 3.0 m (9.84 ft) in depth throughout, which shall not be used for any purpose except landscaping.

## **6.11. D - Arterial Commercial 2 District (DC2)**

### 6.11.1 Purpose

The purpose of the DC2 District is to accommodate a diverse range of commercial activities serving the traveling public and the local populations, displaying a high standard of appearance and along major transportation corridors.

### 6.11.2 Permitted Uses

Amusement and Entertainment Service  
Cannabis Retail Store  
Child Care Centre  
Commercial Complex, One Building  
Community Centre (*Bylaw 46/23, Approved March 7, 2024*)  
Convenience Commercial Service  
Filling, Levelling and Grading Type I  
Financial Institution  
Food Service Use  
Funeral Home  
Gas Bar  
Health Care Service  
Personal Services  
Pet Care Facility  
Public Market  
Recreational Vehicle Sales/Rentals  
Retail Store  
Vehicle Sales/Rentals  
Veterinary Clinic

### 6.11.3 Discretionary Uses

Agricultural Support Service  
Auction Facility  
Business Support Service  
Cannabis Wholesaler  
Commercial Complex, Multiple Buildings  
Commercial Recreation  
Commercial Storage Centre  
Equipment Sales/Rentals  
Filling, Levelling and Grading Type II  
Hotel/Motel  
Office  
Service Station  
Vehicle Repair Shop  
Vehicle/Equipment Wash  
Warehouse Sales

Warehousing  
Wholesale Trade

6.11.4 Specific Use Development Standards

- a) For the purposes of this zoning district, an auction facility shall not include the storage or sales of livestock.
- b) For the purposes of this zoning district, warehousing shall not include the storage of dangerous or hazardous substances. ***(Bylaw 27/22, approved January 5, 2023)***

6.11.5 Site Development Regulations

- a) Site Area - The minimum site area shall be 0.2 ha (0.5 ac).
- b) Site Frontage - The minimum site frontage shall be 30 m (98.4 ft).
- c) Yard Setbacks - All buildings shall be set back a minimum of 8 m (26.2 ft) from a property line, except it shall be 45 m (147.6 ft) from the centerline of a municipal road allowance or provincial highway or as required by the Saskatchewan Ministry of Highways.
- d) Building Height - The maximum building height shall be 17 m (55.77 ft).
- e) Site Coverage – The maximum site coverage shall be 60%.

6.11.6 Supplementary Development Standards

- a) Outdoor storage, other than the storage and display of finished goods deemed essential to facilitate the approved use, shall be prohibited. The display of finished goods related to the approved use is permitted in the front yard
- b) Outdoor storage must be screened from view from adjacent municipal roadways and public lands by a solid fence, landscape materials, berm, vegetative plantings or any combination of the above at least 2.0 m (6.56 ft) in height.
- c) Commercial vehicles and equipment associated with an approved use may be stored on-site provided the area used for storage of these vehicles is not within setback areas, is located in the rear and side yards only, and is screened from view from adjacent municipal roadways and public lands by a solid fence, landscape materials, berm or any combination of the above at least 2 metres in height.

6.11.7 Landscaping Development Standards

- a) A minimum landscaped buffer of 4.5 m (14.8 ft.) shall be provided adjacent to front and side flanking yards.
- b) Where a site abuts any country residential zoning district without an intervening road, there shall be a strip of land adjacent to the abutting site line of not less than 4.5 m (14.8 ft) in depth throughout, which shall not be used for any purpose except landscaping.

## **6.12. D - Business District (DB)**

### 6.12.1 Purpose

The purpose of the DB District is to accommodate a wide range of business and associated uses which are compatible with each other and provide services primarily to on-site employees and local clientele. This zoning district may be used to buffer non-industrial and industrial land uses.

### 6.12.2 Permitted Uses

- Amusement and Entertainment Service
- Business Support Service
- Cannabis Retail Store
- Commercial Complex, One Building
- Emergency Services Facility
- Equipment Sales//Rentals
- Filling, Levelling and Grading Type I
- Financial Institution
- Food Service Use
- Funeral Home
- Gas Bar
- Government Service
- Health Care Service
- Industrial Complex, One Building
- Office
- Personal Services
- Pet Care Facility
- Private School
- Recreational Vehicle Sales//Rentals
- Retail Store
- Vehicle Sales/Rentals
- Veterinary Clinic

### 6.12.3 Discretionary Uses

- Agricultural Product Processing
- Agricultural Support Service
- Agricultural Tourism Use
- Animal Kennel
- Auction Facility
- Brewery
- Cannabis Micro Production Facility
- Cannabis Production Facility
- Cannabis Wholesaler
- Child Care Centre
- Commercial Complex, Multiple Buildings

Commercial Recreation  
Commercial Storage Centre  
Distillery  
Filling, Levelling and Grading Type II  
Hotel/Motel  
Industrial Complex, Multiple Buildings  
Manufacturing Establishment  
Municipal Works Yard  
Place of Worship  
Public Market  
Research Laboratory  
Service Station  
Small Wind Energy System  
Vehicle/Equipment Wash  
Vehicle Repair Shop  
Warehouse Sales  
Warehousing  
Wholesale Trade

#### 6.12.4 Specific Use Development Standards

- a) Retail sales are prohibited, except those which are accessory to an approved principal use and which are limited to products manufactured, assembled, stored at or distributed from the subject site. Permitted accessory retail sales may be conducted only in the principal building containing the principal use, and may not occupy more than 25% of the gross floor area of the principal building.
- b) Retail sales are permitted with no limitation on the gross floor area on convenience items within service stations, gas bars and vehicle/equipment washes.
- c) Warehousing shall not include the storage of dangerous or hazardous substances. **(Bylaw 27/22, approved January 5, 2023)**

#### 6.12.5 Site Development Regulations

- a) Site Area - The minimum site area shall be 0.8 ha (2 ac).
- b) Site Frontage - The minimum site frontage shall be 30 m (98.4 ft).
- c) Front Yard Setback – A minimum of 45 m (147.6 ft) from the centerline of a municipal road allowance or provincial highway or as required by the Saskatchewan Ministry of Highways, excepting sites which front onto an internal subdivision road which shall be setback a minimum of 20 m (65.6 ft) from the front site line.
- d) Side Yard Setbacks – A minimum of 8 m (26.2 ft) from the side property line. Where a side yard abuts a municipal road allowance or provincial highway, the front yard requirements shall apply.
- e) Rear Yard Setback – A minimum of 8 m (26.2 ft) from the rear property line, other than where the rear site line is adjacent to a municipal road in which case, all buildings shall be setback a minimum of 45 m (147.6 ft) from the center line of the road allowance.

- f) Building Height - The maximum building height shall be 17 m (55.7 ft).
- g) Site Coverage – the maximum permitted portion of the site that may be covered by buildings or structures shall be 60%.

#### 6.12.6 Supplementary Development Standards

- a) The storage and display of finished goods shall be permitted in a front yard where it is deemed essential to facilitate an approved use.
- b) Outdoor storage of raw, unprocessed or unfinished goods and materials is not permitted.
- c) All waste materials or unsightly elements shall be enclosed by buildings, or screened by landscape feature, fences or a combination thereof to the satisfaction of the Development Officer.
- d) Commercial vehicles and equipment associated with an approved use may be stored on-site provided the area used for storage of these vehicles does not occur within setback areas, is located in the rear and side yards only, and is screened from view from adjacent municipal roadways and public lands by a solid fence, landscape materials, berm or any combination of the above at least 2 m (6.6 ft) in height.

#### 6.12.7 Landscaping Development Standards

- a) A landscape buffer of not less than 4.5 m (14.8 ft) in depth throughout lying parallel to and abutting the front site line shall be provided on every site and shall be used for no purpose except landscaping and necessary driveway access to the site.
- b) On corner lots, in addition to the landscaping required in the front yard, a landscape strip of not less than 3 m (9.8 ft) in depth throughout, which shall not be used for any purpose except landscaping.
- c) Where a site abuts a residential parcel, country residential zoning district, or the community services zoning district without an intervening road, there shall be a strip of land adjacent to the abutting site line of not less than 6 m (19.7 ft) in depth throughout, which shall not be used for any purpose except landscaping.

### **6.13. D - Light Industrial 1 District (DM1)**

#### 6.13.1 Purpose

The purpose of the DM1 District is to accommodate a range of industrial uses and activities which typically include manufacturing, processing, assembly, repair and end user production and distribution involving limited storage of raw inputs.

#### 6.13.2 Permitted Uses

Abattoir  
Aggregate Resource Storage and Processing Operation  
Agricultural Product Processing  
Agricultural Support Service  
Brewery  
Business Support Service  
Cannabis Micro Production Facility  
Cannabis Production Facility  
Cannabis Wholesaler  
Clean Fill Storage Operation  
Commercial Storage Centre  
Distillery  
Equipment Sales/Rentals  
Filling, Levelling and Grading Type I  
Gas Bar  
Industrial Complex, One Building  
Manufacturing Establishment  
Municipal Works Yard  
Pet Care Facility  
Recreational Vehicle Sales/Rentals  
Research Laboratory  
Service Station  
Vehicle/Equipment Wash  
Vehicle Repair Shop  
Vehicle Sales/Rentals  
Veterinary Clinic  
Warehouse Sales  
Warehousing  
Wholesale Trade

#### 6.13.3 Discretionary Uses

Animal Kennel  
Auction Facility  
Bulk Fertilizer Storage and Sales (*Bylaw 27/22, approved January 5, 2023*)  
Bulk Fuel Storage and Distribution  
Cannabis Retail Store

Construction Yard  
Filling, Levelling and Grading Type II  
Industrial Complex, Multiple Buildings  
Landscaping Service  
Mineral Resource Extraction Operation  
Recycling Depot  
Retail Store  
Small Wind Energy System  
Solar Farm  
Surveillance and Security Suite  
Used Building Materials Retail Outlet  
Work Camp

#### 6.13.4 Specific Use Development Standards

- a) A retail store shall be limited to the display and sale of goods manufactured on the site and shall be clearly subordinate to the principal use of the site or is for the purpose of marketing or promoting goods manufactured on site.

#### 6.13.5 Site Development Regulations

- a) Site Area - The minimum site area shall be 0.8 ha (2 ac).
- b) Site Frontage - The minimum site frontage shall be 30 m (98.4 ft).
- c) Front Yard Setback – A minimum of 45 m (147.6 ft) from the centerline of a municipal road allowance or provincial highway or as required by the Saskatchewan Ministry of Highways, excepting sites which front on an internal subdivision road which shall be setback a minimum of 20 m (65.6 ft) from the front site line.
- d) Side Yard Setbacks – A minimum of 8 m (26.2 ft) from the side property line. Where a side yard abuts a municipal road allowance or provincial highway, the front yard requirements shall apply.
- e) Rear Yard Setback – A minimum of 8 m (26.2 ft) from the rear property line, excepting properties where the rear site line is adjacent to a municipal road in which case all buildings shall be setback a minimum of 45 m (147.6 ft) from the center line of the road allowance.
- f) Building Height - The maximum building height shall be 17 m (55.7 ft).
- g) Site Coverage – The maximum permitted portion of the site that may be covered by buildings or structures shall be 60%.

#### 6.13.6 Supplementary Development Standards

- a) The storage and display of finished goods shall be permitted in a front yard where it's is deemed essential to facilitate an approved use.
- b) All waste materials or unsightly elements shall be enclosed by buildings, or screened by landscape feature, fences or a combination thereof to the satisfaction of the Development Officer.
- c) Outdoor storage of unfinished or raw materials must be screened from view from adjacent municipal roadways and public lands by a solid fence,

landscape materials, berm, vegetative plantings or any combination of the above at least 2 m (6.6 ft) in height.

6.13.7 Landscaping Development Standards

- a) A landscape buffer of not less than 4.5 m (14.8 ft) in depth throughout lying parallel to and abutting the front site line shall be provided on every site and shall be used for no purpose except landscaping and necessary driveway access to the site
- b) On corner lots, in addition to the landscaping required in the front yard, a landscape strip of not less than 3 m (9.8 ft) in depth throughout, which shall not be used for any purpose except landscaping.
- c) Where a site abuts a residential parcel, country residential zoning district or the community services zoning district without an intervening road, there shall be strip of land adjacent to the abutting site line of not less than 6 m (19.7 ft) in depth throughout, which shall not be used for any purpose except landscaping.

## 6.14. D - Heavy Industrial 2 District (DM2)

### 6.14.1 Purpose

The purpose of the DM2 District is to provide for large scale industrial uses that have large land requirements and the potential for negative impacts and nuisances on adjacent parcels, but may be compatible with other industrial uses and extensive agricultural operations.

### 6.14.2 Permitted Uses

Abattoir  
Aggregate Resource Storage and Processing Operation  
Agricultural Product Processing  
Agricultural Support Service  
Auction Facility  
Brewery  
Bulk Fertilizer Storage and Sales (*Bylaw 27/22, approved January 5, 2023*)  
Bulk Fuel Storage and Distribution  
Business Support Service  
Cannabis Micro Production Facility  
Cannabis Production Facility  
Cannabis Wholesaler  
Clean Fill Storage Operation  
Commercial Storage Centre  
Construction Yard  
Distillery  
Equipment Sales/Rentals  
Filling, Levelling and Grading Type I  
Gas Bar  
Industrial Complex, One Building  
Manufacturing Establishment  
Municipal Works Yard  
Recycling Depot  
Research Laboratory  
Service Station  
Used Building Materials Retail Outlet  
Vehicle Equipment/Wash  
Vehicle Repair Shop  
Warehouse Sales  
Warehousing  
Wholesale Trade

### 6.14.3 Discretionary Uses

Asphalt or Concrete Facility  
Chemical Plant  
Construction and Demolition Materials Industry

Filling, Levelling and Grading Type II  
Industrial Complex, Multiple Buildings  
Land Farm  
Landscaping Service  
Mineral Resource Extraction Operation  
Mineral Resource Storage and Processing Operation  
Salvage Yard  
Small Wind Energy System  
Surveillance and Security Suite

#### 6.14.4 Site Development Regulations

- a) Site Area - The minimum site area shall be 0.8 ha (2 ac).
- b) Site Frontage - The minimum site frontage shall be 30 m (98.4 ft).
- c) Front Yard Setback – A minimum of 45 m (147.6 ft) from the centerline of a municipal road allowance or provincial highway or as required by the Saskatchewan Ministry of Highways, excepting sites which front on an internal subdivision road which shall be setback a minimum of 20 m (65.6 ft) from the front site line.
- d) Side Yard Setbacks – A minimum of 8 m (26.2 ft) from the side property line. Where a side yard abuts a municipal road allowance or provincial highway, the front yard requirements shall apply.
- e) Rear Yard Setback – A minimum of 8 m (26.2 ft) from the rear property line, excepting properties where the rear site line is adjacent to a municipal road in which case all buildings shall be setback a minimum of 45 m (147.6 ft) from the center line of the road allowance.
- f) Building Height - The maximum building height shall be 23 m (75.5 ft), unless otherwise contained in any regulation within this Bylaw.
- g) Site Coverage – The maximum permitted portion of the site that may be covered by buildings or structures shall be 60%.

#### 6.14.5 Supplementary Development Standards

- a) The storage and display of finished goods shall be permitted in a front yard where it is deemed essential to facilitate a permitted or approved discretionary use.
- b) All waste materials or unsightly elements shall be enclosed by buildings, or screened by landscape feature, fences or a combination thereof to the satisfaction of the Development Officer.
- c) Outdoor storage of unfinished or raw materials may require screening from view from adjacent municipal roadways and public lands at the discretion of the Municipality.

#### 6.14.6 Landscaping Development Standards

- a) A landscape buffer of not less than 4.5 m (14.8 ft) in depth throughout lying parallel to and abutting the front site line shall be provided on every site and shall be used for no purpose except landscaping and necessary driveway access to the site.

- b) On corner lots, in addition to the landscaping required in the front yard, a landscape strip of not less than 3 m (9.8 ft) in depth throughout, which shall not be used for any purpose except landscaping.
- c) Where a site abuts a residential parcel, country residential zoning district, or community services zoning district without an intervening road, there shall be strip of land adjacent to the abutting site line of not less than 6 m (19.7 ft) in depth throughout, which shall not be used for any purpose except landscaping.

## **6.15. D - Community Service District (DCS)**

### 6.15.1 Purpose

The purpose of the DCS District is to accommodate a variety of public and private institutional and community services to the residents of the region.

### 6.15.2 Permitted Uses

Adult Day Care Type I  
Adult Day Care Type II  
Cemetery  
Childcare Centre  
Community Centre  
Cultural Facility  
Educational Facility  
Emergency Services Facility  
Filling, Levelling and Grading Type I  
Government Service  
Health Care Service  
Medical Treatment Centre  
Parks and Playgrounds  
Passive Recreation  
Place of Worship  
Private School  
Special Care Home

### 6.15.3 Discretionary Uses

Correctional Institution  
Custodial Care Facility  
Filling, Levelling and Grading Type II  
Food Service Use  
Funeral Home  
Hotel/Motel  
Indoor Recreation Facility  
Municipal Works Yard  
Office  
Outdoor Recreation Facility  
Personal Services  
Small Wind Energy System

### 6.15.4 Specific Use Development Standards

- a) For the purposes of this zoning district, a food service use shall be incidental and secondary to the principal use of the property.

### 6.15.5 Site Development Regulations

- a) Site Area - The minimum site area shall be 1 ha (2.47 ac).
- b) Site Frontage - The minimum site frontage shall be 30 m (98.4 ft).
- c) Front Yard Setback – A minimum of 45 m (147.6 ft) from the centerline of a municipal road allowance or provincial highway or as required by the Saskatchewan Ministry of Highways, excepting sites which front on an internal subdivision road which shall be setback a minimum of 20 m (65.6 ft) from the front site line.
- d) Side Yard Setbacks – A minimum of 8 m (26.2 ft) from the side property line. Where a side yard abuts a municipal road allowance or provincial highway, the front yard requirements shall apply.
- e) Rear Yard Setback – A minimum of 8 m (26.2 ft) from the rear property line, excepting properties where the rear site line is adjacent to a municipal road in which case all buildings shall be setback a minimum of 45 m (147.6 ft) from the center line of the road allowance.
- f) Building Height - The maximum building height shall be 17 m (55.77 ft).
- g) Site Coverage – The maximum permitted portion of the site that may be covered by buildings or structures shall be 60%.

#### 6.15.6 Landscaping Development Standards

- a) Landscaping of sites may be required at the discretion of the Development Officer.

## **6.16. D - Recreational District (DREC)**

### 6.16.1 Purpose

The purpose of the DREC District is to accommodate a wide range of both public and private, active and passive recreational uses that complement natural areas and adjacent land uses and provide recreational opportunities to the residents of the region.

### 6.16.2 Permitted Uses

Amusement and Entertainment Service  
Community Centre  
Driving Range  
Equestrian Facility Type II  
Filling, Levelling and Grading Type I  
Golf Course  
Government Service  
Heritage Site  
Indoor Recreation Facility  
Off-Leash Dog Park  
Outdoor Recreation Facility  
Parks and Playgrounds  
Passive Recreation  
Wildlife Habitat and Refuge

### 6.16.3 Discretionary Uses

Campground  
Convenience Commercial Service  
Cultural Facility  
Filling, Levelling and Grading Type II  
Food Service Use

### 6.16.4 Specific Use Development Standards

- a) For the purposes of this zoning district, a food service use shall be incidental and secondary to the principal use of the property.
- b) For the purposes of this zoning district, a convenience commercial service shall be incidental and secondary to the principal use of the property.

### 6.16.5 Site Development Regulations

- a) Site Area - The minimum site area shall be 1 ha (2.47 ac).
- b) Site Frontage - The minimum site frontage shall be 30 m (98.4 ft).
- c) Front Yard Setback – A minimum of 45 m (147.6 ft) from the centerline of a municipal road allowance or provincial highway or as required by the Saskatchewan Ministry of Highways, excepting sites which front on an

internal subdivision road which shall be setback a minimum of 20 m (65.6 ft) from the front site line.

- d) Side Yard Setbacks – A minimum of 8 m (26.2 ft) from the side property line. Where a side yard abuts a municipal road allowance or provincial highway, the front yard requirements shall apply.
- e) Rear Yard Setback – A minimum of 8 m (26.2 ft) from the rear property line, excepting properties where the rear site line is adjacent to a municipal road in which case all buildings shall be setback a minimum of 45 m (147.6 ft) from the center line of the road allowance.
- f) Building Height - The maximum building height shall be 17 m (55.77 ft).
- g) Site Coverage – The maximum permitted portion of the site that may be covered by buildings or structures shall be 60%.
- h) Heritage site and wildlife habitat and refuge are exempt from the site development regulations in this zoning district.

#### 6.16.6 Landscaping Development Standards

- a) Landscaping of sites may be required at the discretion of the Development Officer.

## **6.17. D - Conservation District (DCONS)**

### 6.17.1 Purpose

The purpose of the DCONS District is to accommodate the conservation of lands to allow for areas of open spaces and preservation of natural and heritage resources.

### 6.17.2 Permitted Uses

Cultural Facility  
Filling, Levelling and Grading Type I  
Heritage Site  
Wildlife Habitat and Refuge

### 6.17.3 Discretionary Uses

Agricultural Operation  
Agricultural Tourism Use  
Campground  
Filling, Levelling and Grading Type II  
Off-Leash Dog Park  
Parks and Playgrounds  
Passive Recreation

### 6.17.4 Site Development Regulations

- a) Site Area - There shall be no minimum or maximum site area.
- b) Front Yard Setback – A minimum of 45 m (147.6 ft) from the centerline of a municipal road allowance or provincial highway or as required by the Saskatchewan Ministry of Highways, excepting sites which front on an internal subdivision road which shall be setback a minimum of 20 m (65.6 ft) from the front site line.
- c) Side Yard Setbacks – A minimum of 15 m (49 ft) from the side property line. Where a side yard abuts a municipal road allowance or provincial highway, the front yard requirements shall apply.
- d) Rear Yard Setback – A minimum of 15 m (49 ft) from the rear property line, excepting properties where the rear site line is adjacent to a municipal road in which case all buildings shall be setback a minimum of 45 m (147.6 ft) from the center line of the road allowance.
- e) The maximum building height shall be 10 m (32.8 ft).
- f) Heritage site and wildlife habitat and refuge are exempt from the site development regulations in this zoning district.

## **6.18. D - Waste Management District (DWM)**

### 6.18.1 Purpose

The purpose of the DWM District is to accommodate the management, storage, processing, collection, disposal, recycling and reuse of the various types of waste products generated by land use activities in the region.

### 6.18.2 Permitted Uses

Clean Fill Storage Operation  
Commercial Composting Operation  
Construction and Demolition Materials Industry  
Filling, Levelling and Grading Type I  
Land Farm  
Landfill  
Mechanical Sewage Treatment Facility  
Municipal Works Yard  
Recycling Depot  
Salvage Yard  
Sewage Lagoon  
Snow Management Facility  
Waste Transfer Station

### 6.18.3 Discretionary Uses

Asphalt or Concrete Facility  
Filling, Levelling and Grading Type II  
Small Wind Energy System Solar Farm  
Used Building Materials Retail Outlet  
Work Camp

### 6.18.4 Site Development Regulations

- a) Site Area - The minimum site area shall be 0.8 ha (2 ac).
- b) Site Frontage - The minimum site frontage shall be 30 m (98.4 ft).
- c) Front Yard Setback – A minimum of 45 m (147.6 ft) from the centerline of a municipal road allowance or provincial highway or as required by the Saskatchewan Ministry of Highways, excepting sites which front on an internal subdivision road which shall be setback a minimum of 20 m (65.6 ft) from the front site line.
- d) Side Yard Setbacks – A minimum of 15 m (49 ft) from the side property line. Where a side yard abuts a municipal road allowance or provincial highway, the front yard requirements shall apply.
- e) Rear Yard Setback – A minimum of 15 m (49 ft) from the rear property line, excepting properties where the rear site line is adjacent to a municipal road

in which case all buildings shall be setback a minimum of 45 m (147.6 ft) from the center line of the road allowance.

- f) Building Height - The maximum building height shall be 23 m (75.46 ft),
- g) Site Coverage – The maximum permitted portion of the site that may be covered by buildings or structures shall be 60%.

#### 6.18.5 Supplementary Development Standards

- a) All outdoor storage including vehicles and equipment associated with the approved use must be screened from view from adjacent municipal roadways and public lands by a solid fence, landscape materials, berm, vegetative plantings or any combination of the above at least 2 m (6.6 ft) in height.

#### 6.18.6 Landscaping Development Standards

- a) A landscape buffer of not less than 4.5 m (14.8 ft) in depth throughout lying parallel to and abutting the front site line shall be provided on every site and shall be used for no purpose except landscaping and necessary driveway access to the site.
- b) On corner lots, in addition to the landscaping required in the front yard, a landscape strip of not less than 3 m (9.8 ft) in depth throughout, which shall not be used for any purpose except landscaping.
- c) Where a site abuts a residential parcel, country residential zoning district or the community services zoning district without an intervening road, there shall be strip of land adjacent to the abutting site line of not less than 6 m (19.7 ft) in depth throughout, which shall not be used for any purpose except landscaping.

## **Section 7 - Airport Overlay (AO)**

### **7.1. Purpose**

7.1.1 The AO overlay is intended to prohibit or regulate and control the use and development of land and buildings to ensure compatibility with the Saskatoon Airport Authority's operations and development.

### **7.2. Overlay Boundaries**

7.2.1 The provisions of this overlay shall apply to all lands, and lands under water, including public road allowances, that are within the limits identified as airport overlay on the maps in Schedule 1.

### **7.3. Overlay Application**

7.3.1 The development standards contained in this overlay add to the standards of the underlying zoning district applicable to a site. Where the development standards of the underlying zoning district appear to be in conflict with the standards of this overlay district, these overlay district standards shall take precedence.

### **7.4. Development and Building Permit Process**

7.4.1 All plans submitted for building permit approval, located within the 30 Noise Exposure Forecast (NEF) contour shown on the maps in Schedule 1, shall include a noise impact analysis provided by a professional engineer or architect licensed to practice in the Province of Saskatchewan, which demonstrates that:

- a) appropriate acoustic insulation features have been considered in the building design; and
- b) the construction or development is compatible with aircraft noise.

7.4.2 Any development proposed within the limits shown on the maps in Schedule 1 may be referred to the Saskatoon Airport Authority, Transport Canada, and NavCanada for review and comment.

7.4.3 Approval of the Saskatoon Airport Authority, Transport Canada, NavCanada and other regulatory agencies may be required prior to a development permit being issued.

### **7.5. Overlay Development Standards**

7.5.1 In addition to General Regulations or Development Standards elsewhere in this Bylaw, within this Overlay no person shall:

- a) place, erect or construct or permit the placement, erection or construction of any building, development, structure or object or an addition to an existing building, development, structure or object including roof ridges,

parapets, chimneys, ventilation units, antennas, signs and light standards that exceeds the height of the Obstacle Limitation Surfaces as defined in the *Saskatoon Airport Zoning Regulations* represented in this Bylaw within the limits shown on the maps in Schedule 1;

- b) permit an object of natural growth to exceed the height of the Obstacle Limitation Surfaces as defined in the *Saskatoon Airport Zoning Regulations* represented in this Bylaw within the limits shown on the maps in Schedule 1;
- c) use or develop, or permit another person to use or develop land in a manner that causes interference with any signal or communication:
  - i. to or from an aircraft; or
  - ii. to or from any facility used to provide services related to aeronautics;
- d) use or develop, or permit another person to use or develop lands in any way that may attract wildlife, particularly birds, that may create a hazard for aviation safety;
- e) use or permit another person to use any of the lands within the 4 km outer surface zone shown on the maps in Schedule 1 to be used as a site for an open water storage reservoir unless the owner or occupier:
  - i. takes all reasonable measures to prevent the attraction of birds that create a hazard to aviation safety;
  - ii. ensures that the open water storage reservoir is designed and constructed in accordance with applicable municipal specifications; and
  - iii. files the design of the open water storage reservoir and its location plan with the Saskatoon Airport Authority;
- f) use or permit another person to use any of the lands within the 4 km outer surface zone shown on the maps in Schedule 1 as a site for a sewage lagoon; or
- g) use or permit another person to use any of the lands within the 8 km wildlife buffer zone shown on the maps in Schedule 1 as a site for a landfill or a food garbage disposal site.

7.5.2 Notwithstanding subsection 7.5.1 e) a person may use or develop, or permit another person to use or develop an open water storage reservoir provided that the water will drain in 48 hours or less.

7.5.3 New development or any alterations or additions thereto, on lands situated within the 30 NEF contour, as shown on the maps in Schedule 1, shall be designed and constructed to be compatible with the continued operation of the airport and to comply with established acoustic standards for sound insulation, which are applicable to occupied interior spaces contained within such developments.

## **Section 8 - Flood Plain Overlay (FPO)**

### **8.1. Purpose**

8.1.1 The FPO overlay is intended to regulate development in areas susceptible to flooding.

### **8.2. Overlay Boundaries**

8.2.1 The provisions of this Section shall apply to all lands identified as flood plain overlay on the maps in Schedule 1.

### **8.3. Overlay Application**

8.3.1 The development standards contained in this overlay add to the standards of the underlying zoning district applicable to a site. Where the development standards of the underlying zoning district appear to be in conflict with the standards of this overlay district, these overlay district standards shall take precedence.

8.3.2 Lands within the overlay are delineated as flood fringe or flood way on the maps in Schedule 1.

### **8.4. Development and Building Permit Process**

8.4.1 Building elevations shall be determined by the municipality in consultation with provincial agencies.

8.4.2 Any development permit application in the flood fringe shall include a design strategy for flood proofing acceptable to the municipality including surveyed geodetic elevations of:

- a) the site;
- b) existing and proposed buildings; and
- c) the lowest opening in the building foundation, well head and top of the sewage works.

8.4.3 Every application for a development and building permit shall require a two-stage permit to ensure that the building or structure is designed and constructed to meet building elevations as follows:

- a) stage 1 will be for foundations only; and
- b) stage 2 will be the above grade structure.

8.4.4 Following completion and building inspection approval of the stage 1 foundation, the applicant shall provide a site plan prepared by a Saskatchewan Land Surveyor for approval by the Development Officer showing the following:

- a) the elevations of the top of the mound, the top of the foundation, any opening in the foundation wall, the well head and septic tank openings;
- b) the grade of the mound as required; and

- c) the locations of the building, the well and the septic tank within the elevated area.

## **8.5. Prohibited Development**

- 8.5.1 New residential dwellings, commercial or industrial buildings, or any building intended for public occupation or for the storage of materials damageable by flood waters, and structures, where agricultural products are processed, treated or packaged, are prohibited within a flood way.

## **8.6. Overlay Development Standards**

- 8.6.1 Every building or structure in the flood fringe is subject to flood proofing required to the building elevation determined in Section 8.4.1.
- 8.6.2 Foundation designs and flood proofing strategies shall:
  - a) be designed and accompanied by a report by a qualified professional identifying the limitations to the design, expected lifespan and inspection and maintenance requirements;
  - b) effectively withstand hydrostatic, hydrodynamic and impact forces produced by flooding; and
  - c) consist of construction materials resistant to flood damage.
- 8.6.3 Any opening in the foundation wall, areas of a building or site used for human habitation or sleeping, major heating, cooling, plumbing and electrical infrastructure or equipment, septic tanks and water well heads shall be situated at or above the building elevation determined in Section 8.4.1.

## Section 9 - Definitions

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

abattoir – means a building where animals are slaughtered for the purposes of processing meat into food and may include the packing, treating, storing and sale of the products on site as an accessory use.

accessory – means a use, building or structure which is subordinate to and exclusively devoted to the principal building, principal structure, or principal use of the same site.

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

active area – means any area within the property boundary that is utilized in the operation of the development.

adjacent – means contiguous or would be contiguous if not for a river, stream, railway, road or utility right-of-way.

administrator – means the administrator of the Rural Municipality of Corman Park No. 344.

adult day care facility – means an establishment for the placement, care and supervision of adults, but does not include the provision of overnight supervision.

adult day care type I – means an adult day care with up to six persons under supervision at any one time.

adult day care type II – means an adult day care with more than six persons under supervision at any one time.

aerodrome – means an area of land, water, or other supporting surface used or intended to be used either in whole or in part for the storage, arrival or departure, movement, maintenance or servicing of aircraft and includes any buildings, installations and equipment situated thereon or associated therewith. Aerodrome includes airstrips on private property, that are neither registered nor certified, and registered aerodromes. For the purposes of this definition, aerodrome does not include certified aerodromes, referred to as airports.

aggregate resource – means sand, gravel, clay, earth, or topsoil found on or under a site.

aggregate resource extraction operation – means the on-site removal, extraction, primary processing, storage and hauling of an aggregate resource found on or under the site or accessible from the site. Typical facilities or uses would include gravel pits (and associated crushing operations), sand pits, clay or marl pits, peat extraction, and stripping of topsoil.

aggregate resource industry – means aggregate resource extraction operation or aggregate resource storage and processing operation.

aggregate resource storage and processing operation – means the storage, processing, sale, and transportation of aggregate resources sourced from off-site sources.

agricultural – means a use of land, buildings or structures for the purpose of animal husbandry, fallow, field crops, forestry, pasturage, private greenhouses and includes the growing, storing and sale of produce produced on the premises and other similar uses customarily carried on in the field of general agriculture, but does not include cannabis.

agricultural holding – means the basic unit of land considered for the purposes of this Bylaw as capable of accommodating a productive agricultural operation. For the purpose of this Bylaw, it shall comprise 32.4 ha (80 acres) or equivalent.

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

- a) cultivating land;
- b) producing agricultural crops, including hay and forage;
- c) producing horticultural crops, excluding cannabis;
- d) non-intensive raising all classes of livestock, horses, poultry, fur-bearing animals, game birds and game animals, bees and fish;
- e) producing eggs, milk, honey and other animal products;
- f) operating agricultural machinery and equipment, including irrigation pumps and noise-scare devices;
- g) conducting any process necessary to prepare a farm product for distribution from the farm gate;
- h) storing, handling and applying fertilizer, manure, organic wastes, soil amendments and pesticides, including both ground and aerial application; and
- i) any other prescribed agricultural activity or process as determined by the Development Officer from time to time.

agricultural product processing - means development for the purpose of processing agricultural products including:

- a) mixing, drying, canning, size reduction, fermentation, heat treatments, cold treatments, chemical treatments and biological treatments of plant matter; or
- b) cutting, curing, smoking, aging, wrapping or freezing of meat.
- c) This may include accessory uses such as office, sales, technical, administrative support, storage or warehousing. This use does not include a cannabis production facility.

agricultural product stand - means a small scale use, accessory to and located in conjunction with an agricultural operation, where agricultural products are displayed and sold on the same site as where the product is produced. Intensive horticulture operation, agricultural product processing, agricultural tourism and abattoir are separate uses.

agricultural research station - means a facility for conducting research and development that focuses on plant physiology, development management and production of field and horticultural crops to develop and transfer solutions to institutional, industry and others for application.

agricultural support service – means development for the purpose of processing, distributing or supplying products, materials or services directly and primarily to the agricultural industry including the sale, cleaning, and storage of seed and feed. This use does not include Bulk Fertilizer Storage and Sales, Bulk Fuel Storage and Distribution, Equipment Sales/Rentals or Construction Yards.

agricultural tourism use – means a use that provides for commercial tourism related to the retail sale of products or the provision of entertainment directly associated with an agricultural operation or a rural environment.

airport - means the Saskatoon John G. Diefenbaker International Airport.

alteration or altered – means with reference to a building, structure or site means a change from one major occupancy class or division to another, or a structural change such as an addition to the area or height, or the removal of part of a building, or any change to the structure such as the construction of, cutting into or removal of any wall, partition, column, beam, joist, floor or other support, or a change to or closing of any required means of egress or a change to the fixtures, equipment, cladding, trim, or any other items regulated by this Bylaw such as parking and landscaping

amenity building – means a building for the provision of amenities related to a multi-parcel country residential development or work camp. All uses in the amenity building must be small scale, ancillary and related to the type, scale and character of the community. Typical ancillary uses may include snack bars, clubhouses, locker rooms, retail stores limited to the sale of equipment, accessories, clothing and other items related to integrated community recreational uses, personal service uses, food service uses, offices, meeting rooms and other similar uses.

amusement and entertainment service – means developments, having a room, area or building used indoors or outdoors for purposes of providing entertainment and amusement to patrons on a commercial fee for admission or service basis. Typical uses and facilities would include go-cart tracks, miniature golf establishments, carnivals (variety of shows, games and amusement rides), circuses, or amusement theme parks.

ancillary – means the use of land, buildings or structures which is related in a subsidiary manner to the principal building, principal structure, or principal use of the same site.

anhydrous ammonia facility – means a storage vessel, tank, structure or facility licensed by the Province of Saskatchewan that is used for the storage and distribution of anhydrous ammonia.

animal kennel – means a building or site where household pets, such as dogs, cats or other domestic animals, are boarded and/or bred for commercial purposes, and may include the ancillary sales of pet care related products or grooming of dogs, cats or other domestic animals.

animal unit – means the kind and number of animals calculated in accordance with the following table:

Kind of Animal	Number of Animals which Equal One Animal Unit
<b>Poultry:</b>	
Hens, Cockerels, Capons	100.0
Chicks, Broiler Chickens	200.0
Adult Turkeys	50.0
Turkey Broilers	100.0
Ducks	100.0
Geese	50.0
<b>Hogs:</b>	
Boars or Sows	2.5
Gilt	3.3
Feeder Pigs	6.6
Weanling Pigs	20.0
<b>Sheep:</b>	
Rams or Ewes	7.0
Lambs	14.5
<b>Cattle:</b>	
Cows or Bulls	1.0
Feeder Cattle	1.7
Replacement Heifers	2.0
Calves	4.0
Horses	1.0
Goats, Llamas, Alpacas	7.0
<b>Bison:</b>	
Cows or Bulls	1.0
Calves	4.0
<b>Fallow Deer:</b>	
Adult	8.0
Fawns	32.0
<b>Domestic Indigenous:</b>	
Elk	5.0
Elk calves	20.0
White-tailed deer	8.0
White-tailed deer fawns	32.0
Mule deer	8.0
Mule deer fawns	32.0
<b>Wild Boar:</b>	
Feeders	6.0
Sow (farrowing)	1.25

applicant – means a developer or person submitting an application for a development permit, a discretionary use, or a zoning bylaw amendment under this Bylaw, or a subdivision approval to an approving authority under the Act.

asphalt or concrete mobile plant – means a temporary mobile mixing plant where asphalt or concrete is produced, and may include small scale, temporary storage of aggregate, equipment and vehicles.

asphalt or concrete facility – means an industrial facility used for the production of asphalt or concrete, or asphalt or concrete products, and may include administration offices, stockpiling of bulk materials, display of finished products manufactured on the premises and the storage and maintenance of required vehicles and equipment.

auction facility – means a building or structure or lands used for the storage and sale of goods, materials and livestock on the premises by public auction.

bare land condominium – means a condominium divided into bare land units, as defined in *The Condominium Property Act*, 1993.

bare land unit – means a bare land unit as defined in as defined in *The Condominium Property Act*, 1993.

bed and breakfast home – means a resident-occupied, home-based development where rooms are rented for short-term accommodation and a breakfast meal is prepared in the common kitchen of the principal dwelling by the owner and provided for registered guests.

billboard sign – means a sign and its supporting structures, which advertises goods, products, services, organizations, or facilities that are available from, located on, or refer to, a site other than the site on which the sign is located.

brewery – means a building or establishment for brewing beer or other malt liquors and may include accessory public space for consumption of product produced on-site and for off-site sales.

buffer – means a strip of land, vegetation or a land use that physically separates two or more different land uses.

buffer area – means any area located between the active area and the property boundary of the development.

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

Building Bylaw – means the Building Bylaw of the Rural Municipality of Corman Park No. 344.

building floor area – means the sum of the habitable gross horizontal area of all floors of a building excluding in the case of a dwelling, the floor area used for and devoted to mechanical equipment, laundry, storage, swimming pools, private garage, porch veranda, or sunroom. All dimensions shall be measured between exterior faces of walls or supporting columns, or from the centre line of the walls or supporting columns separating two buildings. For the purpose of this definition, the term ‘storage’ means the keeping or placing of trunks, luggage or similar articles in a place designed therefore, but shall exclude clothes closets, linen closets, broom cupboards, kitchen and bathroom cupboards of whatsoever nature.

building height – means the vertical distance measured from the average grade level around the building to the highest point of the roof surface, if a flat roof; to the deck line of a mansard roof; and to the mean height level between eaves and ridge for a gable, hip or gambrel roof.

building permit – means a permit, issued under the Building Bylaw of the Rural Municipality of Corman Park No. 344 authorizing the construction of all or part of any building or structure.

building site – means a physical area where a principal or accessory building is located, is currently under construction, or shall be constructed. For the purposes of this Bylaw, this area shall contain essential utilities including onsite wells and septic treatment systems.

bulk fertilizer storage and sales – means a use for the sale, storage and distribution of fertilizer and similar agricultural chemicals but does not include processing.

bulk fuel storage and distribution – means a use for the storage and distribution of fuels and oils and may include bulk tank, tanker vehicle storage and key-lock pumps but does not include retail sales, processing or above-ground gravity farm tanks or residential storage tanks that are not used for commercial purposes.

business support service – means a use for the clerical, administrative, operations and dispatch offices, of businesses used for providing off-site services to other businesses, persons or goods, and where any vehicles and equipment associated with the use may be stored, repaired, cleaned and otherwise maintained for safe operation when not in use. This use does not permit the manufacturing, assembly, processing, production, storage, sale, display or rental of raw or finished goods and materials involved with the use.

Bylaw – means the P4G Planning District Zoning Bylaw.

campground – means an area used for overnight camping by patrons with tents or recreational vehicles, but does not include the use of dwellings or recreational vehicles on a permanent year-round basis. A campground may include ancillary facilities that support the use, such as administration offices, recreation and laundry facilities.

cannabis micro production facility – means a federally licensed facility less than 200 m<sup>2</sup> (2153 ft<sup>2</sup>) in production area used for on-site cultivation, harvesting, processing, testing, packaging, and shipping of cannabis or goods and products derived from cannabis.

cannabis production facility – means a federally licensed facility comprising 200 m<sup>2</sup> (2153 ft<sup>2</sup>) or more in production area used for the onsite cultivation, harvesting, processing, testing, packaging and shipping of cannabis or goods and products derived from cannabis.

cannabis related use – means uses including a cannabis retail store, cannabis wholesaler, cannabis production facility, and cannabis micro production.

cannabis retail store – means a provincially-licensed retail store where cannabis or cannabis products are sold, and which may include the sale of cannabis accessories and cannabis related ancillary items. A cannabis retail store may be permitted as vertically integrated ancillary use in a cannabis production facility or cannabis wholesaler.

cannabis wholesaler – means a means a provincially-licensed warehouse and distribution facility that purchases cannabis from federally licensed producers or other provincially-licensed wholesalers for storage, distribution and sales to cannabis retail stores or other provincially-licensed cannabis wholesalers. A cannabis wholesaler may be permitted as a vertically integrated ancillary use in a cannabis production facility and may include a cannabis retail store as a vertically integrated ancillary use.

cemetery – means land that is set apart or used as a place for the interment of human or animal remains and regulated in accordance with *The Cemeteries Act, 1999*. Cemeteries may include a columbarium, mausoleum or a crematorium.

chemical plant – means an industrial facility used primarily to manufacture chemical compounds regulated and defined by *The Hazardous Substances and Waste Dangerous Goods Regulations*. A chemical plant may include an anhydrous ammonia facility.

child care centre – means a facility that provides child care services and is licensed under *The Child Care Act*, but does not include a family child care home or a group child care home.

clean fill – means uncontaminated non-water-soluble, non-decomposable, inert solids such as rock of less than 102 mm (4 inches) in diameter, soil, gravel, and or clay. Clean fill shall not mean processed or unprocessed mixed construction and demolition debris, such as concrete, asphalt, ceramic products, wallboard, plastic, wood or metal or any substance deemed corrosive, combustible, noxious, reactive or radioactive. The excavation, movement or recycling of fill material within the source site shall not be considered a clean fill activity.

clean fill storage operation – means the stockpiling of clean fill on a site for the purpose of storage, processing or distribution.

cluster – means a design allowing for the concentration of development in pockets to preserve ecological areas and other open space while providing lower servicing costs and economies of scale.

commercial complex – means a commercial multi-unit building or a group of 2 or more detached principal buildings comprehensively planned and located on the same site and where each form of development comprising the complex is complementary to each other and otherwise a permitted or discretionary use in the zoning district. A commercial complex shall not exceed 10,000 m<sup>2</sup> (107,000 ft<sup>2</sup>) of floor space on a site.

commercial composting operation – means land or buildings used for the collection, composting, stockpiling and distribution of organic waste material not produced on-site. Such a facility may include the storage of un-composted organic matter, sorting and packaging facilities and sales of compost.

commercial recreation – means a recreation facility operated as a business and open to the public for a fee.

commercial storage centre – means establishment primarily engaged in providing secure indoor or outdoor space for self-storage where persons can store and retrieve their personal or household goods, materials, vehicles, equipment, furniture and other similar items.

commercial use – means the use of land, buildings, or structures for the purpose of buying and selling commodities, or supplying professional and personal services for financial compensation.

community centre – means a multi-purpose building or facility used for recreational, social, educational or cultural activities and gatherings.

concept plan – means a plan that describes the proposed land use, density, infrastructure and phasing for the plan area as provided for in the Act.

condominium – means a building or structure where there exists a type of ownership of individual units generally in a multi-unit development or project where the owner possesses an interest as a tenant in common with other owners.

condominium plan – means a plan of survey prepared in accordance with the provisions of the *Condominium Property Act, 1993* and registered in the Land Titles Registry.

conservation – means the planning, management and implementation of an activity with the objective of protecting the essential physical, chemical and biological characteristics of the environment.

construction and demolition materials – means materials that are normally used in the construction of buildings, structures, roadways, walls and landscaping features, and includes soil, rock, asphalt, brick, concrete, glass, clay, ceramics, porcelain, glass, mortar, drywall, plaster, cellulose, fibreglass fibres, wood, asphalt shingles and metals.

construction and demolition materials industry – means a use comprised of the collection, processing or recovery and reuse of non-hazardous waste materials from construction, renovation, and demolition activities. This does not include landfill, recycling depot, waste transfer station or used building materials retail outlet.

construction yard – means a building or structure or land for an establishment that provides service support for industries primarily engaged in the construction, repair, or renovation of buildings, structures, or civil works.

convenience commercial service – means the use of land, buildings, or structures intended for the retail sale of goods and services required by local residents on a day-to-day basis. Typical uses include small food stores, gas bars, drug stores and variety stores selling confectionery, tobacco, groceries, beverages, pharmaceutical and personal care items, hardware, or printed matter. Wholesale or retail liquor sales/distribution outlets or facilities are not included in this class of use. The floor area for a convenience commercial service shall not exceed a 3,252 m<sup>2</sup> (35,000 ft<sup>2</sup>) on a site.

correctional institution – means a use for the purpose of detaining, treating and rehabilitating individuals who are in the lawful custody of the government of Saskatchewan or Canada, and which may include penitentiaries, prisons, jails, mental health institutions, remand centres, and other related corrections services.

Country Residential Development – means a planned multi-parcel residential subdivision at low densities in a rural setting, where lots are typically accessed by an internal subdivision roadway. Servicing may be provided through on-site water and private sewage systems, municipal infrastructure or private communal systems.

cultural facility – means establishments such as museums, art galleries, libraries and similar facilities of historical, educational, or cultural interest.

custodial care facility – means a use for the temporary detention or open custody of persons pursuant to the provisions of *The Young Offenders Act*, *The Summary Offences Act*, *The Corrections and Conditional Release Act* or a community training residence as defined in *The Corrections Act*.

day – means a calendar day.

deck – means a wooden, or other similar hard surfaced platform, with or without a roof, walls or railings which is generally attached to a building and intended for outdoor amenity space.

development – means 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 agreement – means development agreement within the meaning of the Act.

Development Officer – means the Administrator, or an employee appointed by the Administrator to act as a Development Officer to administer this Bylaw.

development permit – means a permit issued by the Municipality that authorizes the use of land, buildings or structures for a specific purpose, but does not include a building permit.

discretionary use – means a use of land or buildings or form of development that is prescribed as a discretionary use in this Bylaw; and requires the approval of Council pursuant to Section 56 of *the Act*.

distillery – means a building for distilling of alcoholic liquor and may include accessory public space for consumption of products produced on-site and for off-site sales.

District – means the P4G Planning District.

driving range – means an indoor or outdoor facility dedicated to the driving of golf balls from fixed golf tees, and may include practice areas for pitching or putting.

dwelling – means a building designed and used for human habitation and residential occupancy.

dwelling group – means a group of two or more single detached dwellings, semi-detached dwellings or townhouse dwellings or combinations thereof occupying the same site.

dwelling unit – means a self-contained building or portion thereof with one common cooking and eating facility and living facilities, sleeping facilities and sanitary facilities for domestic use.

easement – means easement within the meaning of the Act.

educational facility – means a use that provides education, training or instruction and secures the majority of its funding from governmental agencies and taxation. Typical uses include elementary schools, high schools, post-secondary colleges, universities, and technical schools

electronic message board sign – means any sign or portion of a sign that has electronically controlled, computer-generated changeable letter, numerical, or pictorial panel copy that remains static for a specified time frame and then regenerates to a new image. These signs include digital displays using incandescent lamps, LEDs, LCDs, plasma or related technology whereby the message can be altered by electric or electronic means.

elevation – means the height of a point on the earth's surface above sea level.

emergency services facility – means a facility providing response for the protection of persons and property from injury, harm, or damage, together with incidental training or living facilities and the storage of emergency equipment and vehicles.

environmental reserve – means environmental reserve within the meaning of the Act.

equestrian facility - means the use of lands, buildings or structures for the boarding of horses, the exercising of horses, the training of horses and riders and the staging of equestrian events. The breeding and sale of horses may be permitted as an accessory use. An equestrian facility shall be classified as type I or type II.

equipment sales and rentals – means the retail sale, wholesale distribution, rental and service of new or used heavy equipment, vehicles, machinery or mechanical equipment associated with construction, resource, freight hauling or agricultural industries, together with incidental maintenance service and sales of parts.

equivalent - means 32.4 ha (80 acres) or such lesser amount as remains in an agricultural holding because of the original township survey, road widening, road right-of-way or railway plans, drainage ditch, pipeline or transmission line development or government action, natural features such as water courses or water bodies, or as a result of subdivision as permitted in the District OCP policies.

essential yard site feature – means a feature of an existing farmstead which is deemed necessary for inclusion within a subdivision plan such as dugouts, shelterbelt plantings and water wells.

existing – means in place, or taking place, on the date of the adoption of this Bylaw.

family child care home – means a dwelling in which child care services are provided to not more than eight children, including children who reside at the premises, at any one time and may or may not be licensed under *The Child Care Act*.

farmhand dwelling – means a temporary, detached secondary dwelling unit that is located and occupied by persons actively employed in a permitted agricultural operation, intensive livestock operation, or intensive horticulture operation on the same site and on a full-time basis for at least 6 months of each year.

fascia sign – means a sign that is attached to or projected from the face of a building or canopy or edge of the roof of a building, either vertically or horizontally.

filling, levelling and grading – means the placement of clean fill for the purpose of re-grading or levelling a property to reclaim previously excavated properties, correct drainage on a site or make a site more suitable for construction. Filling, levelling and grading shall be classified as type I or type II.

financial institution – means a bank, credit union, or trust company.

flood fringe – means the portion of the flood plain inundated by the 1:500 year flood that is not floodway.

flood plain – means the area inundated by water from a watercourse or water body during a 1:500 year flood and is made up of the floodway and the flood fringe.

flood proofing – means a measure or combination of structural and non-structural measures, incorporated into the design of a structure that reduces or eliminates the risk of flood damage to a defined elevation.

floodway – means the portion of the flood plain adjoining the channel where the waters in the 1:500 year flood are projected to:

- a) meet or exceed a depth of one metre; or
- b) meet or exceed a velocity of one metre per second.

food service use – means establishment primarily engaged in preparing meals, snacks and beverages to customer order, for immediate consumption on and off the premises.

free standing sign – means a sign, except a billboard, independently supported and visibly separated from a building or other structure and permanently fixed to the ground.

funeral home – means a building designed for the purpose of furnishing funeral services and includes facilities intended for interment or cremation preparation. It does not include a cemetery.

Future Urban Growth Area – means an area of land designated by the District OCP for future urban development.

garage – means a building or part of a building intended to be used for the storage of motor vehicles and that does not include the servicing or repairing of vehicles for remuneration.

garage suite – means a secondary residential dwelling unit that is attached to a detached garage or other permitted accessory building. A garage suite may be located above a garage or other accessory structure or at grade.

garden suite – means a temporary, detached secondary dwelling unit that is intended to provide accommodation for persons who are physically dependent on the residents of the principal dwelling unit or to provide accommodations for caregivers on whom persons residing in the principal dwelling unit are physically dependent.

gas bar – means a use for the sale of fuel, oil, lubricants and other vehicle accessories and may include a convenience store, food service use, vehicle wash and key-lock pumps as accessory uses but does not include any use engaged in the sale, rental, service or repair of vehicles, motor vehicles or recreational vehicles. A gas bar may provide temporary parking and storage for commercial vehicles and accessory showers and overnight accommodation facilities that may be incorporated for the sole use of truck crews.

geotechnical assessment – means an assessment or estimation by a qualified professional of the earth's subsurface and the quality and or quantity of environmentally mitigative measures that would be necessary for development to occur.

golf course – means a facility designed and operated for the purpose of playing golf and may include accessory uses including pro-shops, club houses, driving ranges and food services.

government service – means a use providing municipal, school, provincial or federal government services directly to the public. Typical uses include administration offices, courthouses, postal stations, employment offices, and social service offices.

greenhouse – means a building with glass or clear plastic walls and roof intended for the cultivation and exhibition of plants under controlled conditions.

gross surface area – means the area within which the face of a sign can be completely contained, exclusive of any supporting structure.

group family child care home – means a dwelling in which child care services are provided to not more than 12 children, including children who reside at the premises, at any one time and is licensed under *The Child Care Act*. A group family child care home shall be subordinate and incidental to the principal use of the site as a resident occupied dwelling.

guest house – means an accessory building which provides additional sleeping accommodation and residential amenity space for residents or guests of the principal residential dwelling unit on the same site but which does not contain a stove, oven, microwave ovens or other cooking facilities and is not a self-contained dwelling unit.

hazard land – means land which may be contaminated, unstable, prone to flooding, slumping, landslides, erosion or is in any way unstable or otherwise unsuitable for development or occupation because of its inherent danger to public health, safety or property.

hazardous substance -- means a product, substance or organism that, because of its quality, concentration or physical, chemical or infectious characteristics, either individually or in combination with other substances on the site is an existing or potential threat to the physical environment, to human health or to other living organisms as defined in *The Hazardous Substances and Waste Dangerous Goods Regulations*. Hazardous substances include:

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

hazardous uses – means a use of land, buildings and structures that is involved in the storage, transfer or processing of a provincially regulated hazardous substance, waste dangerous goods or other dangerous or toxic materials, chemical or wastes and may include chemical plants, hazardous waste management facilities, salvage yards,, asphalt, concrete, fertilizer and fuel manufacturing plants and pesticide, herbicide, chemical and grain handling uses; and other uses as established by the Municipality to be similar to the above or to the intent of this definition. A hazardous use may generate:

- a) excessive noise, odour, dust or vibration;
- b) offensive emissions;
- c) air, water or soil pollution;

- d) land use incompatibility; and
- e) potential for public safety concerns.

health care service – means a use for the preventative, diagnostic, treatment or therapeutic care of physical or mental health on an outpatient basis. Typical uses would include medical, optical or dental offices, outpatient care clinics and offices of chiropractors, physiotherapy or audiologists.

heritage resource – means:

- a) archaeological and paleontological objects; and
- b) any property or site that is of interest for its architectural, historical, cultural, environmental, archaeological, paleontological, aesthetic or scientific value.

Heritage resources include built sites and structures, archaeological sites and objects, paleontological localities and objects, traditional cultural locations and cultural landscapes.

heritage site – means a site containing a heritage resource.

highway sign corridor – means a strip of land that is parallel and adjacent to the right of way of a provincial highway and for which the Saskatchewan Minister of Highways has issued a permit in accordance with The Provincial Highway Sign Control Regulations as a location for community promotional signs or identification signs.

home based business – means the conduct of a business from a dwelling unit or an accessory building where of the occupants of the dwelling unit operate the business and the use is secondary to the residential use of the property. A home based business shall be classified as type I, type II or type III.

horticulture – means the culture or growing of garden plants including plant propagation, crop production, plant breeding and genetic engineering, plant biochemistry, plant physiology, and the storage, processing and transportation of fruits, berries, nuts, vegetables, flowers, trees, shrubs, and turf.

hotel or motel – means the establishment primarily engaged in providing short term lodging. In addition to short term lodging a range of accessory uses may be provided including food service uses and recreational facilities.

indoor recreation facility – means a use for indoor sports or recreation activities and may provide a seating area for spectators. Accessory uses may include change rooms, public washrooms, permanent seating for spectators, and related food service and retail facilities. Typical uses would include gymnasiums, curling, roller skating and hockey rinks, public swimming pools, rifle and pistol ranges, racquet clubs and sport fields.

industrial complex – means an industrial multi-unit building or a group of 2 or more detached principal buildings comprehensively planned and located on the same site and where each form of development comprising the complex is complementary to each other and otherwise a permitted or discretionary use in the zoning district. Any commercial component of an industrial complex shall not exceed 10,000 m<sup>2</sup> (107,000 ft<sup>2</sup>) of floor space on a site.

industrial park – means an area of land designated for multiple lot industrial development.

industrial use – means the use of land, buildings or structures for the manufacturing, assembling, processing, fabrication, warehousing or storage of goods and materials.

integrated recreational amenity – means recreational facilities located in or adjacent to a country residential development that have been integrated within the design of the development.

intensive horticulture operation – means an intensified system of tillage from the concentrated raising of crops for market and without restricting the generality of the above includes:

- a) sod farms;
- b) market gardens;
- c) greenhouses; and,
- d) nurseries and other similar uses;

but does not include cannabis or cannabis products.

intensive livestock operation (ILO) – means the confining of any of the animals listed in the animal units definition in this bylaw, where the space per animal unit is less than 370 m<sup>2</sup> (3983 ft<sup>2</sup>).

intensive livestock operation active area – means the active areas of an intensive livestock operation. This includes areas where livestock is confined for the purposes of growing, sustaining, finishing or breeding by means other than grazing and any fenced or enclosed lands, building or structures related to those purposes; or where manure, feed and other inputs and outputs are stored and any loading or unloading facilities are contained. It may also include potential expansion areas for facilities on the property.

land farm – means a bioremediation technology in which contaminated soils are mixed with soil amendments such as soil bulking agents and nutrients, and periodically tilled into the earth for aeration. Contaminants are degraded, transformed, and immobilized by microbiological processes and by oxidation. Moisture content, frequency of aeration, and pH are all conditions that may be controlled to optimize the rate of contaminant degradation.

landfill – means an engineered site for permanently disposing of solid waste by placing it onto or below land, constructed so that it will reduce hazard to public health and safety. Includes dry-waste, industrial, sanitary, and modified sanitary classifications of landfill operations.

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

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

landscaping service – means establishments primarily engaged in providing landscape care, installation and maintenance services and may include the retail sale of soft and hard landscaping materials as an accessory use.

legal access – means for the purposes of development, a lot or site adjacent to a public roadway that meets the site frontage requirements of the appropriate zoning district.

liquid waste disposal facility – means a mechanical sewage treatment facility or sewage lagoon to accommodate any waste that contains animal, mineral or vegetable matter in solution or suspension, but does not include a manure storage area for an intensive livestock operation or a private sewage disposal system.

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

lot – means a site of land of a subdivision, the plan of which has been filed or registered with the Land Titles Registry.

manufactured dwelling – means a dwelling that is built off-site and transportable, that conforms to Canadian Standards Association No. Z240 certification at time of manufacture.

manufacturing establishment – means the manufacturing or assembly of goods, products or equipment and/or the processing of raw or finished materials, including the servicing, repairing or testing of materials, goods and equipment normally associated with the manufacturing, processing or assembly operation. It may include any indoor display, office, technical or administrative support areas or any sales operation accessory to the principal use.

master sign plan – means plans and drawings that specify the location, size, materials, colour, and design of signs for all existing and proposed development on a site or development in relation to buildings, access points, public roadways and provincial highways.

mechanical sewage treatment facility – means a sewage treatment facility where the process is controlled primarily by mechanical means, but does not include facilities employing only non-aerated lagoons, a manure storage area for an intensive livestock operation or a private sewage disposal system.

medical treatment centre – means a use providing room, board, surgical and other medical in-patient treatment for the sick, injured or infirmed including out-patient services, air transport facilities and accessory staff residences. Typical uses would include hospitals and detoxification centres.

mineral resource – means any mineral deposit that may be found on, in or under any lands in Saskatchewan, including without limitation any reservoir of oil, gas, or oil and gas and any ore body containing any mineral.

mineral resource extraction operation – means development for the on-site removal, extraction, and primary processing of a mineral resource found on or under the site or accessible from the site for sale, or transfer off the site. Typical facilities or uses would include potash mines.

mineral resource storage and processing operation – means development for the storage, processing, sale and transportation of mineral resources sourced from off-site sources.

Minister – means the Minister as defined in the Act.

Ministry – means the Ministry of Government Relations.

mobile home – means a trailer coach that may be used as a dwelling unit all year round; has water faucets and shower or other bathing facilities that may be connected to a water distribution system; and has facilities for washing and a water closet or other similar facility that may be connected to a sewage system.

modular dwelling – means a dwelling which is prefabricated or factory built in whole or in parts that is certified by the manufacturer to comply with the Canadian Standards Association Standard No. CSA-A277 at the time of manufacture.

motor sport vehicle – means a vehicle used for personal recreation as in a boat, personal watercraft, snowmobile, all-terrain vehicle or similar type of vehicle.

municipal reserve – means municipal reserve within the meaning of the Act.

municipal sign corridor – means a strip of land that is parallel and adjacent to the right of way of a public roadway as a location for various types of signs including billboards, community promotional signs, temporary signage and identification signs.

municipal works yard – means a site operated by a municipality for the storage, maintenance or repair of civic works, infrastructure, aggregate, materials or equipment. This use does not include public works, solid waste disposal facilities, liquid waste disposal facilities, waste transfer stations, snow management facilities, parks and playgrounds, landfills or construction yards.

Municipality – means the Rural Municipality of Corman Park No. 344.

natural area – means an area relatively undisturbed by human activities and characterised by indigenous species including remnant or self-sustaining areas with native vegetation, water, or natural features.

natural resource – means the renewable resources of Saskatchewan and includes:

- a) fish within the meaning of *The Fisheries (Saskatchewan) Act, 2020*;
- b) wildlife within the meaning of *The Wildlife Act, 1998*;
- c) forest products within the meaning of *The Forest Resources Management Act*;
- d) resource lands and provincial forest lands within the meaning of *The Crown Resource Lands Regulations*;
- e) ecological reserves within the meaning of *The Ecological Reserves Act*; and
- f) other living components of ecosystems within resource lands, provincial forest lands and other lands managed by the applicable provincial department.

noise impact analysis – means a study, undertaken by a qualified professional, which assesses the impact of all noise sources on a subject property, and determines whether noise mitigation is necessary, and recommends mitigation options based on the particular conditions of the development site in question.

office – means a facility or portion of a building used primarily for the provisions of professional, management, administrative, consulting or financial services. Typical uses include the offices of lawyers, accountants, engineers, architects, real estate, insurance, clerical, secretarial, employment, telephone answering and office support services.

Official Community Plan (OCP) – means the P4G Planning District Official Community Plan.

off-leash dog park – means a use to provide a recreational space for dogs to exercise and play off-leash in a controlled environment under the supervision of their owners.

off-site directional sign – means signage providing direction to and information about a specific enterprise or activity.

outdoor recreation facility – means a use for outdoor sports or recreation activities. Typical uses include fitness equipment, hockey rinks, basketball or tennis courts, public swimming pools, rifle and pistol ranges and sport fields. Accessory uses may include change rooms, public washrooms, permanent seating for spectators, picnic areas, playground equipment, open space and landscaped areas.

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

parks and playgrounds – means the use of land for public active or passive recreational activities and may include public washrooms, picnic areas, playground equipment, storm water ponds, pedestrian and bicycle paths, open space and landscaped areas. Sport fields may be included as an accessory use.

passive recreation – means a recreational land use that does not require significant development upon the site and does not lessen the natural character of the area, and without limiting the generality of the foregoing, includes viewing areas, hiking trails, skiing trails, canoe launches, observation points, interpretive centres, and other similar uses, and specifically excludes the operation of motor driven vehicles excepting motorized wheelchairs.

permitted use – means the use of land, buildings, or other structures that shall be permitted in a zoning district where all requirements of this Bylaw are met.

personal services – means a development providing services related to personal appearance, grooming or well-being or for the maintenance, cleaning or repair of personal effects or belongings. Typical uses include beauty salons, barber shops, shoe repair, dry cleaning, laundromats, photography studios, massage services, tailors and tattoo parlours.

pet care facility – means a development primarily engaged in a variety of services for household pets, such as dogs, cats or other domestic animals, including day care, grooming or training but does not include the retail sale of animals, an animal kennel or a veterinary clinic.

place of worship – means a place used for worship and related religious, philanthropic or social activities. Typical uses include churches, chapels, mosques, temples, synagogues and parish halls. Rectories, manses, offices and meeting rooms related to the place of worship, childcare centres, community centres, and private schools may be allowed as accessory uses.

principal building – means a building which, in the opinion of the Development Officer:

- a) occupies the major central portion of a site; or
- b) is the main building among one or more buildings on the site; or
- c) constitutes by reason of its use the primary purpose for which the site is used.

principal use – means the main or primary activity for which a site or its buildings are designed, arranged, developed or intended, or for which it is occupied or maintained.

private school – means a use that provides training, instruction, or certification in a specific trade, skill and that does not secure the majority of its funding from taxation or a governmental agency. Typical uses include vocational, secretarial, hairdressing, automotive, construction trades, dance, art and music schools.

property line – means any boundary of a site.

public market – means a facility engaged in renting or leasing space for the purpose of retailing new or used goods by more than 3 vendors renting tables or space outdoors or in an enclosed building to a local residential population and the travelling public. The goods sold are generally handicrafts, household items, tools, electronic equipment, food products or concessions, plants, clothing, or furniture. A public market shall be limited to a farmer’s market, flea market or similar use and shall not include a retail or shopping mall, secondhand stores or auction facility.

provincial highway – means a provincial highway within the meaning of *The Highways and Transportation Act, 1997*.

public roadway – means a road allowance or road, street or lane vested in the Crown in right of Saskatchewan or set aside for the purposes of the Crown in right of Saskatchewan pursuant to The North-West Territories Act or any Act, and includes anything erected on or in connection with the roadway.

public works – means:

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

This use does not include municipal works yards, solid waste disposal facilities, liquid waste disposal facilities, waste transfer stations, snow management facilities, construction and demolition materials industries, recycling depots, parks and playgrounds, land farms, construction yards or clean fill storage operations.

quarter section – means 64.8 ha (160 acres) or a lesser amount that remains due to the original township survey.

railway – means land that contains a railway track or tracks, or railway yard, measured from property line to property line.

raw material – means unprocessed products of any kind used in manufacturing activities.

ready to move (RTM) dwelling – means a dwelling that is constructed off-site and moved from its site of manufacture and placed on a permanent foundation and is similar in appearance to a conventional built-on-site single detached dwelling.

recreational use – means a facility or amenity, a joint-use site or a park or playground that serves the surrounding neighbourhood or community.

recreational vehicle – means a vehicle used for personal pleasure or travels, and which may or may not be towed behind a principal vehicle, including motor homes and camper trailers.

recreational vehicle sales and rentals – means a development used for the retail sale or rental of new or used recreational and motor sport vehicles, together with incidental maintenance service and sales of parts, and not including vehicle sales or rentals.

recycling depot – means any development used for the acquisition, temporary storage, processing and redistribution of recyclable materials and reusable goods where all storage is contained within an enclosed building or a screened area, but does not include the resale of recyclable materials.

research laboratory – means a place where facilities are located for scientific research, investigation, testing or experimentation, but does not include facilities for the manufacturing or sale of products, except as incidental to the main purpose of the laboratory.

residential – means the use of land, buildings, or structures for human habitation.

residential care home – means a licensed or approved group care home governed by provincial regulations that provides, in a residential setting, 24 hour care of persons in need of personal services, supervision or assistance essential for sustaining the activities of daily living or for the protection of the individual.

residential care home type I – means a residential care home in which the number of residents, excluding staff does not exceed six.

residential care home type II – means a residential care home in which the number of residents, excluding staff is more than six.

retail store – means establishments primarily engaged in retailing merchandise, generally without transformation, and rendering services incidental to the sale of merchandise serving the needs of local residential populations and the travelling public. They typically sell merchandise to the general public for personal or household consumption, but some also serve business and institutional clients. These include establishments such as office supplies stores, computer and software stores, building material dealers, plumbing supplies stores and electrical supplies stores. A retail store shall not exceed 10,000 m<sup>2</sup> (107,000 ft<sup>2</sup>) of floor space on a site.

right-of-way – means the land set aside for use as a public roadway or utility corridor.

salvage yard – means a use for the collection, demolition, dismantling, storage, salvage, transportation or resale of scrap metal, vehicles, machinery, equipment, appliances and other similar discarded materials.

screening – means a fence, earth berm, trees, hedge or established shelterbelt used to visually screen or physically separate uses, areas or functions.

secondary dwelling unit – means a separate, independent dwelling unit located on the same site as a principal dwelling.

secondary suite – means a separate, independent dwelling unit located within a single detached principal dwelling.

semi-detached dwelling – means a building containing two dwelling units located side by side, each sharing a common wall extending from the first floor to the roof, with no dwelling being placed over another in whole or part. Each dwelling unit shall have a separate, direct access to the building at grade.

service station – means a use for sale of fuel, lubricants and other vehicle parts, equipment and accessories. The use may incorporate service bays for the repair, servicing, equipping of vehicles, motor sport and recreational vehicles including painting, body work or washing. Fuel pumps, key-lock pumps, convenience store and food service uses may be incorporated as accessory uses. A service station may provide temporary parking and storage for commercial vehicles and accessory showers and overnight accommodation facilities that may be incorporated for the sole use of truck crews.

servicing agreement – means servicing agreement within the meaning of the Act.

setback – means the distance required to comply with the front yard, rear yard or side yard distance provisions of this Bylaw.

sewage – means any liquid waste of domestic, commercial or industrial origin containing animal, vegetable or mineral matter in suspension or solution and includes rainwater or storm water that enters any sewage works.

sewage lagoon – means a sewage treatment facility where the process is controlled primarily by a waste stabilization pond providing primary and/or secondary treatment of sewage effluent, but not including a manure storage area for an intensive livestock operation or a private sewage disposal system.

shelterbelt – means a planting made up of one or more rows of trees or shrubs planted in such a manner as to provide shelter from the wind, protect soil from erosion, or provide screening.

shipping container – means a rectangular metal container designed to be used for the transport of freight or for storage, and includes intermodal containers and bodies of transport vehicles.

show home – means a dwelling or building used for a limited period of time on a temporary basis for the purpose of marketing residential land or buildings.

sign – means a display board, screen, structure or material having characters, letters or illustrations applied thereto or displayed thereon, in any manner not inside a building and includes the posting or painting of an advertisement or notice on a building or structure.

sign corridor – means a highway sign corridor or a municipal sign corridor.

single detached dwelling – means a site built dwelling consisting of a single dwelling unit but does not include a manufactured, modular or ready to move dwelling unless otherwise provided in this Bylaw.

site – means an area of land, consisting of one or more lots consolidated under one ownership considered as a unit devoted to a certain use or occupied by a building or a permitted group of buildings, and the customary accessories and open spaces belonging to the same.

site area – means total horizontal area within the boundaries of a site.

site coverage - means the percentage of a site covered by buildings above grade level exclusive of canopies, balconies and eaves.

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

site line – means any boundary of a site.

site width – means the horizontal distance between the side boundaries of a site measured at a distance from the front lot line equal to the minimum front yard required for the zoning district in which the site is located.

small wind energy system - means any wind energy conversion system consisting of a wind turbine, a tower and associated control or conversion electronics that has a rated capacity of not more than 300 kW and is intended to provide electrical power for use on-site (either behind the meter or off-grid) and is not intended or used to produce power for resale.

snow management facility – means a facility that is used for the storage and disposal of snow and incidental materials collected in the process of removing snow from offsite sources.

solid waste disposal facility – means a landfill, solid waste transfer station, or hazardous waste management facility approved or registered pursuant to *The Environmental Management and Protection Act* for the processing, treatment, storing, recycling or land filling municipal, hazardous or industrial waste, but does not include a salvage yard.

solar farm – means an installation of solar devices, panels or structures to collect solar energy to provide for the commercial distribution of electricity to a utility or other intermediary through connection to the electrical grid. The use includes any associated solar panels, solar modules, supports or racks, inverters, electrical transformer or substations required for the operation.

special care home – means a standalone facility that is licensed pursuant to provincial regulations that provides care to persons who, by reason of advanced age, chronic illness or infirmity are unable to care for themselves. Special care homes include nursing homes, supervisory care, personal care, convalescence and palliative care.

sport field – means an open space set aside for the playing of sports and may include benches or bleachers for observers but where there is no charge made for spectators.

storm water – means rainwater or water resulting from the melting of snow or ice.

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

subdivision – means a division of land that will result in the creation of a surface parcel, or the re-arrangement of the boundaries or limits of a surface parcel, as surface parcel is defined in *The Land Titles Act, 2000*.

subdivision advertising sign – means a temporary sign advertising the lots, layout and amenities within a subdivision with lots available for purchase.

subdivision name sign – means a permanent sign depicting the name of a multi parcel subdivision.

surveillance and security suite - means an accessory dwelling unit on a site providing onsite accommodation for security personnel, caretaker or operator of the principal use.

telecommunication tower – means a structure that is intended for transmitting or receiving television, radio, or telephone communications, excluding those used exclusively for dispatch communications.

temporary construction dwelling – means a temporary, detached secondary dwelling unit which is occupied only during the construction or relocation of a new principal dwelling unit associated with an approved building permit application.

temporary sign – means a sign that is not permanently installed or affixed in position, advertising a product or activity on a limited basis.

townhouse – means a single building containing three or more attached dwelling units separated from each other by a party wall extending from the foundation to roof, with each dwelling unit having a separate, direct access from grade.

tourist home – means a dwelling unit operated as a rental, lease or vacation accommodation unit, occupied by a guest or guests for a period not to exceed 30 days, and not including a bed and breakfast home. The dwelling owner/operator may or may not be residing in the dwelling during the period it is being occupied by guests and may or may not receive compensation.

use – means the purpose or activity for which any land, building, structure, or premises, or part thereof is arranged, designed, intended, occupied or maintained.

used building materials retail outlet – means land or building or part of a building where used building renovation supplies are available for resale with incidental and minimal alteration of the materials and where the activity primarily occurs inside a building.

vehicle – means cars, vans, sport utility vehicles, trucks or motorcycles.

vehicle and equipment wash – means a building or portion of a building that is used for the washing of vehicles or equipment, including full service, automatic and hand operated facilities.

vehicle repair shop – means a development used for the servicing and body repair of vehicles and the incidental sale, installation or servicing of related accessories and parts. It includes vehicle body repair, paint shops, transmission shops, muffler shops, tire shops, glass shops, and upholstery shops.

vehicle sales and rentals – means a development used for the retail sale or rental of new or used vehicles together with incidental maintenance service or sales of parts. It includes vehicle dealerships and vehicle rental agencies, and does not include recreational vehicle sales rentals.

vertically integrated ancillary use – means multiple complementary activities ancillary to the principal use of a site that comprise additional processing or the sale of manufactured goods produced onsite.

veterinary clinic – means a use that provides for the medical care, examination or treatment of animals, and which may provide overnight accommodation for short term care incidental to the veterinary clinic use.

vibration impact study – means a study, undertaken by a qualified professional, that assesses the level and impact of vibration on a subject property, determines whether vibration mitigation is necessary, and recommends mitigation options based on the particular conditions of the development site.

warehouse sales – means development used for the wholesale or retail sale of a limited range of bulky goods from within an enclosed building where the size and nature of the goods being sold typically require large floor areas for direct display to the purchaser. Typical goods include furniture, carpet and floor coverings, paint and wall coverings, major appliances and building materials. This use does not include the retail sale of food or a broad range of goods for personal or household use.

warehousing – means the use of a building or site for the storage and distribution of goods, materials or merchandise, excluding derelict vehicles or parts thereof, or any waste material. It includes moving companies, trucking terminals and inter-modal transfer areas and does not include commercial storage centres. **(Bylaw 27/22, approved January 5, 2023)**

waste – means a solid or liquid that is one or more of the following:

- a) rubbish;

- b) tailings;
- c) effluent;
- d) sewage;
- e) garbage;
- f) refuse;
- g) scrap;
- h) discarded articles, bottles or cans; or
- i) any other material that is prescribed or is set out in provincial regulations.

waste transfer station – means a facility where inert or organic waste material is sorted and temporarily stored prior to being transported to a recycling, treatment, recovery or disposal facility or a landfill. A waste transfer station may be used to burn clean, non-painted and non-treated wood.

watercourse – means a river, stream, lake, creek, spring, ravine, coulee, canyon, lagoon, swamp, marsh or other watercourse or water body, whether the water is there permanently or intermittently.

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

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

wholesale trade – means establishments engaged in wholesaling merchandise and providing related logistics, marketing and support services.

wildlife habitat and refuge – means land left in its natural state for the purpose of providing sanctuary, habitat and breeding grounds for wild birds, animals and plant life.

work camp – means a temporary or seasonal residential accommodation of construction personnel or employees in the form of recreational vehicles, trailers, tents or modular dwellings providing sleeping, cooking and eating, sanitary and living facilities. Accessory uses must also be temporary and may include an amenity building, administration office, and/or storage or parking of equipment and vehicles.

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

yard, flanking – means the part of a site that extends from the front yard to the rear yard lying between a public roadway and the nearest part of a building, measured at a right angle to the road allowance.

yard, front – means that part of a site that extends across the full width of the site from the front property line to the nearest part of a building, measured at a right angle to the front property line.

yard, rear – means that part of a site that extends across the full width of the site from the rear property line to the nearest part of a building, measured at a right angle to the rear property line.

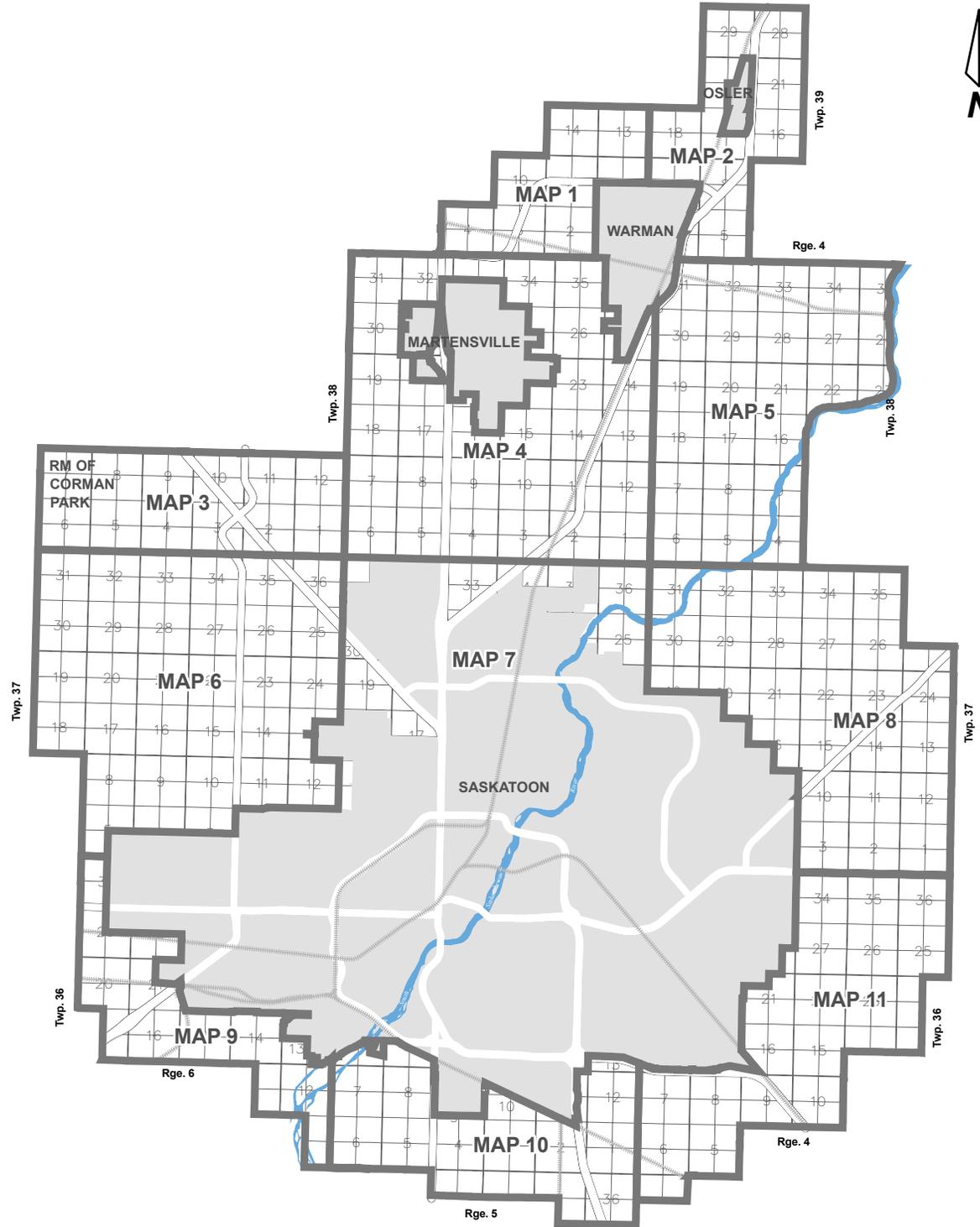
yard, required – means the minimum yard setback required by a provision of this Bylaw.

yard, side – means the part of a site that extends from the front yard to the rear yard lying between the side property line and the nearest part of a building, measured at a right angle to the side property line.

# Schedule 1 – Zoning Bylaw Map

# SASKATOON NORTH PARTNERSHIP FOR GROWTH DISTRICT ZONING BYLAW

Key Map



NOTE: The information contained on this map is for reference only and should not be used for legal purposes. All proposed line work is subject to change. This map may not be reproduced without the expressed written consent of the Saskatoon North Partnership for Growth.

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# SASKATOON NORTH PARTNERSHIP FOR GROWTH DISTRICT ZONING BYLAW

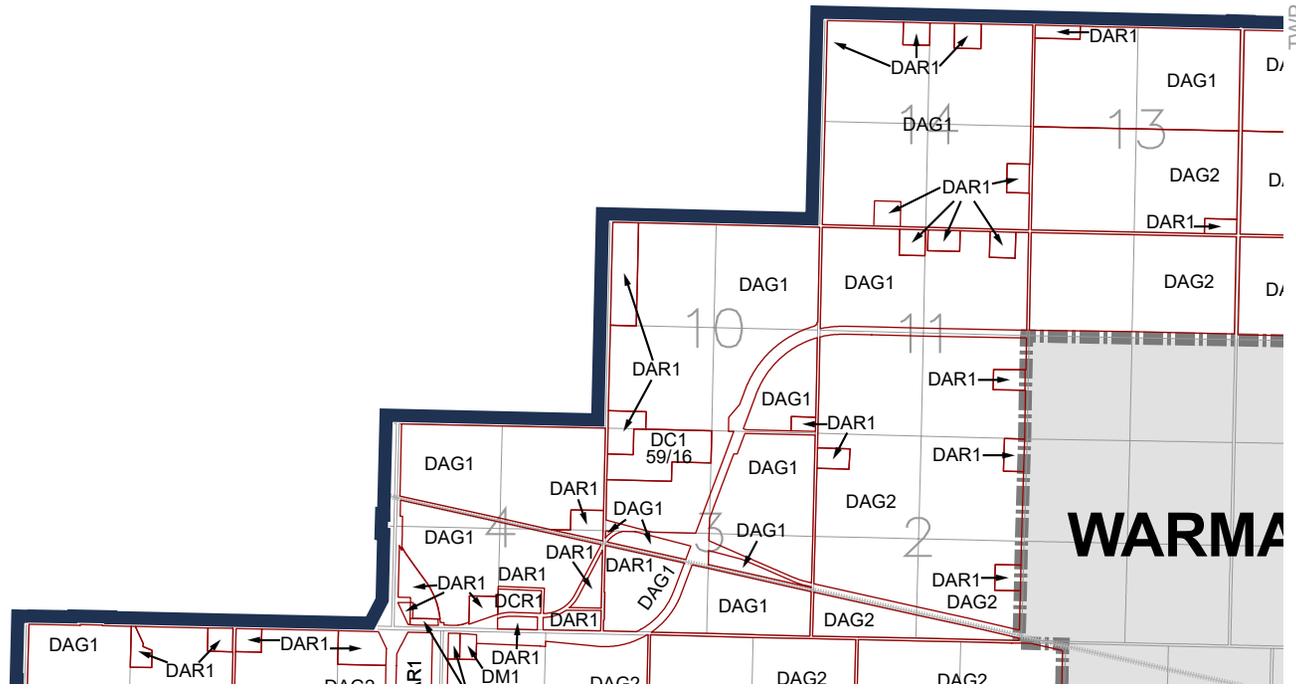
Map 1 of 11, Township 39, Range 5

## P4G DISTRICT ZONING DESIGNATIONS

- DAG1 - Agricultural 1
- DAG2 - Agricultural 2
- DAR1 - Agricultural Residential 1
- DCR1 - Country Residential 1
- DCR2 - Country Residential 2
- DCR3 - Country Residential 3
- DC1 - Rural Convenience Commercial 1
- DC2 - Arterial Commercial 2
- DB - Business
- DM1 - Light Industrial 1
- DM2 - Heavy Industrial 2
- DCS - Community Service
- DREC - Recreational
- DCONS - Conservation
- DWM - Waste Management

TWP 39

TWP 39



 P4G District Boundary

 Existing Urban Municipality

 First Nations Reserve

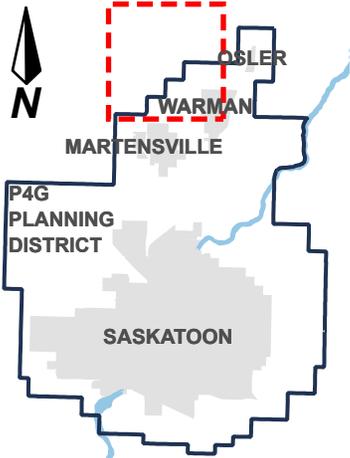
 Airport Zoning Overlay

 Flood Plain Zoning Overlay - Floodway

 Flood Plain Zoning Overlay - Flood Fringe

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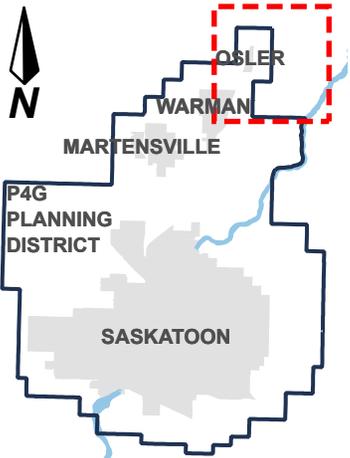
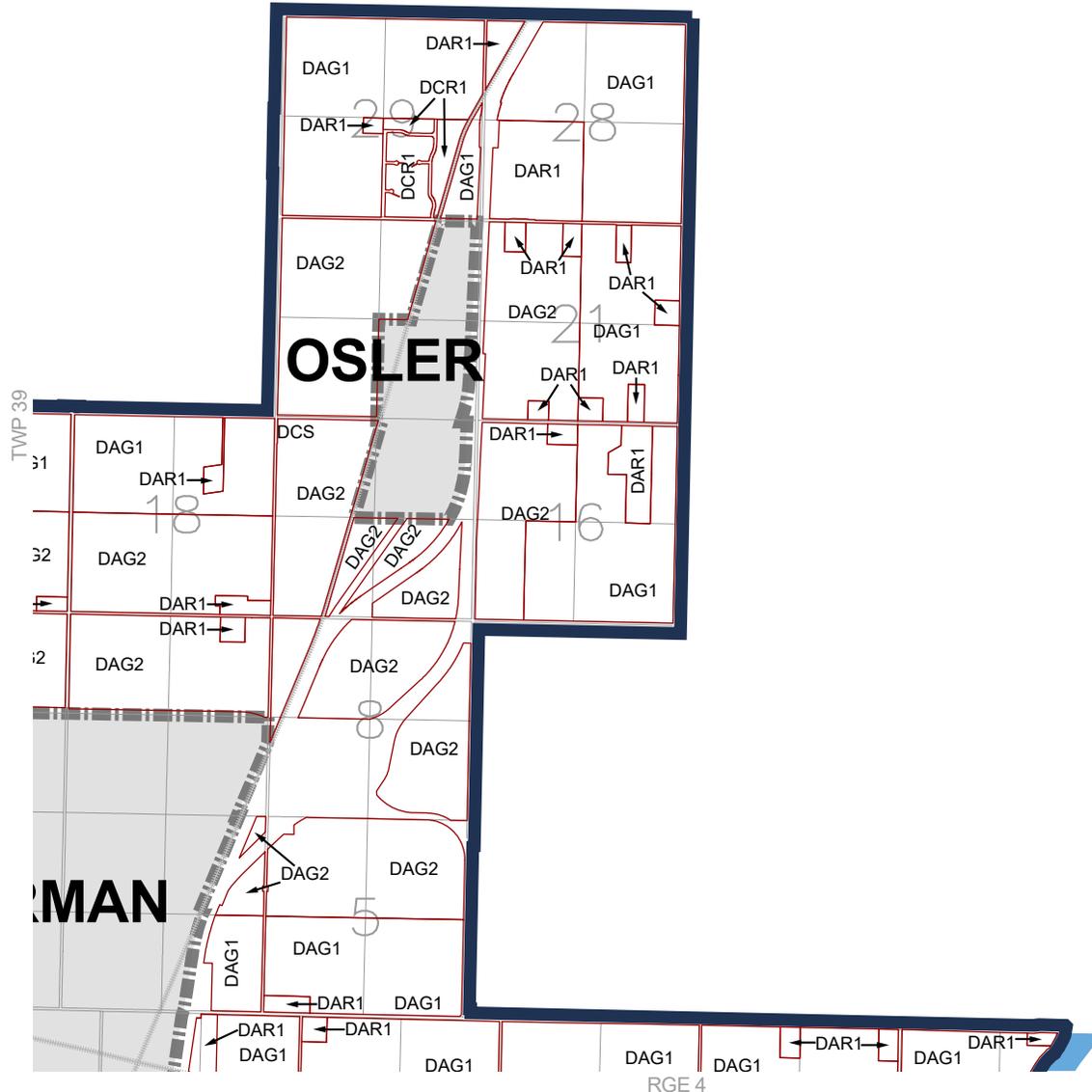


# SASKATOON NORTH PARTNERSHIP FOR GROWTH DISTRICT ZONING BYLAW

Map 2 of 11, Township 39, Range 4

## P4G DISTRICT ZONING DESIGNATIONS

- DAG1 - Agricultural 1
- DAG2 - Agricultural 2
- DAR1 - Agricultural Residential 1
- DCR1 - Country Residential 1
- DCR2 - Country Residential 2
- DCR3 - Country Residential 3
- DC1 - Rural Convenience Commercial 1
- DC2 - Arterial Commercial 2
- DB - Business
- DM1 - Light Industrial 1
- DM2 - Heavy Industrial 2
- DCS - Community Service
- DREC - Recreational
- DCONS - Conservation
- DWM - Waste Management



 P4G District Boundary	 Airport Zoning Overlay
 Existing Urban Municipality	 Flood Plain Zoning Overlay - Floodway
 First Nations Reserve	 Flood Plain Zoning Overlay - Flood Fringe

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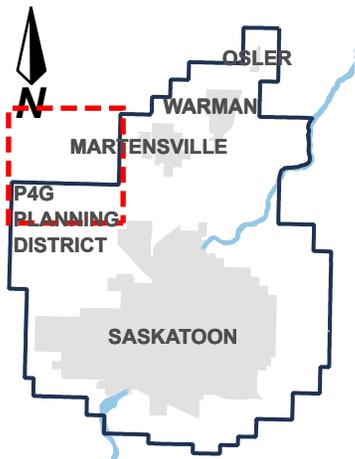
# SASKATOON NORTH PARTNERSHIP FOR GROWTH DISTRICT ZONING BYLAW

Map 3 of 11, Township 38, Range 6

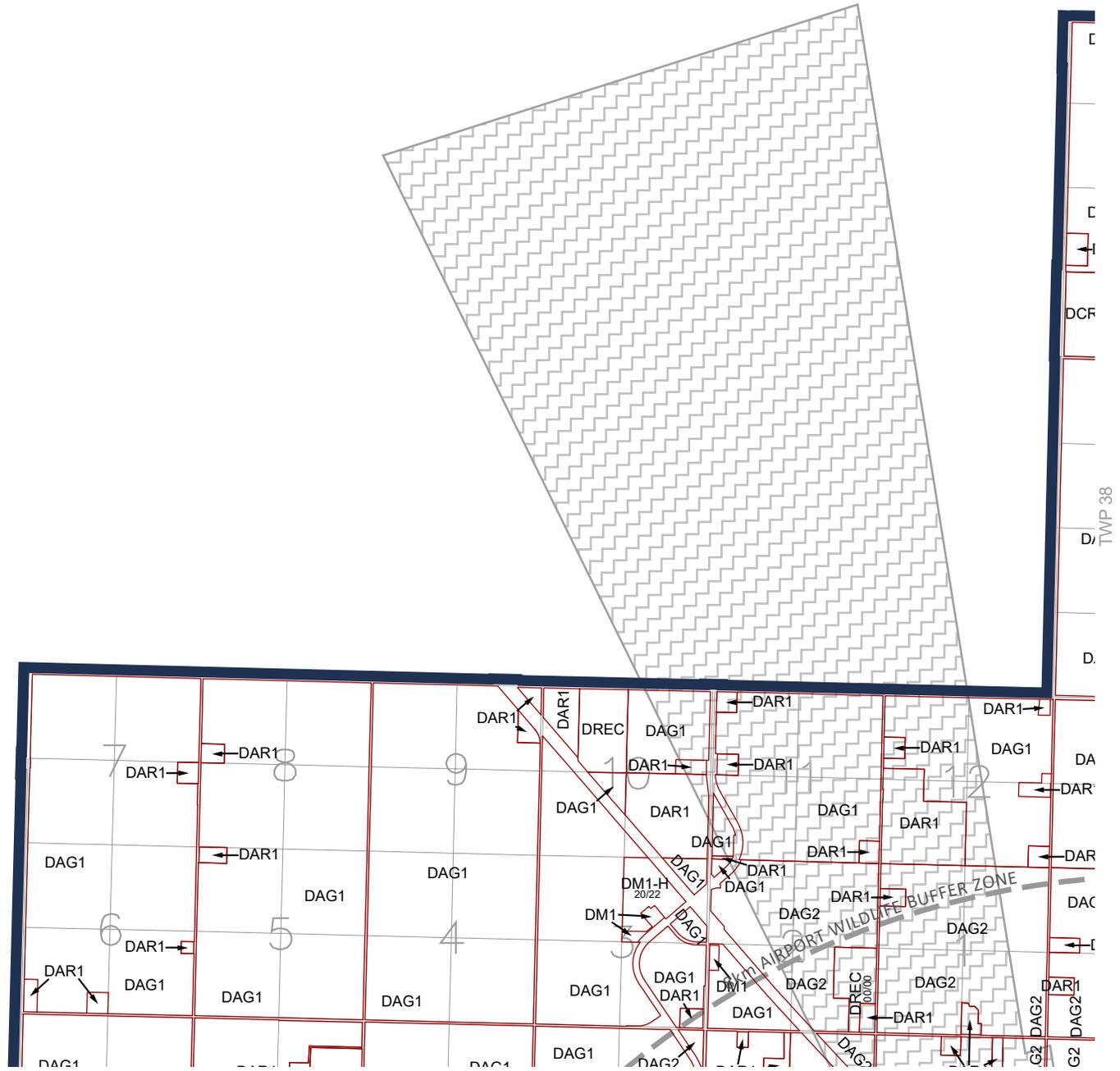
RGE 6

## P4G DISTRICT ZONING DESIGNATIONS

- DAG1 - Agricultural 1
- DAG2 - Agricultural 2
- DAR1 - Agricultural Residential 1
- DCR1 - Country Residential 1
- DCR2 - Country Residential 2
- DCR3 - Country Residential 3
- DC1 - Rural Convenience Commercial 1
- DC2 - Arterial Commercial 2
- DB - Business
- DM1 - Light Industrial 1
- DM2 - Heavy Industrial 2
- DCS - Community Service
- DREC - Recreational
- DCONS - Conservation
- DWM - Waste Management



TWP 38



- P4G District Boundary
- Existing Urban Municipality
- First Nations Reserve

- Airport Zoning Overlay
- Flood Plain Zoning Overlay - Floodway
- Flood Plain Zoning Overlay - Flood Fringe

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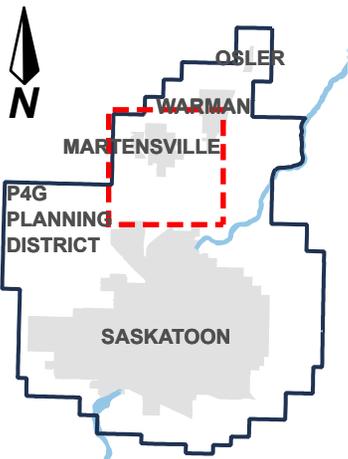
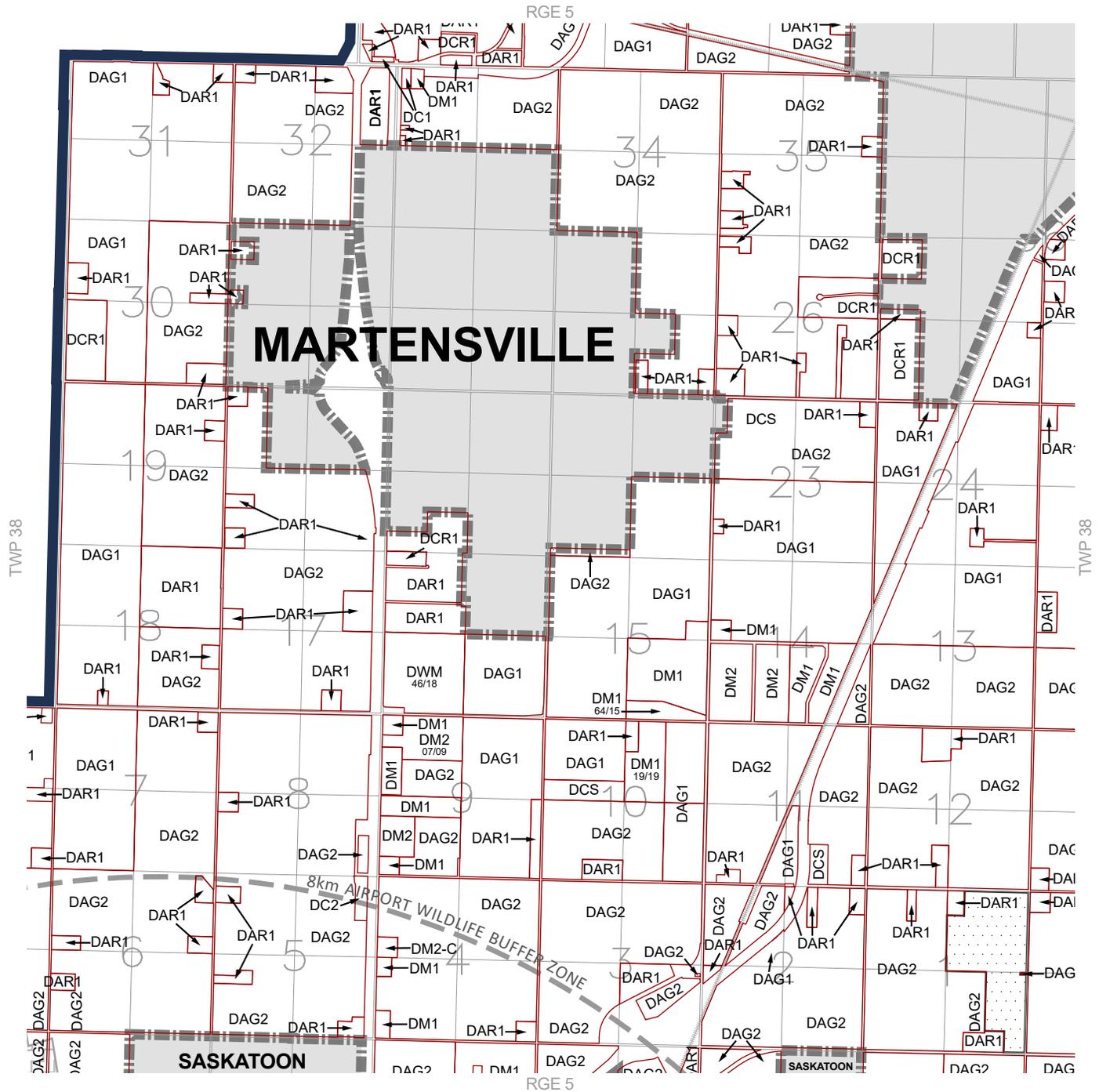
C:\Users\lsmith\Documents\ArcGIS\Projects\ArcGIS- Planning\P4G\_Mapping

# SASKATOON NORTH PARTNERSHIP FOR GROWTH DISTRICT ZONING BYLAW

Map 4 of 11, Township 38, Range 5

## P4G DISTRICT ZONING DESIGNATIONS

- DAG1 - Agricultural 1
- DAG2 - Agricultural 2
- DAR1 - Agricultural Residential 1
- DCR1 - Country Residential 1
- DCR2 - Country Residential 2
- DCR3 - Country Residential 3
- DC1 - Rural Convenience Commercial 1
- DC2 - Arterial Commercial 2
- DB - Business
- DM1 - Light Industrial 1
- DM2 - Heavy Industrial 2
- DCS - Community Service
- DREC - Recreational
- DCONS - Conservation
- DWM - Waste Management



-  P4G District Boundary
-  Existing Urban Municipality
-  Flood Plain Zoning Overlay - Floodway
-  Flood Plain Zoning Overlay - Flood Fringe
-  Airport Zoning Overlay
-  Flood Plain Zoning Overlay - Floodway
-  Flood Plain Zoning Overlay - Flood Fringe

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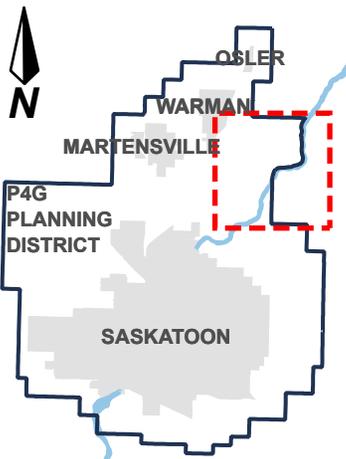
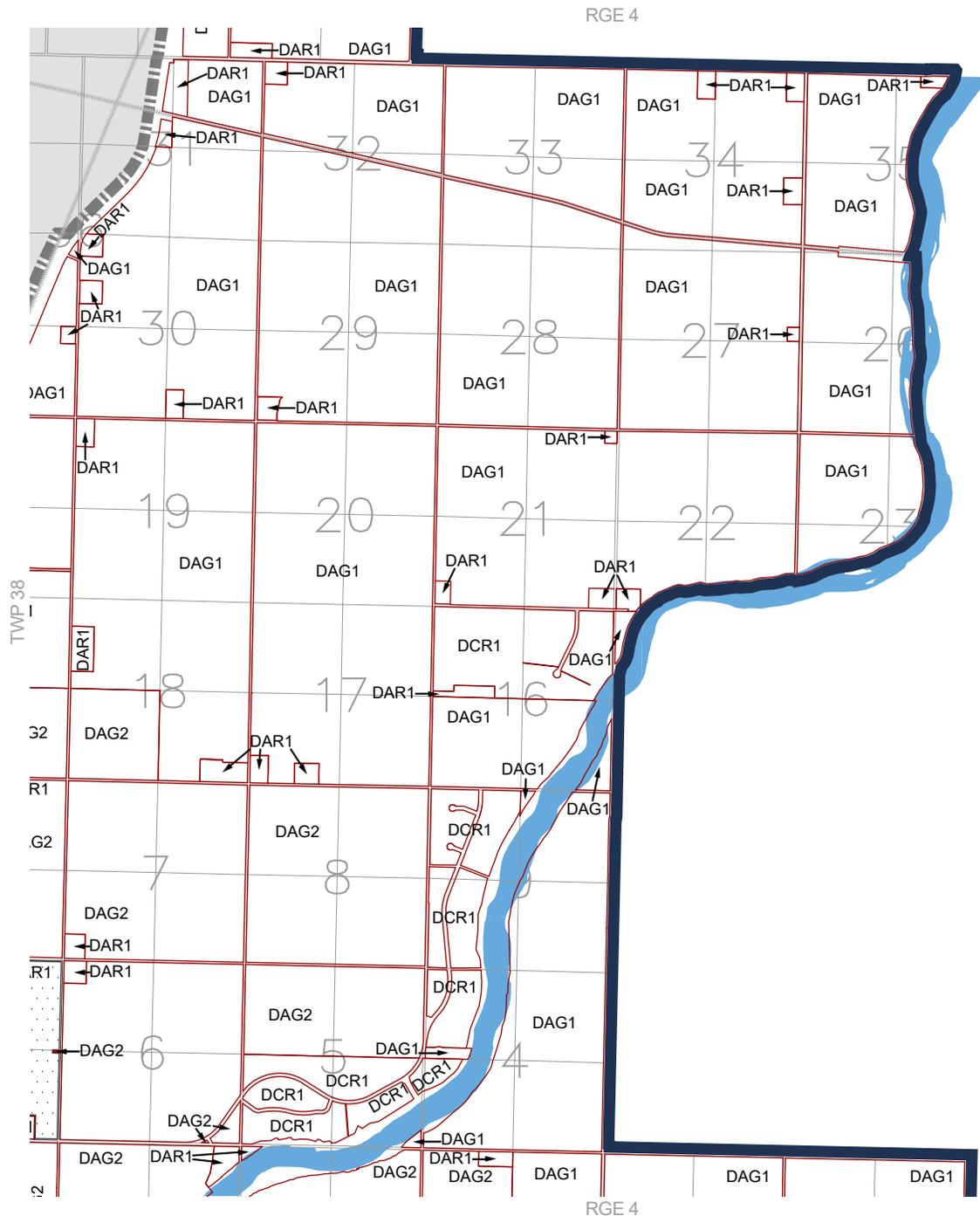
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# SASKATOON NORTH PARTNERSHIP FOR GROWTH DISTRICT ZONING BYLAW

Map 5 of 11, Township 38, Range 4

## P4G DISTRICT ZONING DESIGNATIONS

- DAG1 - Agricultural 1
- DAG2 - Agricultural 2
- DAR1 - Agricultural Residential 1
- DCR1 - Country Residential 1
- DCR2 - Country Residential 2
- DCR3 - Country Residential 3
- DC1 - Rural Convenience Commercial 1
- DC2 - Arterial Commercial 2
- DB - Business
- DM1 - Light Industrial 1
- DM2 - Heavy Industrial 2
- DCS - Community Service
- DREC - Recreational
- DCONS - Conservation
- DWM - Waste Management



-  P4G District Boundary
-  Airport Zoning Overlay
-  Existing Urban Municipality
-  Flood Plain Zoning Overlay - Floodway
-  First Nations Reserve
-  Flood Plain Zoning Overlay - Flood Fringe

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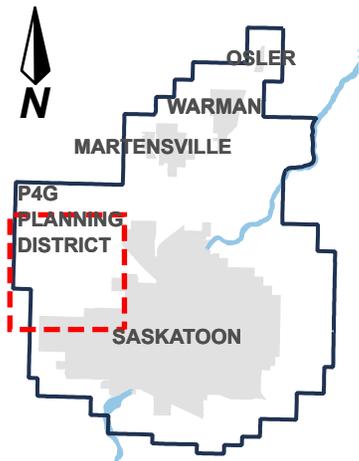
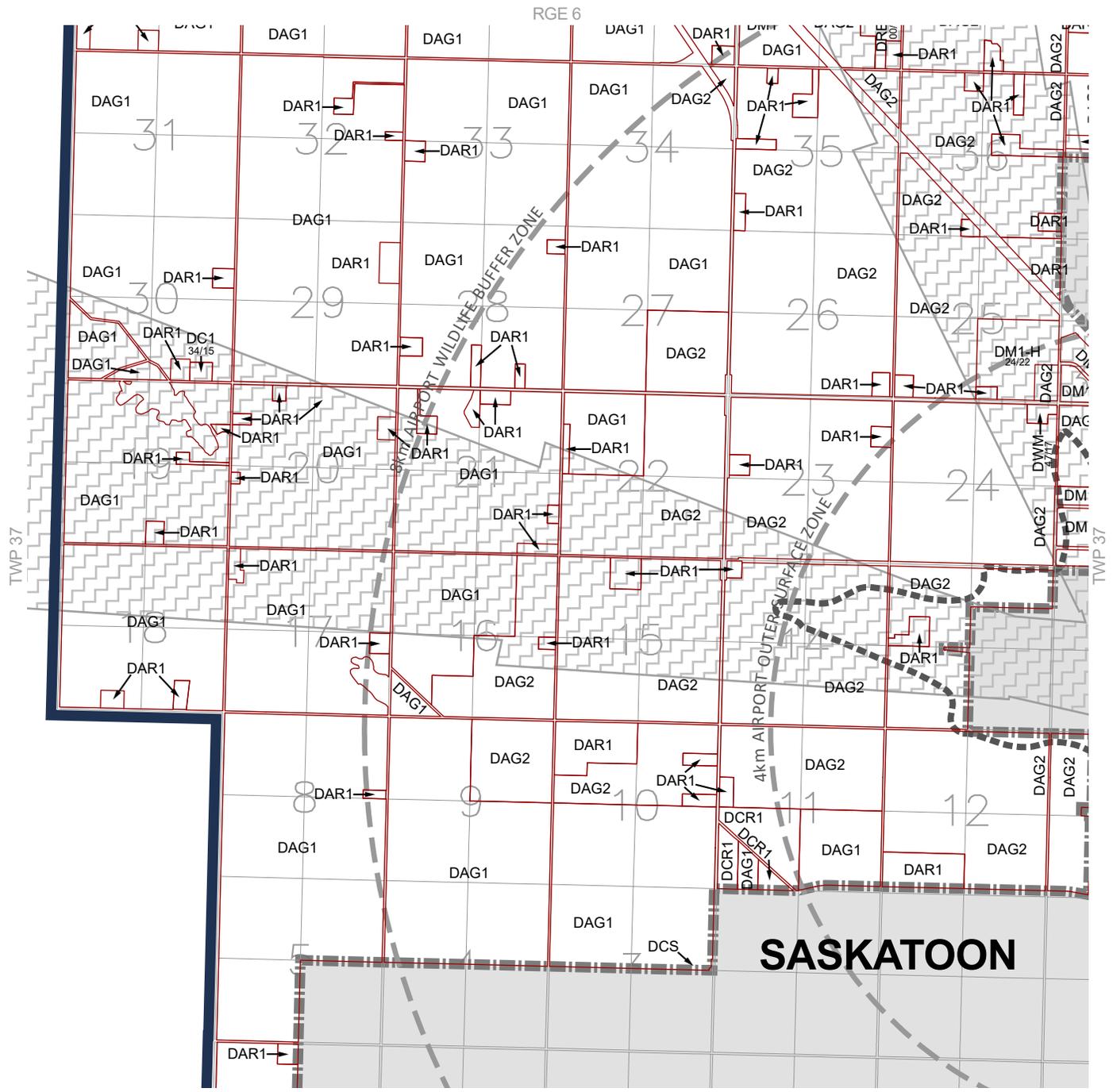
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# SASKATOON NORTH PARTNERSHIP FOR GROWTH DISTRICT ZONING BYLAW

Map 6 of 11, Township 37, Range 6

## P4G DISTRICT ZONING DESIGNATIONS

- DAG1 - Agricultural 1
- DAG2 - Agricultural 2
- DAR1 - Agricultural Residential 1
- DCR1 - Country Residential 1
- DCR2 - Country Residential 2
- DCR3 - Country Residential 3
- DC1 - Rural Convenience Commercial 1
- DC2 - Arterial Commercial 2
- DB - Business
- DM1 - Light Industrial 1
- DM2 - Heavy Industrial 2
- DCS - Community Service
- DREC - Recreational
- DCONS - Conservation
- DWM - Waste Management



 P4G District Boundary

 Existing Urban Municipality

 First Nations Reserve

 Airport Zoning Overlay

 Flood Plain Zoning Overlay - Floodway

 Flood Plain Zoning Overlay - Flood Fringe

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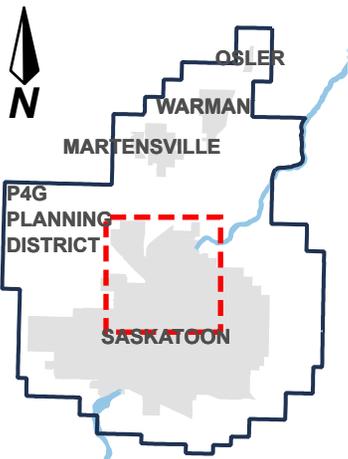
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# SASKATOON NORTH PARTNERSHIP FOR GROWTH DISTRICT ZONING BYLAW

Map 7 of 11, Township 37, Range 5

## P4G DISTRICT ZONING DESIGNATIONS

- DAG1 - Agricultural 1
- DAG2 - Agricultural 2
- DAR1 - Agricultural Residential 1
- DCR1 - Country Residential 1
- DCR2 - Country Residential 2
- DCR3 - Country Residential 3
- DC1 - Rural Convenience Commercial 1
- DC2 - Arterial Commercial 2
- DB - Business
- DM1 - Light Industrial 1
- DM2 - Heavy Industrial 2
- DCS - Community Service
- DREC - Recreational
- DCONS - Conservation
- DWM - Waste Management



- P4G District Boundary
- Existing Urban Municipality
- First Nations Reserve

- Airport Zoning Overlay
- Flood Plain Zoning Overlay - Floodway
- Flood Plain Zoning Overlay - Flood Fringe

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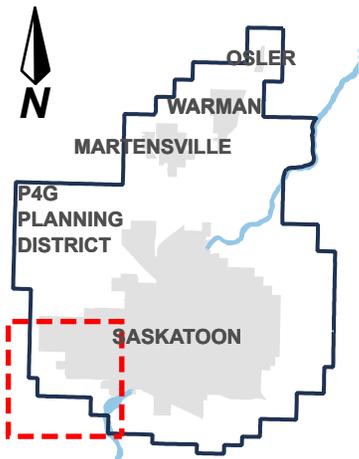


# SASKATOON NORTH PARTNERSHIP FOR GROWTH DISTRICT ZONING BYLAW

Map 9 of 11, Township 36, Range 6

## P4G DISTRICT ZONING DESIGNATIONS

- DAG1 - Agricultural 1
- DAG2 - Agricultural 2
- DAR1 - Agricultural Residential 1
- DCR1 - Country Residential 1
- DCR2 - Country Residential 2
- DCR3 - Country Residential 3
- DC1 - Rural Convenience Commercial 1
- DC2 - Arterial Commercial 2
- DB - Business
- DM1 - Light Industrial 1
- DM2 - Heavy Industrial 2
- DCS - Community Service
- DREC - Recreational
- DCONS - Conservation
- DWM - Waste Management



TWP 36



- P4G District Boundary
- Existing Urban Municipality
- First Nations Reserve

- Airport Zoning Overlay
- Flood Plain Zoning Overlay - Floodway
- Flood Plain Zoning Overlay - Flood Fringe

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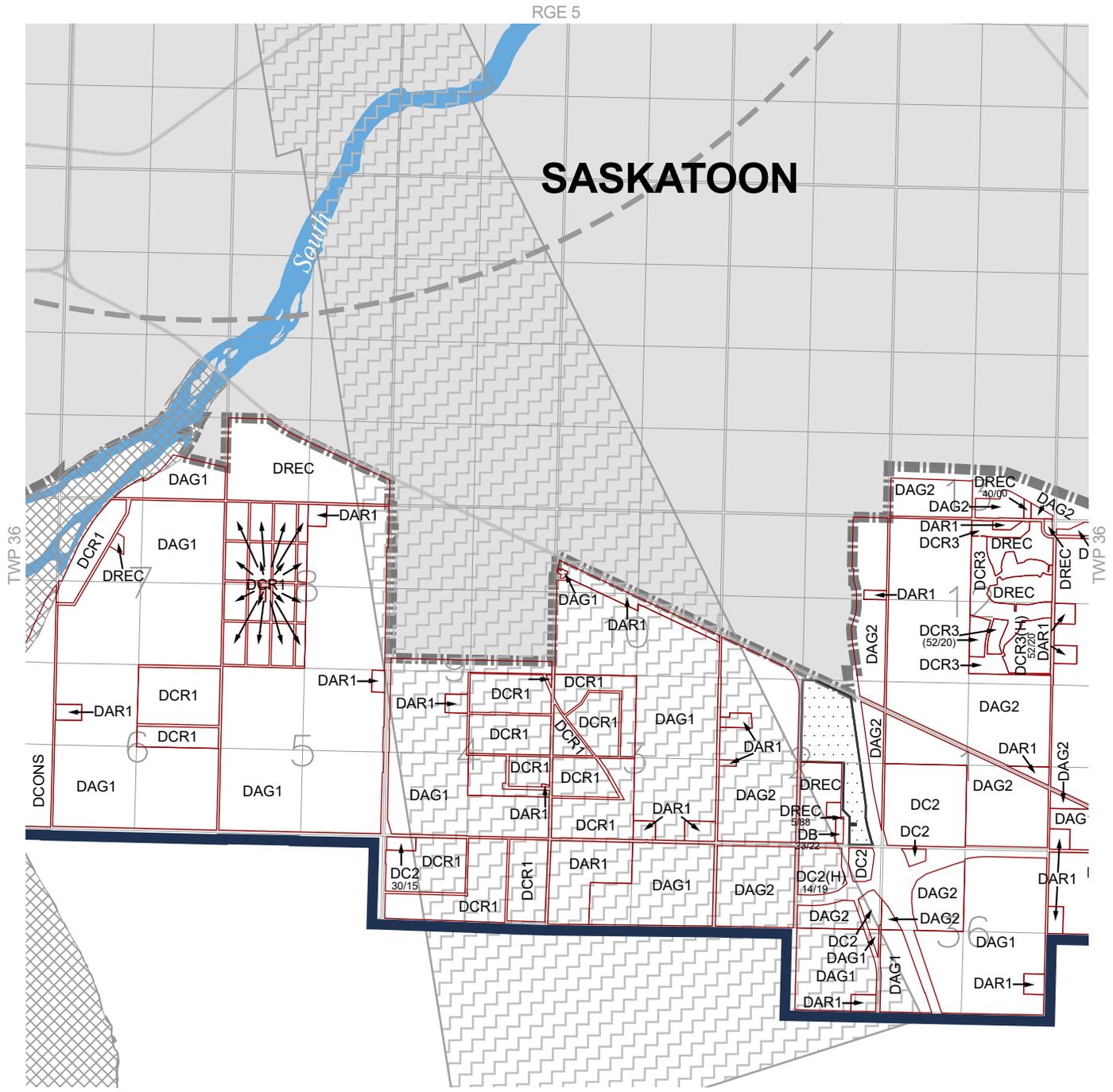
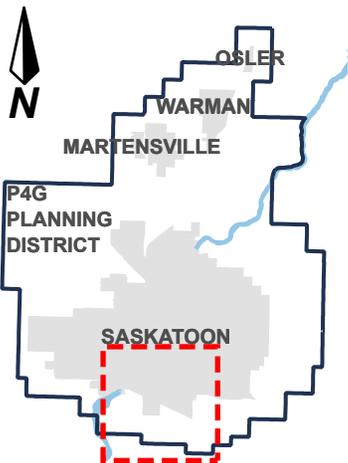
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# SASKATOON NORTH PARTNERSHIP FOR GROWTH DISTRICT ZONING BYLAW

Map 10 of 11, Township 36, Range 5

## P4G DISTRICT ZONING DESIGNATIONS

- DAG1 - Agricultural 1
- DAG2 - Agricultural 2
- DAR1 - Agricultural Residential 1
- DCR1 - Country Residential 1
- DCR2 - Country Residential 2
- DCR3 - Country Residential 3
- DC1 - Rural Convenience Commercial 1
- DC2 - Arterial Commercial 2
- DB - Business
- DM1 - Light Industrial 1
- DM2 - Heavy Industrial 2
- DCS - Community Service
- DREC - Recreational
- DCONS - Conservation
- DWM - Waste Management



 P4G District Boundary	 Airport Zoning Overlay
 Existing Urban Municipality	 Flood Plain Zoning Overlay - Floodway
 First Nations Reserve	 Flood Plain Zoning Overlay - Flood Fringe

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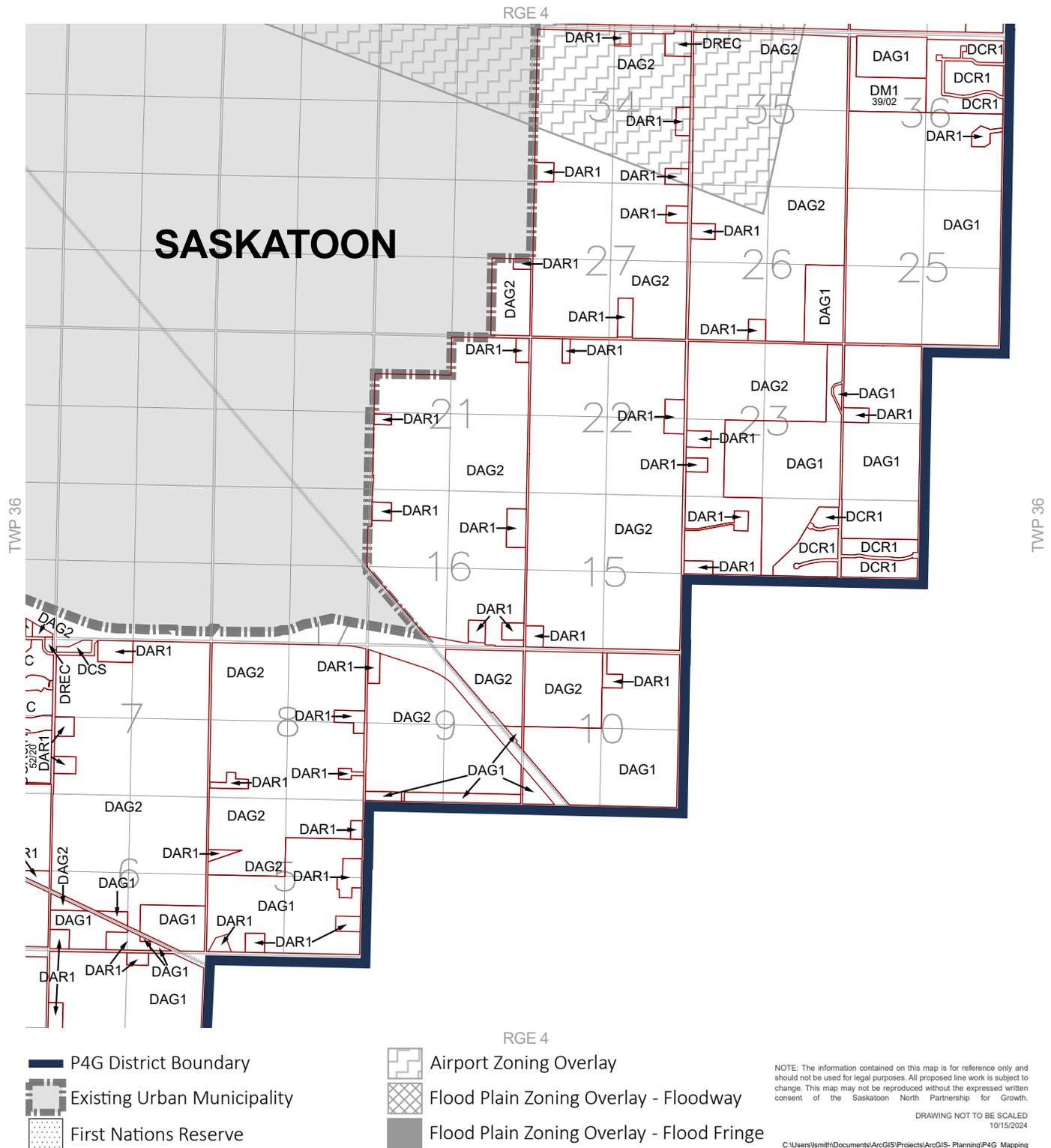
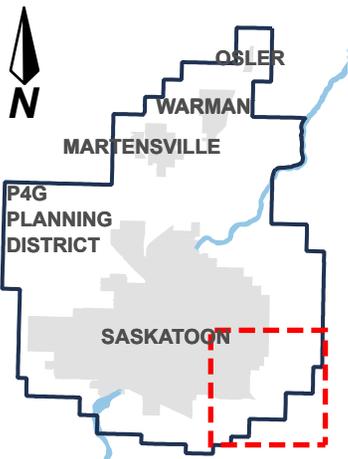
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# SASKATOON NORTH PARTNERSHIP FOR GROWTH DISTRICT ZONING BYLAW

## Map 11 of 11, Township 36, Range 4

### P4G DISTRICT ZONING DESIGNATIONS

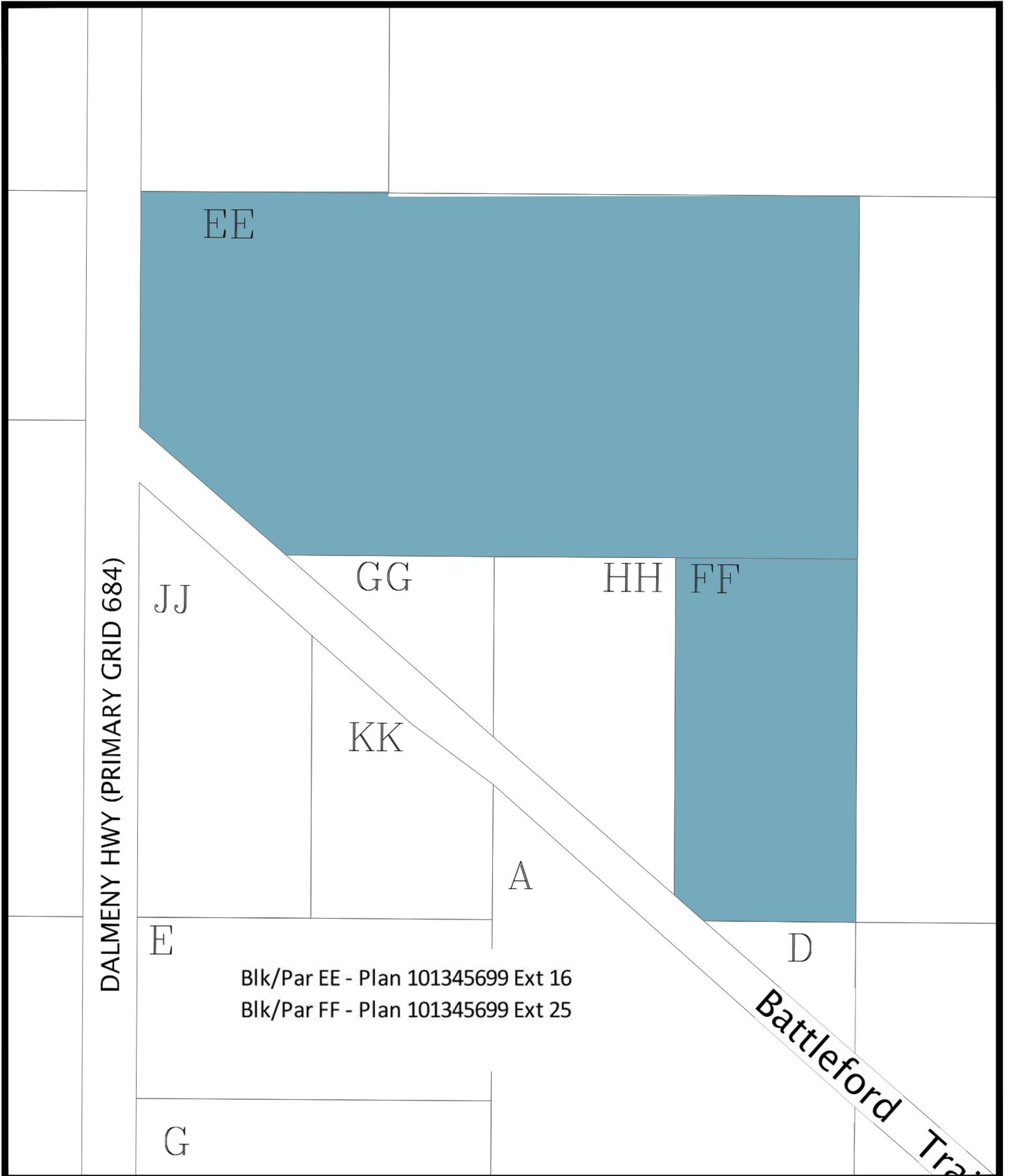
- DAG1 - Agricultural 1
- DAG2 - Agricultural 2
- DAR1 - Agricultural Residential 1
- DCR1 - Country Residential 1
- DCR2 - Country Residential 2
- DCR3 - Country Residential 3
- DC1 - Rural Convenience Commercial 1
- DC2 - Arterial Commercial 2
- DB - Business
- DM1 - Light Industrial 1
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# Schedule 2 - Country Residential Re-subdivision Maps



DALMENY HWY (PRIMARY GRID 684)

Blk/Par EE - Plan 101345699 Ext 16  
 Blk/Par FF - Plan 101345699 Ext 25

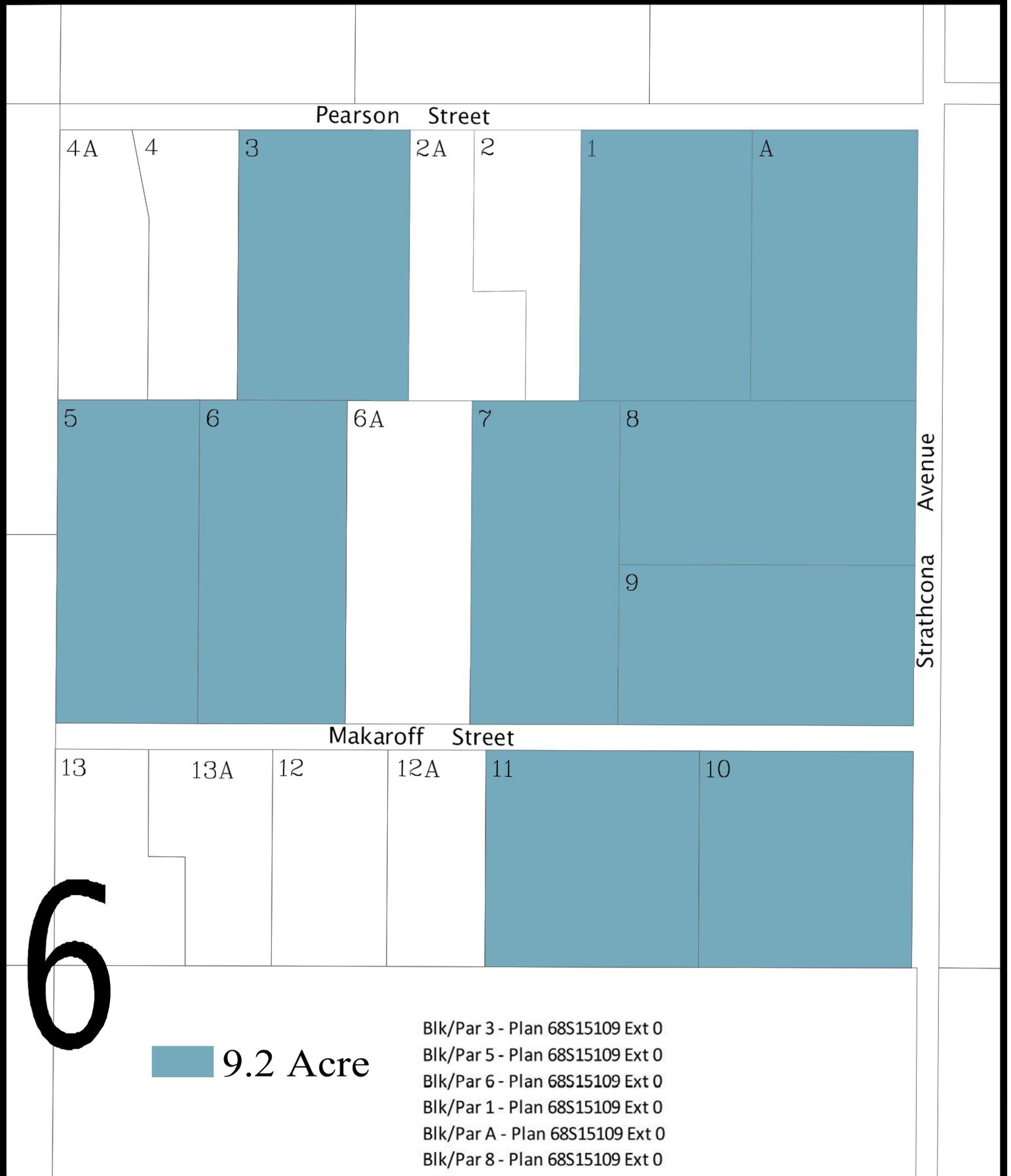
Battleford Trail

# Battleford Trail

Subdivisions Allowable  
 SW 1/4 11 37 6 w3

 9.2 Acre





- Blk/Par 3 - Plan 68S15109 Ext 0
- Blk/Par 5 - Plan 68S15109 Ext 0
- Blk/Par 6 - Plan 68S15109 Ext 0
- Blk/Par 1 - Plan 68S15109 Ext 0
- Blk/Par A - Plan 68S15109 Ext 0
- Blk/Par 8 - Plan 68S15109 Ext 0
- Blk/Par 9 - Plan 68S15109 Ext 0
- Blk/Par 7 - Plan 68S15109 Ext 0
- Blk/Par 10 - Plan 68S15109 Ext 0
- Blk/Par 11 - Plan 68S15109

# Furdale

## Subdivisions Allowable

NE 1/4 6 36 5 w3





9.2 Acre

Lorne Avenue (Hwy. 219)

Grasswood Road

Swityk Lane

Prairie Lane

Clarence Avenue (Range Road 3053)

Parklands Road

Prairie Lane

33

- Blk/Par M - Plan 62S02942 Ext 1
- Blk/Par L - Plan 62S02942 Ext 1
- Blk/Par K - Plan 62S02942 Ext 1
- Blk/Par J - Plan 62S02942 Ext 1
- Blk/Par H - Plan 62S02942 Ext 0
- Blk/Par F - Plan 62S02942 Ext 0
- Blk/Par E - Plan 62S02942 Ext 0
- Blk/Par Z - Plan 77S13234 Ext 1
- Blk/Par Y - Plan 77S13234 Ext 0
- Blk/Par H - Plan 101627333 Ext 0
- Blk/Par D - Plan 75S06166 Ext 0

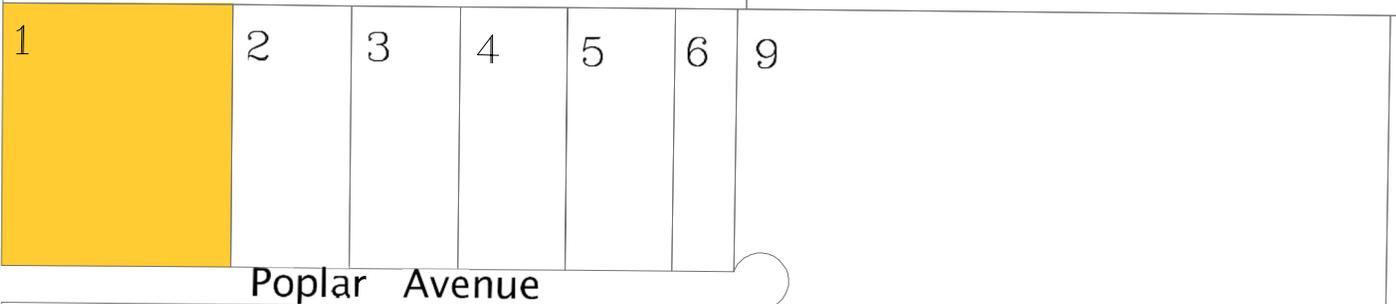
# Grasswood South

## Subdivisions Allowable

N 1/2 33 35 5 w3

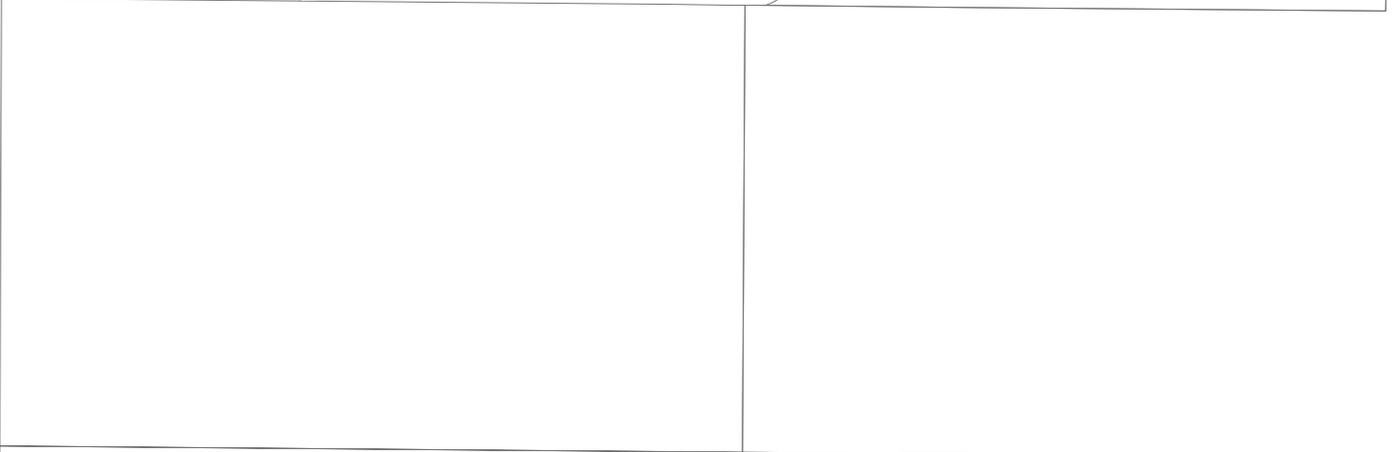


 1.5 times



Poplar Avenue

Hwy. No. 12



Private Driveway

A

B

C

Lot 1-Blk/Par 1 - Plan 61S11378 Ext 0

# South Martensville

Subdivisions Allowable  
NW 1/4 16 38 5w3





1.5 times

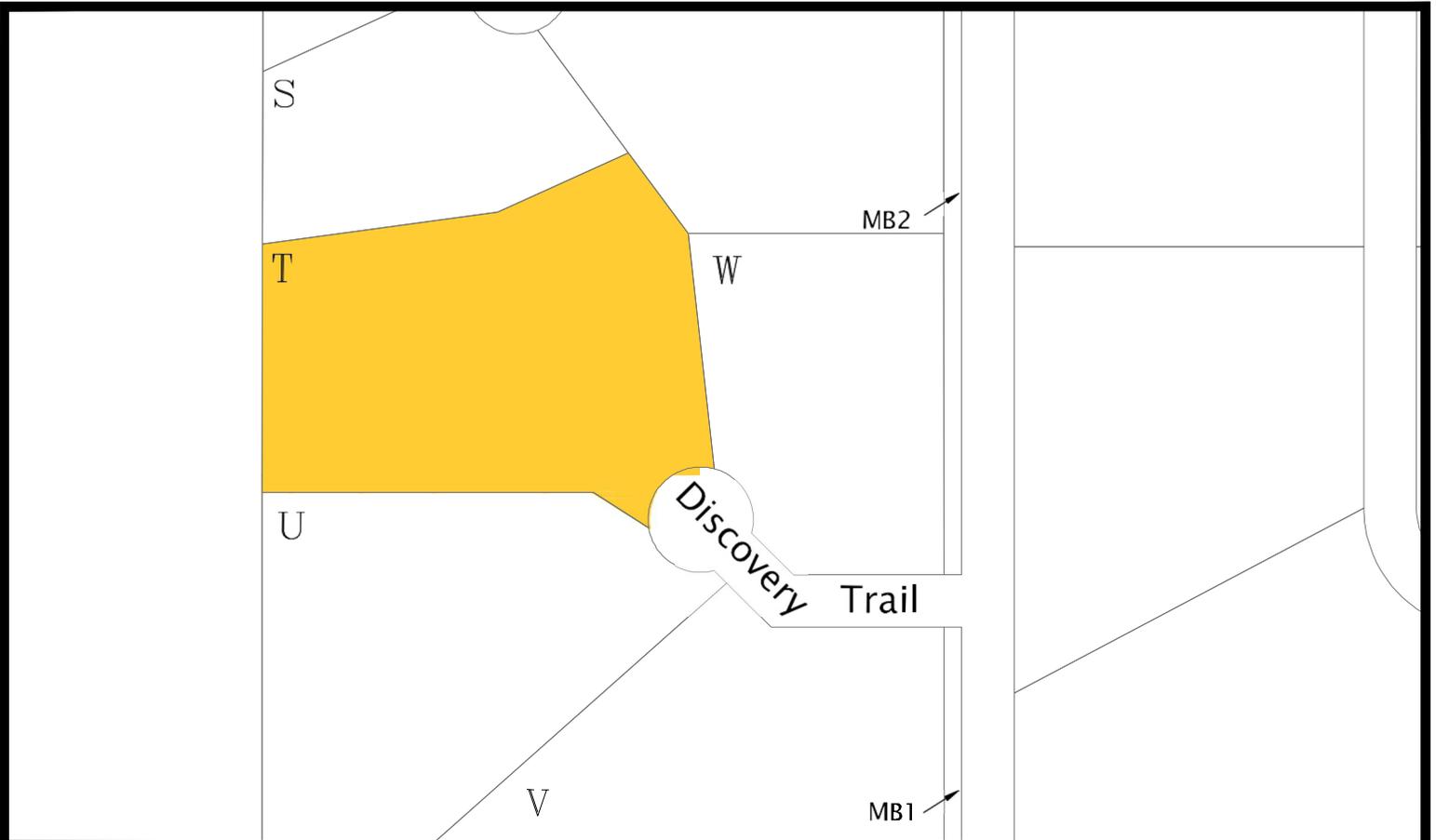
- River's Edge** Lot 1-Blk/Par 1 - Plan 97S48124 Ext 0
- Prominence Pointe** Lot 5-Blk/Par 2 - Plan 102031670 Ext 0
- Cathedral Bluffs** Lot 2-Blk/Par 5 - Plan 96S54133 Ext 0
- Cathedral Bluffs** Lot 1-Blk/Par 1 - Plan 95S43876 Ext 0
- Cathedral Bluffs** Lot 2-Blk/Par 1 - Plan 95S43876 Ext 0
- Cathedral Bluffs** Lot 3-Blk/Par 1 - Plan 95S43876 Ext 0
- Cathedral Bluffs** Lot 4-Blk/Par 1 - Plan 95S43876 Ext 0

# Rivers Edge/Prominence Pt/Cathedral Bluffs

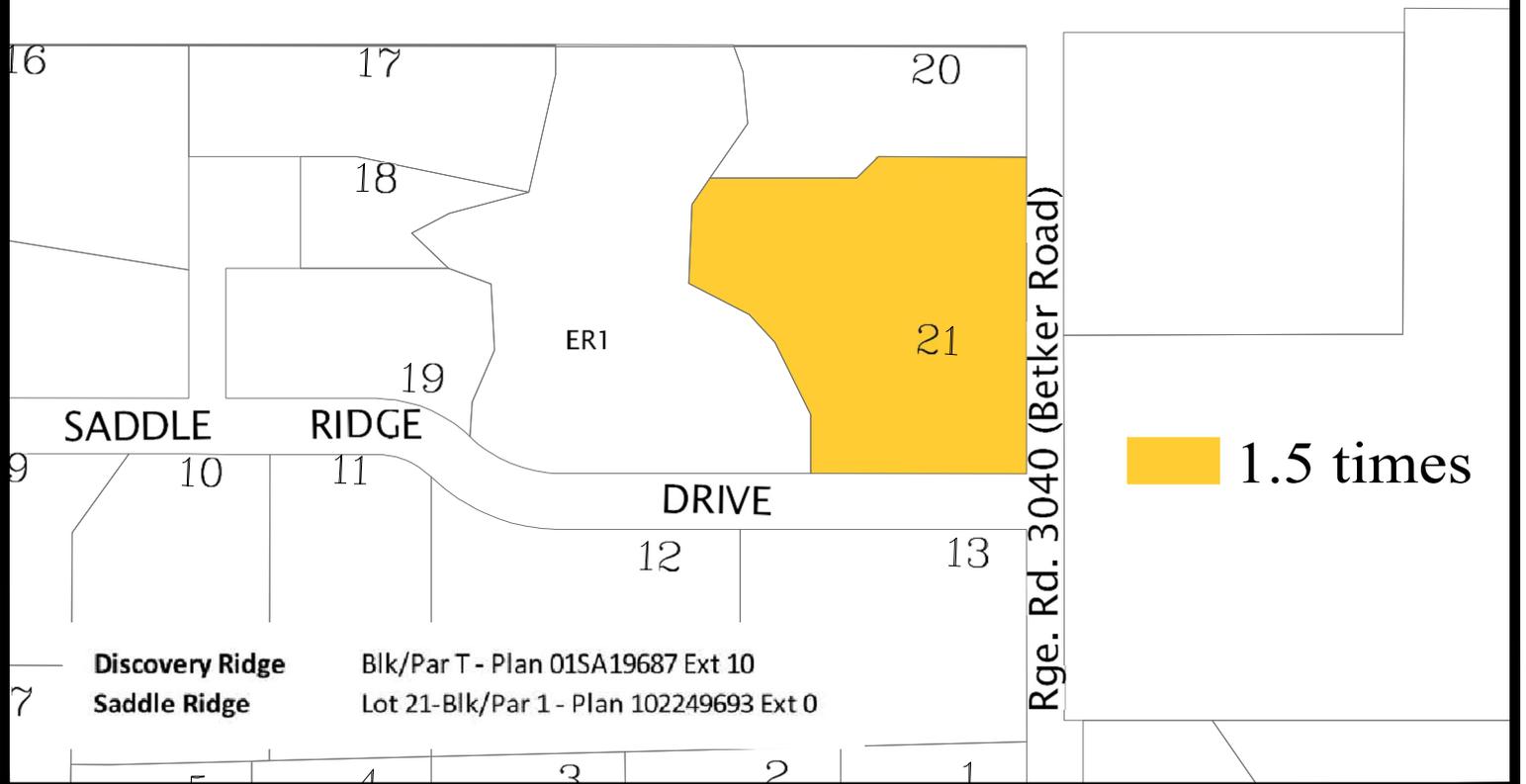
Subdivisions Allowable

NE 1/4 31 37 4 w3 / S 1/2 5 38 4 w3 / SW 1/4 4 38 4 w3





Highway #5

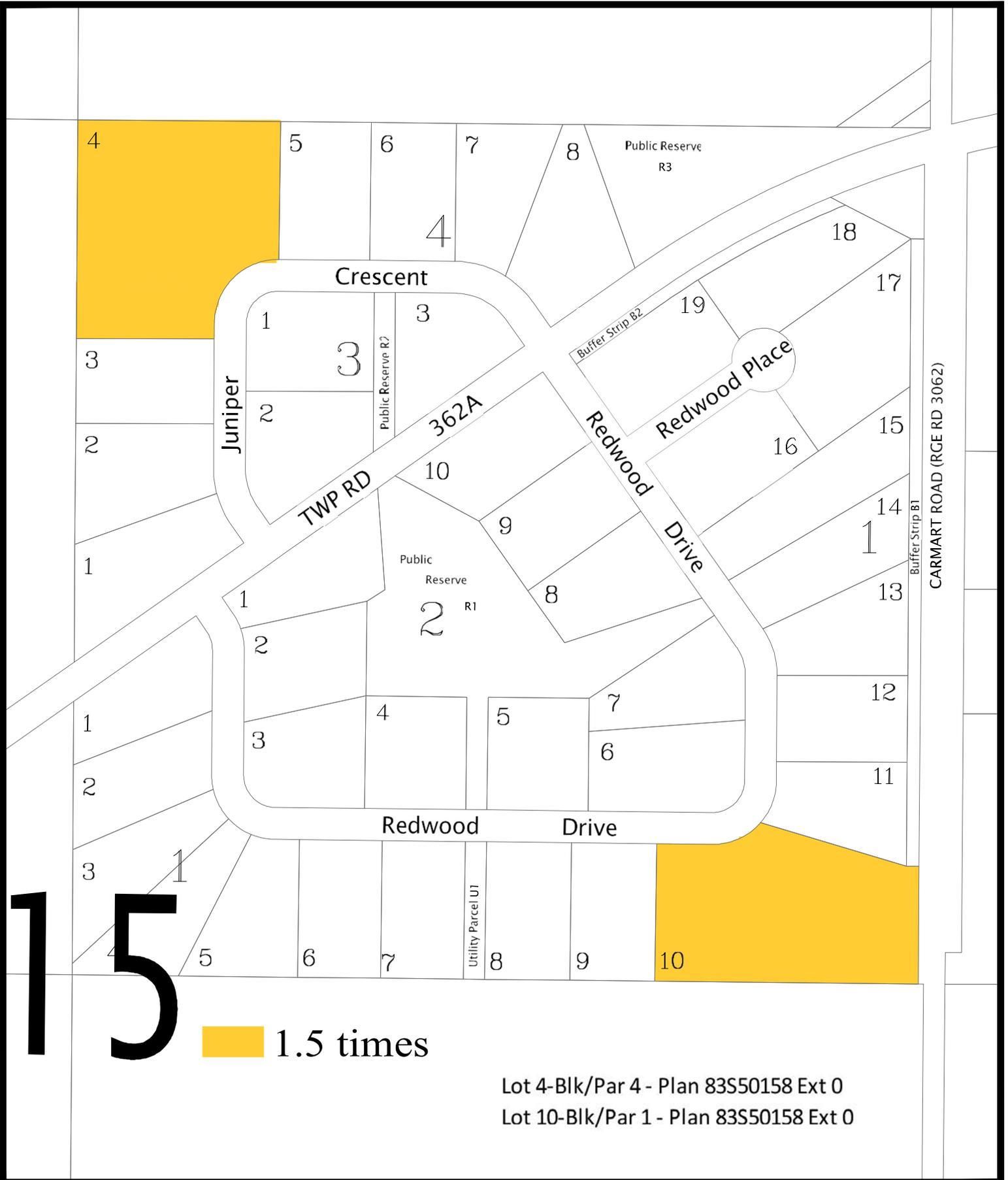


# Discovery Ridge/Saddle Ridge

Subdivisions Allowable

SE 1/4 1 37 4 w3 / NE 1/4 36 36 4 w3





# Cedar Villa

## Subdivisions Allowable

NE 1/4 15 36 6 w3

