

A BYLAW OF THE RURAL MUNICIPALITY OF LAJORD NO. 128, IN THE PROVINCE OF SASKATCHEWAN, TO AMEND BYLAW NO. 2022-13, KNOWN AS THE ZONING BYLAW.

Under the authority granted by *The Planning and Development Act, 2007* (the PDA), the Council of the Rural Municipality of Lajord No. 128 in the Province of Saskatchewan enacts as follows:

1. Adding a new Zoning District following Section 11.0 Direct Control District – Western Potash Corp. (DCD), as follows:

12.0 MIXED-USE HAMLET DISTRICT (MH)

12.1. PURPOSE AND INTENT

The purpose of this zoning district is to provide for a mix of small-scale private and commercial uses as the principal use in lands within the Hamlet of Lajord only, where the use is appropriate and not detrimental to the residential character of the Hamlet.

12.2. PERMITTED USES

Single Detached Dwellings
Private garages and shops as the principal use or building
Accessory buildings and structures
On-site Service Systems (Water cisterns and holding tanks) accessory to permitted uses

12.3. DISCRETIONARY USES

Service garages and service shops
Contractor's yard (without outdoor bulk storage)
Public utilities and municipal facilities



12.4. SITE REQUIREMENTS

12.4.1. Minimum Site Area:

- a) Permitted Uses: 232 sq m (2,497.2 sq. ft.).
- b) Contractor's Yards: 929 sq m (9,999.6 sq. ft.).
- c) Public utilities and municipal facilities: no requirements.

12.4.2. Minimum Site Frontage :

- a) Permitted Uses: 15.24 m (50 ft.).
- b) Contractor's Yards: 30.48 m (100 ft.).
- c) Public utilities and municipal facilities: no minimum requirements

12.4.3. Minimum Required Yards:

Use	Front Yard	Side Yard Interior	Side Yard Exterior	Rear Yard
Permitted Uses	6.10 m (20 ft.)	1.52 m (5 ft.)	3 m (9.8 ft.)	7.62 m (25 ft.)
Contractor's Yards				
Public Utilities and Municipal Facilities	No Requirement			
Accessory Buildings and Structures	As per permitted use			1.52 m (5 ft.)

12.4.4. Maximum lot coverage: 60%.

12.5. GENERAL DEVELOPMENT STANDARDS

- 12.5.1. Building wall height for an accessory garage shall not exceed a maximum of 6.10 m (20 ft.) from the top plate to the bottom plate. However, the Development Officer may consider higher buildings on a case-by-case basis, provided they do not exceed the scale and typical building height of

residential buildings within the hamlet.

12.5.2. The maximum gross floor area of a private garage or shop or service garage or service shop as a principal building shall be the lesser of 40% of the site area or 200 sq m (2,153 sq. ft.).

12.5.3. Every development shall be graded and levelled at the owner's expense to provide for adequate surface drainage that does not adversely affect adjacent properties, or the stability of the land or the finished grade of the lot shall be no greater than 0.32 m (1 ft.) above the crown of the adjacent road.

12.5.4. No accessory buildings are permitted to be located in any front yard or side yard.

12.5.5. Where parking facilities are provided for a development:

- a) The parking area shall be provided on the same lot as the use it serves;
- b) Vehicles parked on site shall only be parked in approved parking spaces or on a driveway leading up to a garage, carport, or parking pad located on the site;
- c) Parking is not permitted on any natural landscaped area; and
- d) Parking and property access shall be designed to minimize conflict with residential traffic.

12.5.6. Outdoor storage shall be screened from adjacent residential properties and public roadways.

12.5.7. Lighting shall be directed downward and away from adjacent residential properties.

12.5.8. Noise, vibration, dust, and odor shall not create a nuisance as defined under applicable legislation.

12.6. PRIVATE GARAGES AND SHOPS

12.6.1. Where a private garage or shop is the principal use:

- a) The use shall not involve retail sales to the public unless otherwise permitted.
- b) No outdoor storage of materials, equipment, or inoperable vehicles shall be permitted unless screened.

- c) The use shall not generate regular customer traffic.
- d) A minimum of two off-street parking spaces shall be provided.

12.7. SERVICE GARAGES AND SERVICE SHOPS

12.7.1. Where a service garage or service shop is proposed:

- a) All repair and servicing activities shall occur within a fully enclosed building.
- b) Outdoor storage of vehicles awaiting repair shall be limited to:
 - A maximum of 4 vehicles, and
 - Screened from view of adjacent residential properties and public roads.
- c) No body shop, wrecking, dismantling, or salvage operations shall be permitted.
- d) Fuel pumps shall not be permitted unless specifically approved as a discretionary use.
- e) Hours of operation may be limited by Development Permit where abutting residential uses.
- f) All hazardous materials shall be stored in accordance with provincial regulations.
- g) A minimum of:
 - 1 parking space per employee; and
 - 2 customer spaces shall be provided.
- h) One business name sign is permitted as per the applicable regulations of the Zoning Bylaw.

12.8. WATER AND SEWER SERVICING

12.8.1. Each site shall be serviced with an approved water supply and wastewater disposal system in accordance with *The Private Sewage Works Regulations*, as amended from time to time.

12.8.2. Overland sewage pumping, surface discharge, or any other unsanitary method of sewage disposal is prohibited. All sewage shall be contained, treated, and disposed of in a manner that prevents adverse impacts on water supplies, adjacent properties and the community.

12.8.3. Service water cisterns shall be permitted as accessory uses.

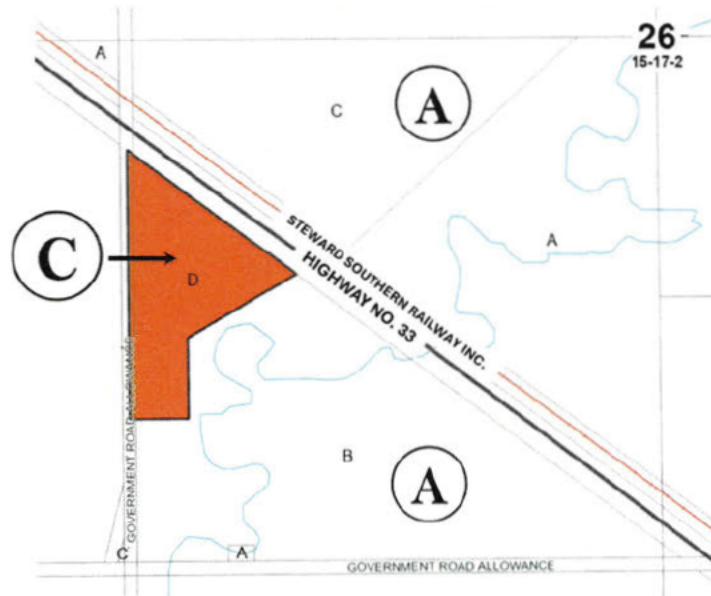
12.8.4. On-site holding tanks shall be permitted as accessory uses.

12.8.5. Cistern and holding tank access shall be located to allow pump-out without disrupting adjacent properties.

2. Renumbering the subsequent Sections and respective Subsections as follows:

- 13.0 AMENDMENT
- 14.0 EFFECTIVE DATE OF THE BYLAW
- 15.0 DEFINITIONS
- 16.0 ZONING DISTRICT MAPS

3. Rezone all that portion of Proposed Parcel D in the SW ¼ 26-15-17-W2M, as per Plan of Proposed Subdivision by Midwest, dated June 22nd, 2026, from Agricultural District (A) to Commercial District (C), as shown below.



- 4. Delete and replace the General Zoning District Map in Section 15.0 Zoning District Maps with the Map attached hereto in Appendix A, which forms part of this bylaw.
- 5. This bylaw shall come into force on the date of final approval by the Minister of Government Relations.

Read a first time this 11th day of August, 2026
Read a second time this 8th day of September, 2026
Read a third time this 8th day of September, 2026
Adoption of bylaw this 8th day of September, 2026

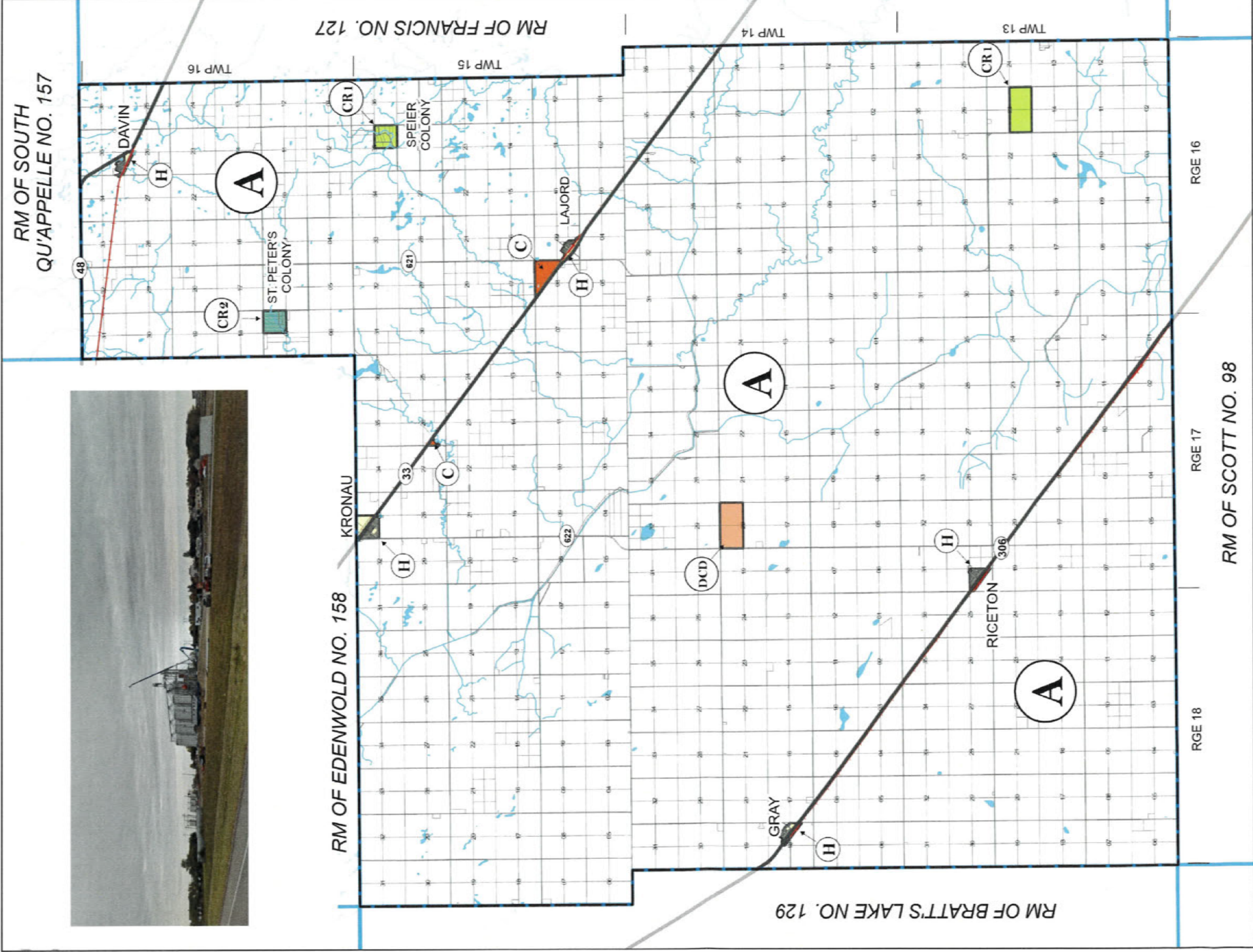

Reeve


Chief Administrative Officer



Certified a true copy of the Bylaw adopted by Resolution of Council on the 8th day of September, 2026.

A Commissioner for Oaths in the Province of Saskatchewan
My appointment expires; September 30, 2031 



ZONING DISTRICT MAP
RM OF LAJORD NO. 128

"The Country of your Dreams"

THIS IS THE ZONING DISTRICT MAP
REFERRED TO IN BYLAW No. 2022-13
ADOPTED BY THE RM of LAJORD No. 128

REEVE
ADMINISTRATOR

APPROVED ON THE 8th DAY OF September 2026

MINISTRY OF GOVERNMENT RELATIONS

- Zoning Districts**
- Agricultural - A
 - Intensive Agricultural - I-A
 - Country Residential 1 - CR1
 - Country Residential 2 - CR2
 - Hamlet - H
 - Commercial - C
 - Direct Control District - DCD
- Other Features**
- Major Highway
 - Railway
 - Watercourse
 - Waterbody

