



BYLAW 35-25

A bylaw to amend Bylaw 35/21 known as the Saskatoon North Partnership for Growth (P4G) Planning District Zoning Bylaw.

The Council of the Rural Municipality of Corman Park No. 344, in the Province of Saskatchewan, enacts to amend Bylaw 35/21 as follows:

1. Section 2.6.1 f) is amended by repealing the wording and replacing with the following:
“2.6.1 f) fences unless otherwise indicated by this bylaw;”
2. Section 2.6.1 p) is amended by repealing the wording and replacing with the following:
*“ 2.6.1 p) unenclosed decks less than 0.6 m (2 ft) in height;
2.6.1 q) the maintenance, repair or installation of public works by the municipality or a public utility, except where such activity requires a building permit; and
2.6.1 r) retaining walls less than 1.1 m (3.5 ft) in height.”*
3. Section 3.12.3 is amended by repealing the wording and replacing with the following:
“3.12.3 The Development Officer may allow for a higher fence where it can be demonstrated by the applicant through the development permit application process that the fence height is required for security, safety, privacy or screening from roads or adjacent development.”
4. Section 3.12. is amended by adding the wording after Sub - Section 3.12.7 as follows:
“3.12.8 A fence must be contained within the property line unless agreed upon between both neighbours that said fence can be located on the shared property line.”
5. Section 4.11.1 is amended by repealing the wording and replacing with the following:
“4.11.1 A child care centre must be the principal use on a site unless demonstrated to the satisfaction of the development officer that the use is compatible with the primary use on the site as an accessory use.”
6. Section 4.11. is amended by adding the wording after Sub - Section 4.11.3 as follows:
“4.11.4 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.”



7. Section 4.36.3 is amended by repealing the wording and replacing with the following:

“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
2.48 – 5 acres	1
5.01 or larger	2
Commercial	2
Industrial	Unlimited
All Other	1

“

8. Section 4.43.2 is amended by repealing the wording and replacing with the following:

“4.43.2 Development permit applications for telecommunication towers shall be referred by the Development Officer to applicable external agencies, neighbouring municipalities and adjacent landowners located within a 500 m (1640 ft) radius of the subject site and shall provide a minimum of 21 days from the date of mailing for comments.

The Development Officer may consider but shall not be bound by comments or recommendations received as the result of the referral except where they are required by this bylaw or Innovation, Science and Economic Development Canada (ISED).”

9. Section 6.10.3 is amended by adding the following use in accordance with the alphabetical list:

“Surveillance and Security Suite”

10. Section 6.11.3 is amended by adding the following use in accordance with the alphabetical list:

“Surveillance and Security Suite”

11. Section 6.12.3 is amended by adding the following use in accordance with the alphabetical list:

“Surveillance and Security Suite”



12. Section 6.15.3 is amended by adding the following use in accordance with the alphabetical list:

“Surveillance and Security Suite”

13. Under Section 9 – Definitions is amended by adding the definition in accordance with the alphabetical list:

“Internal Subdivision Road – means a roadway, excluding a provincial highway, or municipal grid road, constructed solely for access to or egress from and internal circulation within a commercial, industrial, residential development, or a hamlet.”

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

Hon. Joe Hargrave, Reeve

SEAL

Kerry Hilts, Chief Administrative Officer

Read a first time ____ day of _____, 2025

Read a second time this ____ day of _____, 2025

Read a third time and passed this ____ day of _____, 2025