

Saskatchewan

# RURAL MUNICIPALITY OF LAJORD No. 128 ZONING BYLAW

Bylaw No. 2022-13





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## 1.0 INTRODUCTION

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### 1.1 TITLE

This bylaw shall be known as the Rural Municipality of Lajord No. 128 Zoning Bylaw.

### 1.2 AUTHORITY

In accordance with the authorities provided to municipalities in *The Planning and Development Act, 2007 (the Act)*, the Council of the RM of Lajord No. 128 adopts Zoning Bylaw No. 2022-13.

### 1.3 SCOPE

All development within the limits of the RM of Lajord No. 128 shall be in conformity with the provisions of this bylaw, which are established to ensure the RM is able to meet its development goals.

Should any provision of this bylaw be in conflict with any other municipal, provincial or federal requirement, the higher and more stringent standard will apply.

### 1.4 SEVERABILITY

If any part of this bylaw, including anything shown on the Zoning District Map and accompanying Subdivision Zoning Maps, is declared to be invalid for any reason by an authority of competent jurisdiction, that decision shall not affect the validity of the bylaw as a whole, or any other part, section or provision of this bylaw.



## **2.0 ADMINISTRATION**

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### **2.1 DEVELOPMENT OFFICER**

**2.1.1** The Administrator of the RM of Lajord No. 128 shall be the Development Officer responsible for the administration of this bylaw, unless another designate has been appointed by Council.

**2.1.2** The Development Officer shall be responsible for receiving all applications for development, and authority has been granted to the Development Officer to make decisions regarding development permits for permitted uses in accordance with the provisions of this bylaw.

**2.1.3** The Development Officer shall refer decisions for discretionary use development permit applications, subdivision proposals, zoning bylaw amendments, OCP amendments and servicing agreements to Council for decision.

**2.1.4** The Development Officer may refer any planning inquiries, questions or permitted use applications for the purpose of clarification to Council for comment.

**2.1.5** The Development Officer shall maintain for inspection by the public during regular office hours, a copy of this bylaw, zoning maps and amendments, and ensure that copies are available to the public at a reasonable cost.

**2.1.6** The Development Officer shall make available, for public inspection, during regular office hours, a register of all development permits and subdivision applications and decisions.

**2.1.7** The Development Officer shall collect application and development fees, and perform other duties as specified by Council.

### **2.2 COUNCIL**

**2.2.1** Council will make all decisions regarding discretionary uses, contract zoning, and zoning bylaw amendments.

**2.2.2** Council shall make a recommendation regarding all subdivision applications circulated to it by the Ministry of Government Relations, Province of Saskatchewan, prior to a decision being made by the Minister.

**2.2.3** Council shall act on discretionary uses, rezoning, and subdivision applications in accordance with the procedures established by *the Act* and in accordance with the RM of Lajord No. 128 Official Community Plan.



## 2.3 DEVELOPMENT PERMITS

**2.3.1** Every person shall obtain a development permit prior to commencing any development in the RM, except as listed in this bylaw.

**2.3.2** The completed development permit application shall include where applicable:

- a)** Description of intended use or proposed development including any change in building use or land use change;
- b)** Legal land description;
- c)** Signature of the application and the registered landowner(s);
- d)** Copy of the Certificate of Title;
- e)** Estimated commencement and completion dates;
- f)** Floor plans and elevations of the proposed development (to be kept by the RM for future reference);
- g)** Any other information needed by the Development Officer or Council to assess the application; and
- h)** An attached site plan which shall include:
  - i)** All adjacent roads, highways, railways, service roads and access to the site (label on-site plan);
  - ii)** Rights-of-ways and easements (gas, oil, power, drainage easements, etc.);
  - iii)** All drainage courses;
  - iv)** Location of proposed development;
  - v)** Existing development on site;
  - vi)** Landscaping details (existing trees, removal of trees, proposed plantings, berming, water features, etc.);
  - vii)** Setbacks to all property lines, roads and services;
  - viii)** Top of bank and water;
  - ix)** Existing and proposed services;
  - x)** Location of well or cistern or other water supply;
  - xi)** Method and location of sewage disposal;
  - xii)** Sign location and details like artwork, colors, size, lights, etc.;
  - xiii)** Parking and loading facilities;
  - xiv)** Sidewalks, patios, playgrounds;
  - xv)** North arrow; and
  - xvi)** Any additional information deemed necessary by Council or the Development Officer.



## **2.4 REFERRAL OF DEVELOPMENT APPLICATION**

**2.4.1** The Development Officer may refer the application to any internal or external departments or organizations for review and comment.

**2.4.2** A copy of all approved development permits, involving the installation of water or sanitary services disposal, shall be sent to the Saskatchewan Health Authority.

**2.4.3** Appropriate federal and provincial approvals shall be acquired prior to any alteration of or development adjacent to shorelands.

**2.4.4** Development in proximity to a railway shall take into consideration the *Guidelines for New Development in Proximity to Railway Operations* document and referral to the railway company will be required.

## **2.5 DEVELOPMENT NOT REQUIRING A PERMIT**

The following developments shall be exempt from development permit requirements, but shall conform to all bylaw requirements unless otherwise stated in this bylaw (e.g., setbacks, environmental and development standards):

### **2.5.1 Agricultural District**

- a)** Field crops;
- b)** Agricultural operations excluding intensive agriculture and intensive livestock operations;

- c)** Pastures for the raising of livestock (excluding any intensive livestock operations (ILO) and the keeping of animals, non-intensive dairy farming, orchards and vegetable, horticultural or fruit gardens, beekeeping, grazing, and other similar uses customary to general agriculture); or
- d)** Temporary confinement of cattle during winter months as part of an approved farming operation.

### **2.5.2 All Zoning Districts**

- a)** Installation and repair of public utilities;
- b)** The erection of any fence (less than or equal to 1.8 metres (5 ft. 10 inches) in height) or gate;
- c)** The erection of a single residence wind turbine, antennae, satellite dish, telecommunication or radio antennae;
- d)** Parking of private vehicles or agricultural vehicles on private lands;
- e)** Landscaping on private lands;
- f)** Sidewalks;
- g)** Keeping of animals, limited to domestic pets;
- h)** Accessory uses, unless specified otherwise in this bylaw;
- i)** Outside storage;
- j)** Sea and rail containers (Agricultural, Intensive Agricultural, and Commercial Districts only) or where proposed for temporary placement for a period not

to exceed 10 (ten) days in any six month period for the purpose of loading and unloading of items associated with the principle use;

- k)** The construction or placement of a temporary building, the sole purpose of which is incidental to the erection or alteration of a building for which a building permit has been granted;
- l)** Internal alterations and maintenance to a residential building, provided that the use, building footprint or intensity of use of the building including the number of dwelling units within the building or on the site does not change;
- m)** Disposal of clean fill on a site where the clean fill is generated by construction or demolition activity on that site, subject to compliance with all federal and provincial requirements; and,
- n)** Municipal facility, use or structure owned and operated by the RM.

## **2.6 ISSUANCE OF DEVELOPMENT PERMITS AND NOTICES**

Upon completion of the review of an application for development, the Development Officer shall determine if the proposed development is either a permitted use or a discretionary use:

### **2.6.1 Permitted Use:**

- a)** The Development Officer will review the application and issue a development permit when the application conforms with the OCP and Zoning Bylaw, incorporating any special regulations, performance standards or development standards authorized by this bylaw.

- b)** The Development Officer will issue a notice of refusal when the application does not comply with a provision or regulation of this bylaw and shall reference the specific provision or regulation the application did not meet.

- c)** All applicants shall be provided a decision in writing, the effective date of the decision and information on the applicants right of appeal.

### **2.6.2 Discretionary Use:**

- a)** The Development Officer will review the application and prepare a report examining the criteria for consideration and submit the application, along with the report, to Council for a decision.

- b)** At least 14 days before the application is to be considered by Council, the Development Officer shall provide notice to the public for the discretionary use application. The notice must be provided to:

- i)** The assessed owners of property within a radius of: 300 metres (1,640 ft.) if development is located in a hamlet, 800 metres (2,624 ft.) if development is located within 4 sections of a hamlet, and 1.5 km if located beyond 4 sections of a hamlet; and

- ii)** Any other owners required to be notified by the OCP or Zoning Bylaw or who the Development Officer identifies as possibly being affected by the development or who may have an interest in the lands.

- c)** The Development Officer shall inform the applicant of the date and time when Council will consider the matter.

- d)** Council or the Development Officer may require the applicant to provide further information necessary to render a decision. Council may request comments or information from other government agencies to assist Council's review of the application.
- e)** Council shall make a decision on a discretionary use, by resolution which instructs the Development Officer to either issue a development permit incorporating any specific development standards set forth by Council, subject to the limitations of *the Act* and in accordance with the provisions of this Bylaw; or issue a notice of refusal to the applicant, stating the reasons for the refusal. Council's notice of refusal cannot be appealed to the Development Appeals Board.
- f)** Council is deemed to have granted a discretionary approval to use, or specific intensity of use, that become discretionary on a site as a result of the adoption or amendment of this bylaw, as of the date that this bylaw or amendment comes into effect.

### 2.6.3 Minor Variance

The Development Officer may vary the requirements of this Bylaw subject to the following requirements:

- a)** A minor variance may be granted only to permit the reduction of the minimum required distance of a building to a property lot line, or the minimum required distance of a building from

any other building on the lot. The variance shall be no more than 10% of the requirement of this bylaw. The maximum amount of a minor variance shall be 10% variation from the requirements of this Bylaw. The development must conform to all other requirements of this Bylaw and must not injuriously affect a neighbouring property. .

- b)** No minor variance shall be granted for a Discretionary Use, or in connection with an agreement to rezone land to a Contract Zone pursuant to *the Act*.
- c)** A completed Development Permit Application shall be submitted to the Development Officer for a minor variance and shall be accompanied by an application fee as set in the RM's Planning and Development Fee Bylaw.
- d)** Upon receipt of a Development Permit Application for a minor variance the Development Officer may:
  - i)** Approve the minor variance;
  - ii)** Approve the minor variance with conditions; or
  - iii)** Deny the minor variance.
- e)** Conditions of an approval shall be consistent with the general development standards in this Bylaw.
- f)** Where a minor variance is refused, the Development Officer shall notify the applicant in writing, providing reasons for the refusal.

- g)** Where a minor variance is approved, with or without conditions, the Development Officer shall provide written notice to the applicant and to the assessed owners of the property having a common boundary with the applicant's land that is the subject of the approval.
- h)** The written notice shall contain:
  - i.** A summary of the application;
  - ii.** Reasons for and an effective date of the decision;
  - iii.** Notice that an adjoining assessed owner(s) have twenty (20) days to submit a written objection to the Development Officer, which will result in the approval of the minor variance being revoked; and
  - iv.** Where there is an objection received and the approval is revoked, the applicant shall be notified of the right to appeal to the Development Appeals Board.
- i)** A decision to approve a minor variance, with or without conditions, does not take effect until twenty-three (23) days from the date the notice was provided.
- j)** If an assessed owner of a property having an adjoining property with the applicant's land objects to the minor variance in writing to the Development Officer within the prescribed twenty (20) days, the approval is deemed to be revoked and the Development Officer shall notify the applicant in writing:
  - a)** Of the revocation of the approval; and

- b)** Of the applicant's right to appeal the revocation to the Development Appeals Board within thirty (30) days of receiving the notice.

- k)** If an application for a minor variance is refused or approved with terms or conditions, the applicant may appeal the terms or conditions specified to the Development Appeals Board within thirty (30) days of the date of that decision.

**2.6.4** A new development permit is required when:

- a)** The approved use ceases and is replaced by another use;
- b)** The approved use ceases for a 12 month period;
- c)** The development or use is not started within 12 months; or
- d)** The intensity or size of use increases.

**2.6.5** To achieve conformity with the requirements of the OCP and the Zoning Bylaw, any approval may incorporate the following development standards:

- a)** Mitigating measures identified to address potentially inappropriate environmental or public safety conditions which may be created or compounded by development;
- b)** Conservation, mitigative and rehabilitation measures to maintain and enhance wildlife habitats, heritage and archaeological areas and previously developed areas;

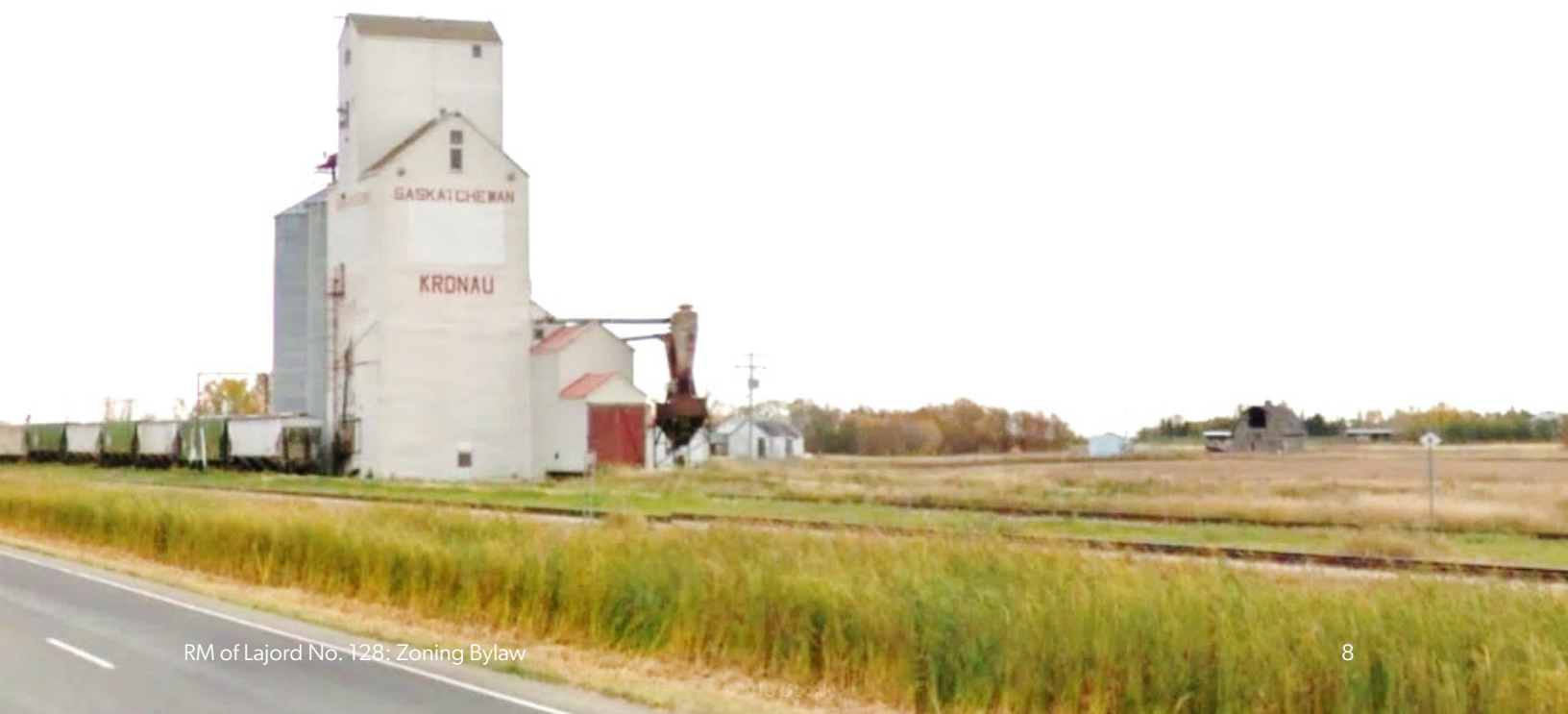
- c) Mitigation measures and the incorporation of FireSmart principles to address risk of damage caused by wildfires;
- d) Sufficient amenities (recreational and services to address the needs of those utilizing the development);
- e) Accessibility and traffic patterns for persons and vehicles, the type and volume of that traffic and the adequacy of proposed off-street parking and loading;
- f) Safeguards afforded to minimize noxious or offensive emissions including noise, glare, dust and odour; and
- g) Landscaping, buffering, screening, lighting and signs to enhance the site and create a suitable interface between differing land uses.

## **2.7 BUILDING PERMITS, LICENSES, AND COMPLIANCE WITH OTHER BYLAWS**

**2.7.1** A building permit shall not be issued unless a development permit, where required, has been issued.

**2.7.2** Nothing in this bylaw shall exempt any person from complying with the requirements of any building bylaw or any other bylaw in force within the RM or from obtaining permits or permission required from the RM, the provincial or the federal government.

**2.7.3** Where the provisions of this bylaw conflict with those of any other municipal, provincial, or federal requirements, the higher or more stringent standards prevail.



## **2.8 DEVELOPMENT PERMIT – INVALID**

**2.8.1** A development permit shall be automatically invalid and development shall cease, as the case may be:

- a)** If the development has not commenced within 24 months after the date of the approval of the permit;
- b)** If the proposed development is not commenced within the period for which the permit is valid;
- c)** If the proposed development is legally suspended or discontinued for a period of six or more months, unless otherwise indicated by Council or the Development Officer; and/or
- d)** When development is undertaken in contravention of this bylaw, the development permit and specified development standards.

## **2.9 CANCELLATION**

**2.9.1** Council or the Development Officer may cancel a development permit and, when cancelled, development shall cease;

- a)** Where the Development Officer or Council is satisfied that a development permit was issued based on false or mistaken information;
- b)** Where new information is identified pertaining to environmental protection, flood potential, or slope instability; and/or
- c)** When a developer requests a development permit modification.

## **2.10 PERMIT RE-ISSUANCE**

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



## 2.11 APPEALS

**2.11.1** The RM shall have a functioning Development Appeals Board (the Board).

**2.11.2** The composition of the Board, the secretary, remuneration and expenses, powers, duties and responsibilities shall be determined by Council in accordance with *The Planning and Development Act, 2007*.

**2.11.3** In making an appeal to the Board, and hearing such appeal, the provisions of *The Planning and Development Act, 2007* shall apply.

**2.11.4** The Board has the authority to hear an appeal as outlined in *The Planning and Development Act, 2007*.

**2.11.5** The Board does not have the authority to hear an appeal where:

- a) A discretionary use application is refused;
- b) Council refuses to amend the Zoning Bylaw or rezone land; and
- c) A decision concerning a subdivision application.

**2.11.6** Anyone starting an appeal must send written notice of appeal to the Secretary of the Board within 30 days of;

- a) A Development Officer's decision being issued;
- b) The failure of a Council to make a decision;
- c) Receiving a permit with terms and conditions; or
- d) An order being served to repair to correct contraventions.

**2.11.7** The Development Appeals Board must hear all appeals within 30 days of receiving a notice of appeal.

**2.11.8** At least 10 days before the hearing, the Board must notify affected parties about the hearing. The notice must be served by personal service, ordinary mail or registered mail.



## **2.12 AMENDING THE ZONING BYLAW**

**2.12.1** Any person who seeks to amend this Zoning Bylaw must submit an application for amendment to the Development Officer containing the following information:

- a)** The fee established by Council, as amended from time to time;
- b)** A completed application form;
- c)** In the case of a rezoning amendment:
  - i.** Plan(s) showing the lands which are the subject to the amendment;
  - ii.** Written authorization from the registered owner(s) of the said lands;
  - iii.** A current copy of the Certificate of Title for the said lands;
  - iv.** A written statement of the applicant's reason for the application; and
  - v.** Any other supporting information which, in the opinion of the Development Officer, is necessary to assess the application.
- d.** In the case of a textual amendment:
  - i.** A written statement of the applicant's reason for the application; and
  - ii.** Any other supporting information, which, in the opinion of the Development Officer, is necessary to assess the application.

**2.12.2** Any amendments to this Bylaw, shall comply with the Official Community Plan and any other relevant local area plans, as adopted and amended by Council from time to time.

**2.12.3** The process for public notification and public participation during bylaw adoption shall be in accordance with the requirements as set out in *the Act*.

**2.12.4** Council will only consider amendments which accommodate proposals, when specific development proposals, subdivision applications, servicing agreement and other information, as the case may be, have been presented to and reviewed by Council.

## **2.13 SERVICING AGREEMENTS, SERVICE AGREEMENT FEES AND DEVELOPMENT LEVY AGREEMENTS**

**2.13.1** Council may require a subdivision applicant to enter into a Servicing Agreement or development permit applicant to enter into a Service Fee Agreement or a Development Levy Agreement to ensure conformity with the OCP and Zoning Bylaw and to ensure adequate funding for on-site and off-site infrastructure development as allowed for in *the Act*. The RM shall have a Service Fee and Development Levy Bylaw prior to entering into a Servicing Fee or Development Levy Agreement.

**2.13.2** Council will ensure there are adequate municipal infrastructure and other public facilities prior to entering into the agreement with the applicant, which may include sewage disposal, solid waste disposal, availability and adequacy of source of water, recreational facilities, etc.

## **2.14 FEES AND ADVERTISING**

**2.14.1** The fees related to the Zoning Bylaw and OCP shall be established by Council.

**2.14.2** All advertising shall be conducted in accordance with the provisions of *the Act*.



## **2.15 OFFENCES AND PENALTIES**

**2.15.1** Pursuant to Section 242 of *The Planning and Development Act, 2007*, the Development Officer may issue a written order to the owner, operator or occupant of the land, building or premises for any contravention to this Zoning Bylaw or the OCP.

**2.15.2** Any person who violates this Zoning Bylaw is guilty of an offence and is liable, on summary conviction, to the penalties outlined in Section 243 of *The Planning and Development Act, 2007*.

## **2.16 PERFORMANCE BONDS**

**2.16.1** Council may require a developer to post and maintain a performance bond, irrevocable letter of credit or similar legal mechanism to ensure developer performance and to protect the public interest.

## **2.17 LIABILITY INSURANCE**

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

## **2.18 REGISTERED INTERESTS**

**2.18.1** Council may require that development, servicing agreements and other documents to be registered against affected lands, to protect municipal and public interests.

**3.0 GENERAL REGULATIONS**

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The following shall apply to all zoning districts in this bylaw:

**3.1 FRONTAGE ON ROAD**

A development permit shall not be issued unless the site intended to be used, or upon which a building or structure is to be erected, abuts or has frontage on a graded all-weather road or unless satisfactory arrangements have been made with Council for the improvement or building of a road, where required.

**3.2 NUMBER OF PRINCIPAL BUILDINGS AND USES ON A SITE**

No more than one principal building or use shall be permitted on any on any titled area excluding:

- a) Principle agricultural and industrial uses, public use and private institution(s) or principal uses within the agricultural and future land use districts;
- b) Additional farm residences, to a maximum of two, on an agricultural parcel (agricultural residence) of at least 64 hectares (160 acres) or equivalent in size. Agriculture shall be the principle use of the parcel, and the additional residences are to be occupied by a person who is engaged in the agricultural operation as an employee or partner;
- c) A multiple unit dwelling (where it is allowed in accordance with this bylaw);
- d) A communal dwelling group (i.e., Hutterite Colony) where it is

allowed in accordance with this bylaw; the maximum number of residences and uses for communal dwellings on one titled site may be determined at the discretion of Council.

- e) Natural and mineral resource extraction and related uses;
- f) Commercial developments at the discretion of Council; and/or
- g) Public utility of municipal facility.

**3.2.2** A development permit application for an additional residence will not be approved unless the additional residence is designed, sited, constructed, and finished in a manner that is visually compatible and harmonious with the character of the surrounding residential developments.

**3.3 NON-CONFORMING USES, SITES AND BUILDINGS**

**3.3.1** Any lands which do not conform to the site requirements as set out in this bylaw shall be deemed to be conforming with regards to site size and frontage, provided that a registered title for the site existed prior to the coming into force of this bylaw.

**3.3.2** All bylaw requirements shall be based on the stated metric unit. The imperial units shown in this bylaw shall be approximate guidelines only. Where an existing structure or site falls into a non-conformity by reason of conversion from the Imperial System of Measurement to the Metric System of Measurement, and solely from such change, such existing structure or lot shall not be deemed non-conforming.

**3.3.3** An existing non-conforming use or intensity of use may continue if the used existed when this bylaw was adopted and has not been discontinued for 12 consecutive months.

**3.3.4** Existing non-conforming buildings may be repaired and maintained, but shall not have reconstruction performed to them such as structural alterations or addition, pursuant to all the requirements of *the Act*.

**3.3.5** All other regulations for non-conforming buildings, sites and uses shall be subject to the provisions of *the Act*.

### **3.4 BUILDINGS TO BE MOVED**

No building shall be moved within, or into, the RM without first obtaining a development permit from the Development Officer; unless exempt under this bylaw.

### **3.5 MOBILE HOMES, MODULAR HOMES**

**3.5.1** A mobile or modular home is considered a residence for the purposes of this bylaw unless otherwise stated.

**3.5.2** Wherever a dwelling is allowed it may be in the form of a modular home unless otherwise stated in this bylaw.

**3.5.3** All residences, including mobile homes and modular homes, shall be attached to a permanent foundation and be newer than 10 years old.

**3.5.4** Every mobile home shall bear CSA Z240 certification, have all wheels removed and skirted, and be attached to

an approved septic tank system prior to occupancy.

**3.5.5** Every modular home shall bear CSA A277 certification.

### **3.6 PUBLIC UTILITIES, PIPELINES, AND MUNICIPAL FACILITIES**

**3.6.1** Public utilities and municipal facilities, including dedicated lands and excluding solid and liquid waste disposal sites, shall be permitted in all districts unless otherwise specified by this bylaw and no site or yard requirements shall apply.

**3.6.2** Where a pipeline, other utility or transportation facility crosses a municipal road Council may apply special design standards as considered necessary to protect the municipal interest in the road.

### **3.7 WATER SUPPLY**

**3.7.1** A proven potable water supply shall be available to service all development where water is required.

**3.7.2** Council may require an applicant to provide written proof, from a qualified professional or well driller, that a proven potable water supply of sufficient quality and quantity is available to service the proposed development or subdivision.

**3.7.3** If subsection 3.7.2 above is not complied with, or if the proposed development or subdivision may jeopardize ground or surface water supplies, Council may refuse a development or recommend refusal or a proposed subdivision.

### **3.8 WASTE DISPOSAL FACILITIES**

**3.8.1** No development or use of land which requires sewage disposal or landfill facilities shall be permitted unless those facilities are approved by the appropriate provincial agency.

**3.8.2** Disposal of liquid, solid, or gaseous waste shall be governed by the appropriate acts and regulations administered by the Province of Saskatchewan or related agencies.

**3.8.3** All waste disposal facilities shall be located outside the 1:50 flood hazard area.

**3.8.4** Private landfills and lagoons may be allowed, provided they meet provincial requirements and are located so they will not interfere with existing or future residential, recreational, or tourism development.

**3.8.5** Development of a new solid or liquid waste disposal facility or expansion of an existing facility will be subject to the following, as specified by the RM, upon issuing a permit:

- a)** Development and site maintenance shall be in accordance with provincial environmental and health regulations.
- b)** Any solid waste disposal facility shall be located 457 metres (1,499.34 ft.) from any residence. Council, at its discretion, may apply a lesser separation and may consider any agreement to a lesser separation distance by affected parties.

- c)** A buffer strip containing trees, shrubs or a berm shall be located surrounding a disposal area.
- d)** Any solid or liquid waste disposal facility shall be fenced.
- e)** Adequate precautions shall be taken to prevent pollution of ground water by disposal operations.
- f)** Solid waste disposal facilities shall be located in proximity to a provincial highway and adjacent to an all-weather road.
- g)** The development of any new disposal sites shall take into consideration direction of the prevailing winds.
- h)** Council shall place any additional conditions for approval deemed necessary based upon a specific application.

### **3.9 STORAGE OF CHEMICALS, FERTILIZERS, AND COMBUSTIBLE MATERIALS**

The storage of chemicals, fertilizers and combustible materials are subject to the requirements of both the federal and provincial governments. All necessary requirements and permits from other regulatory agencies must be met and obtained prior to the storage of hazardous substances.

### **3.10 DEVELOPMENT OF HAZARD LANDS**

**3.10.1** Where development of a building is proposed within 150 m (492 ft.) of an area designated in the Official Community Plan as potential hazard land, as adopted and amended from time to time, Council may require the applicant to submit sufficient topographic and geotechnical information to determine if the development will be within 50 m (164 ft.) of any slopes that may be unstable within the flood plain of any river or stream, or any other land that may be subject to flooding.

**3.10.2** Council may require that, before a permit is issued for development on a site referenced in Section 3.10.1 above, the applicant submit a report prepared by a professional that is competent to assess the suitability of a purposed development site with respect to:

- a)** The potential for flooding up to 1:50-year flood elevation;
- b)** The potential for slope instability before and after the development and any proposed improvement;
- c)** The suitability of the location for the proposed use or building given the site constraints, and
- d)** The required mitigation measures for development on areas with a high-water table.

**3.10.3** Within the flood plain of a river or stream;

- a)** Residential structures containing habitable or potentially habitable rooms shall be flood proofed to the 1:500-year flood elevation;
- b)** ILO's shall ensure that buildings, permanent ILO animal enclosures, and manure storage facilities are flood proofed to the 1:500-year flood elevation;
- c)** Intensive Agricultural Operations shall ensure buildings are flood proofed to the 1:500-year flood elevation; and
- d)** Habitable structures or buildings not housing animals may employ wet flood proofing techniques.

**3.10.4** Sanitary landfills and lagoons shall not be located on hazard lands.

**3.10.5** Actions to avoid, prevent, mitigate or remedy hazards may be incorporated as conditions of any development permit. The Development Officer or Council shall refuse a permit for any development where, in their opinion, the proposed actions are inadequate to address the adverse conditions or will result in excessive municipal costs.

### **3.11 GROUNDWATER PROTECTION**

**3.11.1** No development or use of land shall be permitted where the proposal will adversely affect domestic and municipal water supplies or where a suitable potable water supply cannot be furnished to the requirements of the Health Authority and/or Water Security Agency.

**3.11.2** If, in the opinion of Council, the groundwater could be adversely affected, a professional report shall be prepared at the cost of the developer. The report/study shall determine whether the proposed development would adversely affect the groundwater resource, the stability of the land and include conditions under which appropriate development may be approved. Council shall make a recommendation for subdivisions or development based on the recommendation including the municipal servicing costs.

### **3.12 SIGNS AND BILLBOARDS**

**3.12.1** All signs situated in a Highway Sign Corridor shall be regulated by the requirements of The Provincial Highway Sign Control Regulations, as may be amended from time to time.

**3.12.2** Signs other than those located in a Highway Sign Corridor will require municipal approval if the following uses or occupations are advertised:

- a)** Agriculture commercial uses;
- b)** Home occupations;
- c)** Principal use of a premises; or
- d)** Principal products offered for sale on the premises.

**3.12.3** Signs and billboards that require municipal approval are subject to the following requirements:

- a)** No more than two (2) signs will be permitted on the premises;
- b)** Each sign may be double faced;
- c)** Unless otherwise stated in a specific district, no sign shall be in excess of 6 square metres (64.5 sq. ft.) in area, but the two (2) permitted signs may be combined and the total facial area shall not exceed 12 square metres (129.17 sq. ft.); and
- d)** The maximum height of any sign shall be 6 metres (19.69 ft.).

**3.12.4** Signs not requiring a development permit:

- a)** Address signs – one address designation per use which denotes the numerical address and/or name of the occupant;
- b)** Agricultural related signs – agricultural related signs are permitted on a temporary basis, such as a herbicide, or insecticide, or seed advertising promotional signs;
- c)** Construction signs – signs that indicate the impending development of a site are permitted on a temporary basis;
- d)** Directional signs – signs such as traffic warning signs, parking or no trespassing signs;
- e)** Election signs – election signs for any level of government are permitted;

- f)** Government signs – all signs erected by any level of government;
- g)** Memorial signs – memorial signs are permitted only on the property which is being advertised;
- h)** Real estate signs – real estate signs are permitted only on the property which is being advertised;
- i)** No trespassing, hunting restriction and similar signs; or
- j)** Signs in a Highway Sign Corridor.

**3.12.5** All signs, including those listed above, shall be located so that no part of the sign encroaches on a public right of way or interfere with the sightline or any intersection.

### **3.13 HOME BASED BUSINESSES**

**3.13.1** Home based businesses shall visibly be secondary and ancillary to the farmstead or residence.

**3.13.2** Home based businesses shall cause no variation in the residential or residential farm character and appearance of the dwelling accessory residential building, or land, except for permitted signs.

**3.13.3** The use shall not generate substantially more vehicular and/or pedestrian traffic and vehicular parking than normal within the district.

**3.13.4** The permitted use shall be valid only for the period of time the property is occupied by the applicant for such permitted use.

**3.13.5** All permits issued for home based businesses shall be subject to the condition that the permit may be revoked at any time if, in the opinion of the Development Officer or Council the conditions under which the permit was originally issued are no longer met. Where a permit is revoked the use shall cease immediately.

**3.13.6** Any increase in a home based business operation as applied for or approved shall require a new discretionary use approval.

### **3.14 DWELLING GROUP**

**3.14.1** All service and other common buildings shall be of permanent construction.

**3.14.2** Access to sites shall be from a road internal to the dwelling group parcel.

**3.14.3** No dwelling shall be closer than 6 metres (19.69 ft.) to any other dwelling.

**3.14.4** All buildings on a dwelling group parcel shall maintain the required yards to the property lines of the parcel provided for in the district and the required setback to the centreline of a road.

**3.14.5** Before occupancy, a dwelling group site shall provide and, at all time, maintain the following:

- a)** Storage facilities necessary for site service and maintenance equipment.
- b)** Screening in the form of landscaping and fencing around service buildings, storage compounds and refuse collection points.
- c)** A neighbourhood sign, not to exceed 4 square metres (43.06 sq. ft.) of face area.

### **3.15 KENNEL**

**3.15.1** A kennel shall not be located within or adjacent to a multi-parcel residential subdivision (including hamlets and organized hamlets) or closer than 304.8 metres (1,000 ft.) from the boundary of a multi-parcel subdivision (including hamlets and organized hamlets);

**3.15.2** All pens, rooms, exercise runs and holding stalls shall be soundproofed;

**3.15.3** All facilities shall meet provincial regulations, when necessary;

**3.15.4** No facility or exterior exercise area used to accommodate the animals shall be located within 25 metres (82.02 ft.) of any property line of the parcel on which the facility is to be sited;

**3.15.5** All exterior exercise areas (runs) shall be enclosed with a fence with a minimum height of 1.83 metres (6 ft.);

**3.15.6** All facilities, including buildings and exterior exercise areas, shall be required to be sited behind the residence; and

**3.15.7** All facilities shall be visually screened from existing dwellings on adjoining parcels.

### **3.16 BED AND BREAKFAST AND VACATION FARM OPERATIONS**

**3.16.1** A bed and breakfast or vacation farm operation shall be a secondary use on any property.

**3.16.2** The agricultural use or residential use shall be established on the property prior to the establishment of the operation.

**3.16.3** The operation may include rooms, cabins, and overnight camping areas.

**3.16.4** Proposed structures shall be suitable and comfortable for the proposed site and the development shall not be in conflict with adjacent uses or uses currently on site.

**3.16.5** The maximum number of rooms, cabins or overnight camping areas permitted will be specified as a condition of the development permit.

**3.16.6** Onsite signs will be permitted in accordance with Section 3.12.3.

**3.16.7** There shall be suitable services for the facility.

**3.16.8** Vacation farms and bed and breakfast operations shall be licensed pursuant to *The Public Health Act*, where tourist accommodations requires provincial approval and obtaining this license will be a condition of approval.

**3.16.9** There shall be appropriate levels of access to the site and off-street, or road parking where permitted, for the users of the facility.

**3.16.10** Bed and breakfast operations shall be located in a residence used as the operator's principle residence or located in a dwelling accessory to and established on the same site as the operator's principal residence.

**3.16.11** The development will not be in conflict with adjacent uses or uses currently on site.

### **3.17 CAMPGROUNDS**

**3.17.1** The following uses are allowed within a campground and long term campground:

- a)** One recreational vehicle shall be permitted on each campsite, subject to standards within this bylaw;
- b)** Recreational uses, such as sports fields, parks, playgrounds, picnic grounds, lodges, hiking and cross country trails and other similar uses, generally associated with campgrounds;
- c)** Washroom facilities, laundry facilities, and a confectionery designed to meet the needs of the occupants of the campsites;
- d)** One residence for the accommodation of the operator; and
- e)** Public utilities, excluding solid and liquid waste facilities.

**3.17.2** The following uses are allowed on a campsite within a long term campground:

- a)** One storage accessory building per campsite that does not exceed 9.29 square metres (100 sq. ft.) and that receives building permit approval, if necessary. The building shall have a minimum setback of 3.05 metres (10 ft.) from the roadway within the campground.
- b)** One deck per campsite that is contained within the campsite with no portion located in any roadway or required buffer area and that receives building permit approval, if necessary. The deck

shall have a minimum setback of 3.05 metres (10 ft.) from the roadway within the campground.

**3.17.3** The uses prohibited within campgrounds and long term campgrounds shall include:

- a)** Dwelling units on permanent foundations, mobile homes, park model trailers, and modular homes, excluding one residence for the accommodation for the operator;
- b)** Recreational vehicles with axles and/or wheels removed;
- c)** Converted buses partially dismantled or inoperative vehicles;
- d)** Home occupation; and
- e)** Outhouses.

**3.17.4** Site Plan Required:

- a)** The operator of the campground or long term campground shall provide the Development Officer a plan of the campground, identifying any buildings, uses of land, the location of campsites with dimensions, any changes to grading and drainage, and a stormwater management plan. The site plan shall also show internal circulation requirements, street widths, site access and egress, emergency access, parking areas, storage areas, washroom facilities and utilities, laundry areas, recreational areas, and any other information the Development Officer or Council deem necessary.

- b)** The addition or rearrangement of campsites, the construction or moving of buildings, the material change in the use of the portions of land or the filling or clearing of land shall require a development permit and the operator shall submit for approval an amended plan incorporating the development.

**3.17.5** Roads and Access:

- a)** The campground or long term campground shall be accessible by a registered and developed all-weather road.
- b)** The number of access points shall be limited to control the entry and exit of vehicles. The access points shall also minimize interference with traffic flow and neighbouring uses. The location of these access points shall not route traffic through residential areas.
- c)** Each campsite shall have direct and convenient access to a developed internal roadway which is not located in any required buffer area.
- d)** The space provided for internal roadways shall be at least 7.5 metres (24.61 ft.) in width for two way traffic and 5.5 metres (18.04 ft.) for one way traffic. No portion of any campsite, other use or structure shall be located in any roadway or required buffer area.
- e)** The campground or long term campground and each site within shall have clear access and identification for emergency vehicles and personnel.

**3.17.6** A campground or long term campground shall have within its boundaries a buffer area abutting the boundary of not less than 4.5 metres (14.76 ft.) which shall contain no buildings.

**3.17.7** No portion of any campsite shall be located within a roadway or required buffer area.

**3.17.8** The individual campsites shall not be fenced. A fence may be erected around the perimeter of the campground or long term campground and shall form part of the development permit application.

**3.17.9** Long term outside storage of materials shall be kept in a neat and orderly fashion.

**3.17.10** Each campsite shall have at least one vehicular parking space provided on site, in addition to the parking space for one recreational vehicle.

**3.17.11** All provincial regulations, including *The Public Health Act*, shall be complied with in respect to all operations and development of the campground or long term campground.

**3.17.12** All developments may be subject to the RM's bylaw for The Licensing of Operators of Trailer Parks, or Camps and The Licensing of Trailers.

**3.17.13** In addition to meeting the regulations of this bylaw, Council will consider applications with respect to the following criteria:

- a)** The campground or long term campground site is located with convenient access to the recreational features or facilities that it is intended to serve.
- b)** The size and shape of the parcel and the design of the campground or long term campground will ensure that each site is accessed from an interior roadway.
- c)** The size, shape and density of campsites is sufficient to accommodate recreational vehicles and provide sufficient buffer between each campsite and the interior roadway. Campsites shall accommodate a minimum setback of 1.52 metres (5 ft.) from a recreational vehicle to the interior roadway.
- d)** There is a water source suitable for public consumption that meets provincial standards and has been approved by the Province prior to the approval of a development permit.
- e)** There is a system for sewage and waste water disposal that meets provincial standards and has been approved by the province prior to the approval of a development permit.
- f)** The development will not be in conflict with adjacent uses or uses currently on site.



**3.18 MINERAL RESOURCE DEVELOPMENT**

**3.18.1** All mineral resource development shall meet provincial requirements and guidelines as well as municipal requirements.

**3.18.2** Land use incompatibility, nuisance and pollution shall be minimized by considering appropriate routes, buffers, screening, etc.

**3.18.3** Signage, fencing, lighting restrictions or other safety measures may be required at the developer’s expense.

**3.18.4** All operations shall have efficient servicing, haul routes and have a high consideration for public safety.

**3.18.5** To provide appropriate access, egress and sewage, water, stormwater and/or drainage works, the construction of or upgrades to municipal infrastructure may be required at the developer’s expense.

**3.18.6** Council will specify development conditions in conjunction with recommendations from provincial agencies and reports from qualified individuals regarding site development, services, modifications to application and location of operation.

**3.18.7** Council will specify conditions regarding cost recovery and cost-sharing of municipal road construction and maintenance expenses due to increased haulage by trucks carrying resources.

**3.18.8** All operations shall have direct access to a developed road.

**3.18.9** Applicants will be required to provide:

- a) A plan showing the location of the proposed area of operation and site boundaries;
- b) A description of the life cycle of the operation, including:
  - i) A detailed timing and phasing of the project, including the length of the proposed operation;
  - ii) A decommissioning and restoration plan showing the final site conditions and post-development land use plan following the completion of the operation;
- c) A description of the measures to be taken for the prevention or mitigation of dust, noise, public safety, erosion and other effects to surrounding land uses and the public, during and after the operation; and
- d) Information that identifies the projected volumes of truck traffic on roads, the proposed road impacts (e.g., road deterioration), and the proposed measures to minimize negative impacts (e.g., noise, dust, excessive speed) on other road users and the public.

### **3.19 SAND AND GRAVEL OPERATIONS**

**3.19.1** Applicants proposing a sand and gravel operation, or an expansion to an existing operation, shall meet applicable provincial and municipal requirements.

**3.19.2** Applicants will be required to provide:

- a)** A plan showing the location of the proposed area of operation, site boundaries, storage of extracted materials, the depth of excavation and the quantity of topsoil to be removed;
- b)** A description of the excavation, disposal and stripping or grading operation;
- c)** A description of the timing and phasing of the project, including the length of the proposed operation;
- d)** A reclamation plan showing the final site conditions following the completion of the operation;
- e)** A description of the measures to be taken for the prevention or mitigation of dust, noise, public safety, erosion and other effects to surrounding land uses and the public;
- f)** Information that identifies the projected volumes of truck traffic on the roads, the proposed road impacts and the proposed measures to minimize negative impacts on the other road users and the public;
- g)** Method for stormwater management/ drainage control and erosion and sediment control; and
- h)** Any other information that Council deems necessary.

**3.19.3** Council will specify conditions regarding cost recovery and cost-sharing of municipal road construction and maintenance expenses due to increased haulage by trucks carrying sand and gravel resources. The applicant, operator or person that hauls the sand and gravel resources may be required by the RM to enter into a road maintenance agreement.

**3.19.4** All gravel operations shall have direct access to a developed road.

**3.19.5** Approaches to the development shall be located away from existing residences.

**3.19.6** Where a sand and gravel development is proposed within the vicinity of a water source, the development permit application may be required to be accompanied by an appropriate hydrological study which outlines necessary mitigation measures.

**3.19.7** Sand and gravel development shall have regard to adjacent land uses and no material is to be stored or piled on any road allowance or within 30.48 m (100 ft.) of the bank of any watercourse or the shore of any waterbody.

**3.19.8** The owner of the land and the operator proposing a sand and gravel operation, or an expansion to an existing operation, may be required to enter into a reclamation agreement with the RM.

**3.19.9** The reclamation agreement shall identify the appropriate restoration condition of the land that is environmentally safe, stable and compatible with adjoining lands.

**3.19.10** The reclamation agreement may be registered as an interest on the title to the affected lands as a development permit condition to protect municipal and public interests.

**3.19.11** An approval for a sand and gravel extraction development permit will be issued for a maximum of 5 years and may be renewed at the discretion of Council through the development permit process.

**3.19.12** To address potential land use conflicts, Council may limit the week days and hours of operation as a development condition.



### **3.20 INTENSIVE LIVESTOCK OPERATION (ILO)**

**3.20.1** The RM will require the developer to apply for a municipal development permit, in addition to any provincial approval that may be required.

**3.20.2** In order to manage the development of ILOs and surrounding land use interests, Council will consider applications for development of an ILO, including any rendering facility or abattoir.

#### **3.20.3 Location Separation Criteria**

**a)** In order to ensure ILO development occurs in acceptable locations, new ILO developments proposed subsequent to the date of the adoption of this bylaw or a proposed expansion of an existing ILO (existing at the date of adoption of this bylaw) shall comply with the location separation criteria in Table 3.20.

**b)** Council, at its discretion, may apply a lesser separation distance than given in Table 3.20, considering the following:

- i)** The developer shall provide written notice, approved by Council, to the owners of all residences within the distance provided in Table 3.20 and to the hamlet board of a hamlet or council of an urban municipality or Chief of a First Nation within the specified distance.
- ii)** A lesser separation distance than described in Table 3.20 will not negatively impact the specific use or surrounding development. Prior to granting a reduction, Council may consult with appropriate agencies and adjacent landowners, and may consider any written agreement to a lesser separation distance provided by adjacent owners.

- c)** Where Council approves a lesser separation distance than given in Table 3.20, a written agreement may be required between the ILO developer and any landowner or jurisdiction agreeing to the lesser separation distance. The agreement may be registered against the applicable parcel titles of both parties at the cost of the developer.

Table 3.20: Minimum Separation Criteria for ILO to Specific Uses (in metres)

Specific Use	Animal Units				
	100-299	300-499	500-2000	2001-5000	>5000
Residence, tourist accommodation, campground or long term campground	300 (450)	400 (600)	800 (1200)	1200 (1600)	1600 (2000)
Area authorized for a multi-parcel residential subdivision, or First Nation Reserve <100 population	400 (600)	800 (1200)	1200 (1600)	1600 (2400)	2000 (2400)
Urban municipality or First Nation Reserve 100-500 population	800 (1200)	1200 (1600)	1600 (2000)	2400 (2400)	2400 (2400)
Urban municipality or First Nation 501-5000	1200 (1600)	1600 (2000)	2400 (2400)	3200 (3200)	3200 (3200)
Urban municipality or First Nation Reserve >5000	1600 (2000)	2400 (2400)	3200 (3200)	3200 (3200)	3200 (3200)
<ul style="list-style-type: none"> <li>Distances are measured between livestock facilities and building development.</li> <li>Numbers in brackets apply where open liquid manure storage facilities are used or proposed.</li> <li>Distances do not apply to residences associated with the operation.</li> </ul>					

### 3.20.4 Public Consultation

- a)** Council will advertise any proposal for an ILO in the local newspaper and will provide an opportunity for public comment for a minimum of 21 days prior to making a decision. All costs associated with advertising will be the responsibility of the developer.
- b)** Council will encourage developers to hold a separate public open house prior to development permit consideration to provide information to affected landowners.
- c)** If the developer does not hold a public open house, Council will hold a separate public meeting prior to development permit consideration to ensure community interests are considered before a decision is made by the Council, at the cost of the developer.
- d)** Council will make a decision on a proposed livestock operation within 45 days of receiving all information necessary to make a decision. If an extension is required, Council will notify the developer in writing, including reasons for the extension and the length of the extension.

### 3.20.5 Water Supply and Protection

- a) There shall be a water supply adequate for the proposed development and the development shall not contaminate any water supply source. Prior to approval, Council may:
  - i) Require the applicant to demonstrate that appropriate measures will be in place to minimize the risk of contamination of water sources.
  - ii) Require the applicant demonstrate an adequate water supply is available for the development and that the supply for neighbouring developments will not be adversely affected by the proposed operation.

### 3.20.6 Additional Information

- a) Council may require the applicant to obtain recommendations from appropriate agencies and address issues regarding water supply, quality, quantity considerations, manure management plans and other issues that Council may require the applicant to address to evaluate the suitability of the site.
- b) *The Agricultural Operations Act* and other provincial legislation may apply to the development of an ILO. When considering the operational or environmental aspects of a proposed project, Council may wish to refer a development permit application to the appropriate agencies for advice and recommendations.

### 3.20.7 Permit Conditions

- a) As a condition of approval, Council shall specify the maximum number of animal units for which the approval is made to reduce the potential for land use conflicts with neighbouring uses.
- b) As a condition of approval, Council may specify land which may or may not be used for the disposal of manure from an ILO by spreading of manure, in order to minimize potential land use conflicts such as residences, planned residential development, recreational areas, tourist sites, etc.
- c) Council may require manure to be incorporated into the soil within 24 hours of spreading, unless such incorporation is prevented by adverse weather conditions, in which case incorporation shall take place as soon as practical thereafter or by any other normal acceptable agricultural practice that council may approve.
- d) Council may impose development standards which specify the location of holding areas, buildings or manure storage facilities on the site.
- e) Council may require screening or encourage the use of innovative technologies which mitigate odour or other nuisances.

### 3.20.8 Existing Livestock Operations

- a) Any ILO existing at the time of the adoption of this bylaw may continue as approved; however, if there is any expansion of the operation or change of animal species or type of operation the developer will be required to obtain approval from Council in accordance with the requirements and conditions of this bylaw.

### 3.20.9 Development permits are required for any proposed:

- a) New ILO;
- b) Expansion of an existing ILO;
- c) Any temporary facility or part of a site; and
- d) Change of animal species or type of operation, if it meets the definition of an ILO, as defined within this bylaw.

### 3.21 MANURE APPLICATION

**3.21.1** The minimum separation distance between occupied dwellings and the location where manure is to be spread is listed within Table 3.21.

**3.21.2** The distances referred to in Table 3.21 are measured between the edge of the manure application area and the nearest occupied dwelling.



Table 3.21: Location Separation Criteria for Manure Spreading to Dwellings (metres)

Distance between manure application and the nearest occupied dwelling	Method of Manure Application		
	Injected	Incorporated within 24 Hours	No incorporation
Communities of 5-5000 people	200	400	800
Communities of 1001-5000	400	800	1200
Communities of >5001 people	400	800	1600

## **3.22 RODEO FACILITIES AND EQUESTRIAN CENTRES**

### **3.22.1** General Requirements:

- a)** Rodeo facilities and equestrian centres must be located on sites exceeding 17 ha (40 ac);
- b)** Rodeo facilities and equestrian centres must provide a water source suitable for public consumption at the rodeo facility or equestrian centre; and
- c)** Rodeo facilities and equestrian centres must have a sewage disposal and other necessary utilities for domestic and public use.

**3.22.2** Council may require the developer to obtain recommendations from appropriate agencies regarding issues related to water supply, quality and quantity, manure management plans, and any other issues Council deems relevant for the purpose of ensuring environmental protection.

**3.22.3** *The Agricultural Operations Act* and other provincial legislation may apply to the development of a rodeo facility or equestrian centre. When considering the operational or environmental aspects of the proposed project that does not trigger a provincial review, Council may refer a development permit application to the appropriate agencies for advice and recommendation.

**3.22.4** There shall be a water supply adequate for the proposed development and the development shall not contaminate any water supply source. As a condition of approval, Council may:

- a)** Require the project to demonstrate that appropriate measures will be in place to minimize the risk of contamination of water sources; and/or
- b)** Require the applicant to demonstrate an adequate water supply is available for the development and that the supply for neighbouring developments will not be adversely affected by the proposed operation.

**3.22.5** Application of manure will be carried out in accordance with section 3.21.

**3.22.6** As a condition of approval, Council shall specify the maximum number of animal units for which the approval is made.

## **3.23 STORAGE OF VEHICLES**

**3.23.1** No site shall be used for the parking or outside storage of junked vehicles except:

- a)** Permitted salvage or autobody wrecker yards;
- b)** A maximum of 2 such vehicles on any Country Residential District and Country Residential Lakeshore District site;
- c)** A maximum of 12 such vehicles on any Agricultural Resource District, Light Industrial and Highway Commercial District site; or
- d)** If specified otherwise in this bylaw.

**3.23.2** All sites shall be kept in a neat and tidy manner. The RM may require the coverage of stored vehicles, the screening from a roadway or neighbouring property by landscaping or fencing, or a combination thereof.

### **3.24 GRADING AND LEVELLING OF SITES**

**3.24.1** Unless specified otherwise by the RM, lot slope and elevations shall not be altered. Council shall require verification of approval by the responsible provincial agency and/or by a qualified professional for alterations of lot slope and elevations and drainage plans.

**3.24.2** The final lot grading and landscaping shall be the responsibility of the individual property owner who must comply with the elevations as shown on the overall approved drainage plan.

**3.24.3** The placing or storage of fill and topsoil may be allowed providing that there is no adverse effect on adjacent lands as a result of any drainage alteration and there is no negative impact on water flows to or from adjacent lands. No construction shall be permitted which creates or aggravates water stagnation or a drainage problem on adjacent properties.

**3.24.4** All applicable provincial and federal requirements shall be adhered to.

### **3.25 SOLAR FARMS (equal to or greater than 1 megawatt (1 MW))**

**3.25.1** A site plan and associated information shall be submitted as part of the development permit application that includes:

- a)** Property lines, existing uses and vegetation on the site;
- b)** Proposed solar energy system including all equipment, machinery and structures used for the collection, conversion and transmission of solar energy to electrical energy;

- c)** The number and size of photovoltaic panels and the height of the photovoltaic panels and racking system;
- d)** Associated development including but not limited to roads and access, parking, cabling, distribution and transmission lines, power grid connections, fencing and proposed landscaping;
- e)** Site topography and any potential hazard lands within and adjacent to the site and the proposed methods of mitigating any hazards; and
- f)** An inventory of current land uses adjacent to the proposed development.

**3.25.2** Confirmation of site ownership by the applicant or, where the land is not owned by the applicant, evidence of site control and right to access through provisions of a lease or easement agreement with the landowner.

**3.25.3** The size, height, and location of the solar farm shall not inordinately remove high quality agricultural land from production or detract from the amenity of the area. Council may apply development standards in issuing a development permit limiting the size, height and location of the solar farm.

**3.25.4** The solar energy system shall comply with all applicable electrical code. Applicants are responsible for obtaining any required federal and provincial permits, licenses and approvals for construction and maintenance of the solar energy system and must remit a copy to the RM.

**3.25.5** Reasonable accessibility for emergency service vehicles and personnel shall be required. Emergency response

plans may be required as a condition of the development permit.

**3.25.6** Solar energy systems shall be designed to maximize the preservation of onsite and abutting natural areas and drainage to the greatest extent.

**3.25.7** Clearing of natural vegetation shall be limited to what is necessary for the construction, operation and maintenance of the solar energy system and shall not occur on any slopes greater than 15% to minimize erosion.

**3.25.8** Vegetative screening and/or a security fence may be required as a condition of the development permit. No unscreened outdoor storage shall be permitted.

**3.25.9** Landscaping and maintenance plans may be required as a condition of the development permit. Landscaping and maintenance plans shall include control measures to address weeds, rodents, refuse removal, and soil erosion.

**3.25.10** A minimum of one onsite parking space shall be provided to accommodate vehicles for site maintenance.

**3.25.11** Lighting of a solar energy system shall be limited for safety and operational purposes and shall be reasonably shielded from abutting properties and directed downward to reduce light glare and pollution.

**3.25.12** There shall be no noise, vibration, light, glare, heat, or dust that will in Council's opinion detract from the amenity of the area. Council may require the developer implement mitigating measures

to ensure the solar energy system produces minimal disturbance to the surrounding lands.

**3.25.13** No advertising shall appear on the solar energy system. Signage, not to exceed 32 sq. ft., is permitted to display the facility name, address, safety precautions, and emergency contact information.

**3.25.14** A decommissioning plan shall be required to address the manner of physical removal of the system and site restoration to the same or better land capability should the solar energy system, in part or full, become abandoned or defective.

**3.25.15** Any or all parts of the solar energy system is considered to be abandoned or defective if:

- a) It is not in operational condition, capable of collecting and converting solar radiation into electrical energy, for a period of one year; or
- b) It is in operational condition and is not used to generate and supply electricity for a period of two years.

**3.25.16** If abandoned or defective, the solar energy system shall be repaired or removed at the cost to the owner. The developer may be required to provide a financial guarantee equal to the cost of restoration of the site.

**3.25.17** Any changes to the original development permit shall require a new permit to be issued.

**3.26 SMALL WIND ENERGY SYSTEMS**

**3.26.1** Only one small wind energy system shall be permitted as an accessory use to the principal use, subject to the minimum site size requirement.

**3.26.2** The minimum site size for the allowance of any small energy system shall be 2 hectares (4.94 acres).

**3.26.3** Maximum total wind tower height or total system height shall be:

- a) 45 metres (147.64 ft.) above grade level

**3.26.4** Wind tower base and system setbacks:

- a) From any property line: 1.5 times tower/system height
- b) From on-site dwelling: 1.5 times tower/system height
- c) From neighbouring dwellings:
  - < 10 kW: 100 metres
  - > 10 kW: 300 metres

**3.26.5** For residential applications, wind energy components and towers shall be erected in rear yards only.

**3.26.6** The bottom point of an operating rotor shall be above grade level, to manufacturer’s specification at minimum, but in no case nearer than 5 metres (16.4 ft.) above grade level.

**3.26.7** All wind energy systems and towers shall be enclosed within a locked protective chain link fence of a minimum height of 1.85 metres (6.07 ft.) and the design shall be included in the

development permit application for Council’s approval.

**3.26.8** Development and building permit applications for a small wind energy system shall include either a manufacturer’s engineering certificate of structural safety or certification of structural safety via a Saskatchewan Professional Engineer.

**3.26.9** Installation plans (concrete specifications, anchoring specifications) shall be certified by a Saskatchewan Professional Engineer.

**3.26.10** Proof that an approved electrical permit has been obtained shall be provided to the RM in regards to small wind energy systems.

**3.26.11** The small wind energy system shall be finished in a non-reflective matte colour or to the satisfaction of Council.

**3.27 LARGE WIND ENERGY SYSTEMS**

**3.27.1** Large wind energy systems equal to or greater than 1 megawatt (1 MW) shall be permitted at Councils discretion, subject to the following:

- a) An application for a development permit accompanied by a site plan that shows the location of the wind energy system(s) including roads, underground cabling, fencing, drainage and access shall be submitted as part of the development permit application.
- b) An agreement with the municipality to ensure all roads and accesses are constructed to municipal standards.

- c)** A consultation report demonstrating suitable consultation with the adjacent properties within a 5 km (3.11 mile) radius surrounding the proposal prior to the review of the development permit application.
- d)** All wind energy systems shall meet the following minimum setbacks:
  - i.** No wind energy tower shall be located closer than a distance equal to 1.5 times the height tower or system from any residential site or property line;
  - ii.** Setback distances may be decreased or increased, if deemed necessary through consultations and/or studies, by qualified professionals, provincial departments, provincial parks, environmental sensitive areas, wetlands, or other protected areas.
- e)** All wind energy systems shall have a minimum site size of 2.0 ha (5.08 ac) and shall not be located on environmentally sensitive lands. Council may require the developer to take mitigating measures to ensure the development produces minimal environmental impacts to the surrounding lands.

### **3.27.2** Other Specifications:

- a)** Development permit applications for wind energy systems shall be accompanied by a manufacturer's engineering certificate of structural safety or certification of structural safety from a Saskatchewan Professional Engineer.
- b)** The proposed height of the wind energy system shall be included in the development permit application. Maximum total wind tower height or total system height shall be at the discretion of Council and will be based on the surrounding land uses.
- c)** There shall be no sounds, light, glare, heat, dust or other emissions that will, in Council's opinion, detract from the amenity of the area. Council may require the developer to take mitigating measures to ensure the development produces minimal disturbance to the surrounding lands.
- d)** Landscaping shall be provided by the developer, where deemed necessary by Council, to maintain safety, protection and the character of the surrounding area.
- e)** No advertising shall appear on the tower or blades.
- f)** Any changes to the original development permit shall require a new permit to be issued.

### **3.28 ACCESS ROADS**

**3.28.1** Every development shall have access to a developed road.

**3.28.2** Council may require applicants and developers to pay for any or all costs associated with road construction and short-term maintenance where the cost is directly associated with the development or subdivision.

**3.28.3** A development permit shall not be issued or a site to be created by subdivision shall not be permitted unless the site intended to be used and the remainder of the parcel being subdivided, or upon which a building or structure is to be erected, abuts, or has frontage on a developed road or unless satisfactory arrangements have been made with the Council for the improvement or building of a road.

**3.28.4** For the purposes of this section “developed road” shall mean an existing graded all-weather road on a registered right of way or a road for which a signed servicing agreement has been made with Council to provide for the construction of the road on a registered right of way to a standard approved by Council.

**3.28.5** The requirement of a service road or internal subdivision roadway to provide access may be imposed as a condition of approval for any new development other than those deemed approved.

**3.28.6** All site access from roads shall be to the satisfaction of Council with respect to location, design, and construction standards. Council shall take into account the physical capability and safety of the roads that are proposed to serve the development.

**3.28.7** Development adjacent to a provincial highway shall meet all requirements of the Saskatchewan Ministry of Highways and Infrastructure.

**3.28.8** When any development is approved on land adjacent to an unconstructed road allowance and access is required from said road allowance, the owner/applicant shall be responsible for all costs related to the construction of the road to the standards set out by the Development Officer.

**3.28.9** The Development Officer shall decide upon all approach applications and, based on location, drainage, traffic flow, sightlines, road standards, and safety considerations, may approve or refuse an application for an approach.

### **3.29 COMMUNICATION TOWERS**

**3.29.1** The erection of communication towers, including cellular telephone communication towers, shall comply with federal regulations.

### **3.30 PIPELINES AND TRANSMISSION LINES**

**3.30.1** Any development involving pipeline and/or powerline transmission rights-of-way shall be sited to comply with all relevant federal and provincial legislation. Setbacks from pipelines and other utility corridors shall be in accordance with appropriate provincial regulations or acts and any regulations or directives established by crown corporations. The RM may refer to “Land Use Planning for Pipelines by Canadian Standards Association (CSA) PLUS663”, which may be amended from time to time.

### **3.31 TEMPORARY DEVELOPMENT PERMITS**

**3.31.1** The Development Officer may issue a development permit with specified conditions for a specified period of time to accommodate developments.

**3.31.2** Every temporary development or use shall be approved for a specified period, but in no case shall it exceed 12 months. The permit may be renewed at Council's discretion for another period.

**3.31.3** A temporary use may be approved for development in any zone, unless specified elsewhere in this Zoning Bylaw.

**3.31.4** Council may, at its discretion, revoke a temporary development permit should the use violate any of the permit conditions, conflict with adjacent land uses or cause a nuisance. Permanent structures shall not be permitted in association with a temporary development permit.

**3.31.5** Temporary uses include but are not limited to:

- a)** Developments established or erected for special holidays;
- b)** Temporary asphalt and asphalt mixing plants;
- c)** Temporary sea and rail containers/ storage during construction or moving;
- d)** Agriculturally supportive commercial and industrial development, including fertilizer operations and similar uses;

- e)** Small temporary, seasonally or periodically used sand, gravel, gravel crushing and commercial topsoil stripping operations, including accessory equipment;
- f)** Temporary accommodation: agricultural operators may be issued a temporary development permit for recreational vehicle(s) on an agricultural parcel for the temporary accommodation of persons engaged in the agricultural operation on a temporary basis (e.g., harvesting field crop);
- g)** Temporary accommodation: licensed contractors or developers may be authorized to erect a maximum of 2 temporary accommodations, on or off site (e.g., campers, travel trailers, construction bunk houses), excluding a mobile home; or
- h)** Temporary Dwelling: Council may issue a development permit for a temporary dwelling where an existing dwelling is damaged or destroyed as a result of a disastrous situation (e.g., fire); or where temporary accommodations are needed during construction. Temporary dwellings shall not be connected to permanent sewer or water services.

**3.31.6** Except in the Agricultural District (A), temporary buildings or structures shall not include a mobile home or recreation vehicle as a temporary use, unless specified elsewhere in this bylaw.

### **3.32 DEMOLITION OF DWELLINGS**

**3.32.1** No dwelling shall be demolished without first obtaining a development permit from the Development Officer. Such permit shall not be issued unless a proposal for the interim or long-term use or redevelopment of the site is also submitted and the proposed use is in conformity with this bylaw. A separate development permit is required for any redevelopment of the site.

**3.32.2** An applicant for a demolition permit for a dwelling may be required to fill, grade, fence or follow other special permit conditions for public and environmental safety reasons.

### **3.33 GARDEN SUITES**

A single garden suite may be placed in the backyard of a single detached residential development in the Agricultural Resource District, Country Residential District, and Country Residential Lakeshore District under the following conditions:

**3.33.1** The owner(s) of the host residence live on the site.

**3.33.2** The footprint of the garden suite dwelling shall not be less than 20 square metres (215.28 sq. ft.) and not greater than 45 square metres (484.38 sq. ft.). The garden suite may be a single width mobile home.

**3.33.3** The maximum height of the garden suite shall not exceed 5 metres (16.4 ft.) from grade level and shall have only one story.

**3.33.4** Garden suite dwellings shall only be located on sites where the dwelling can be serviced by existing utilities and can be hooked up to the services of the host residence.

**3.33.5** Garden suite dwellings shall be attached to a permanent foundation.

**3.33.6** Residents of the garden suite must have access to the rear yard amenities.

**3.33.7** The accessory dwelling shall be placed so that all site and setback requirement of this Zoning Bylaw are met.

**3.33.8** An attached garage to a maximum of 23 square metres (247.57 sq. ft.) is permitted.

**3.33.9** A parking space will be required to be provided onsite for the resident(s) of the garden suite dwelling.

**3.33.10** There shall be direct and separate access to the garden suite dwelling by an onsite driveway or by public roadway or alley.

**3.33.11** Any additional conditions for approval as deemed necessary by Council.

### **3.34 RESTORATION TO A SAFE CONDITION**

**3.34.1** Nothing in this bylaw shall prevent the structural improvement or restoration to a safe condition of any building or structure, provided that such structural improvement or restoration shall not increase the height, area or volume so as to contravene the provisions of this bylaw.

### **3.35 PROHIBITED AND NOXIOUS USES**

**3.35.1** Any use is prohibited which, by its nature or the materials used therein, is declared by *The Public Health Act and Regulations* to be a noxious trade, business, or manufacture.

**3.35.2** Notwithstanding any use contained within a building, no land shall be used and no building or structure shall be erected, altered or used for any purpose that is noxious and, without limiting the generality of this subsection, for any purpose that creates or is likely to become a nuisance or offence, or both:

- a) By the creation of noise or vibration;
- b) By the emission of light and glare;
- c) By reason of the emission of gas, fumes, smoke, dust or objectionable odour;
- d) By reason of the unsightly storage of goods, wares, merchandise, salvage, refuse matter, motor vehicles, trailers or parts of vehicles or trailers, machinery, or other such material; or
- e) By any combination of things in this subsection.

**3.35.3** The storage of chemicals, fertilizers and combustible materials are subject to the requirements of both the federal and provincial governments. All necessary requirements and permits from other regulatory agencies must be met and obtained prior to the storage of hazardous substances.

### **3.36 SITE SIZE ADJUSTMENTS**

**3.36.1** In all zones, all minimum site size requirements shall be as stated, except that the site size of the remnant shall be deemed to be conforming in any of the following instances:

- a) Where roads, railways, pipelines and other linear public utilities, including their widening, are subdivided or registered as easements; or
- b) Where adjustments are required due to irregularities in the primary survey system.

#### **3.36.2 Lots of Irregular Shape**

In residential districts lot frontages on irregularly shaped asymmetrical lots or pie-shaped lots may be reduced at Council's discretion below the minimum prescribed widths. The average lot width throughout the depth of the lot measured along a perpendicular line from the centre of the property shall comply with the required minimum lot width.

### **3.37 KEEPING OF DOMESTIC ANIMALS**

**3.37.1** The keeping of domestic animals is permitted in all districts, subject to relevant bylaws and legislation governing noise and public health, however, breeding kennels and boarding kennels are discretionary uses within select zoning districts.

**3.37.2** Notwithstanding the above, livestock and poultry are not allowed within the Hamlet (H) Zoning District.

### **3.38 LICENSED CANNABIS PRODUCTION FACILITIES**

**3.38.1** Cannabis Production Facilities shall meet all applicable federal, provincial and municipal regulations. Proof of compliance with the applicable federal and/or provincial regulations will be required as part of the development permit application prior to the issuing of a development permit.

**3.38.2** All Cannabis Production Facilities shall comply with the *National Building Code of Canada*.

**3.38.3** The RM may require, as a condition to the development permit, a waste management plan, completed by a qualified professional that includes details on:

- a) The incineration of waste products and airborne emissions, including smell;
- b) The quantity and characteristics of liquid and waste material discharged by the facility; and
- c) The method and location of collection and disposal of liquid and waste material.

**3.37.4** Cannabis Production Facilities shall be located only on sites with a minimum parcel size of 8.09 hectares (20 acres).

**3.38.5** In order for the safety and security of the public, all buildings and related structures shall be securely fenced and/or included a buffer with native planting.

**3.38.6** Where a licensed Cannabis Production Facility ceases operation, the facility and buildings shall be decommissioned and remediated in accordance with applicable provincial and federal regulations. A decommissioning plan may be required at the time the development permit application is made.

**3.38.7** Nothing shall be done which is or will become an annoyance or nuisance to the surrounding areas by reason of unsightliness, the emission of odours, liquid effluence, dust, fumes, smoke, vibration, noise, glare nor shall anything be done which creates or causes a health, fire or explosion hazard, electrical interference or undue traffic congestion.

**3.38.8** One residence may be permitted on the same site as the Cannabis Production Facility for the owner/operator.

**3.38.9** The use of the residential building for Cannabis Production is prohibited in any district, unless it is licensed by Health Canada for medical reasons.

### 3.39 FENCE AND HEDGES

**3.39.1** Notwithstanding other provisions in this section, barbed wire fences shall be exempt from the required yard setbacks in the Agricultural, Intensive-Agricultural and Country Residential Districts in accordance with any other municipal bylaw respecting municipal road setbacks. On corner lots, that portion of the lot where the house fronts on a public road allowance shall be considered as a front yard area for the purpose of applying the regulations of this bylaw.

**3.39.2** Screening devices shall not be located within a sight triangle as defined in this bylaw. Screen fences shall be consistent and complement the quality of building design and materials of the primary building. Fences shall not exceed 2.44 m (8 ft.).

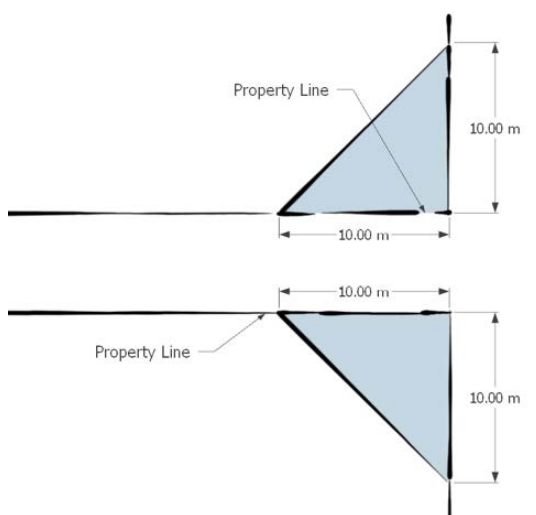
**3.39.3** Subject to traffic sight lines, the following shall apply to all Hamlet and Commercial Districts:

- a) No hedge, fence or other structure shall be higher than 1.22 m (4 ft.) along any property line erected past the front wall of the principal building in the front yard.
- b) No hedge, fence or other structure shall be higher than 1.22 m (4 ft.) along any property line erected past the front wall of the principal building in the side or rear yard.
- c) The height of a chain-link fence in a Commercial District may be no higher than 1.22 m (4 ft.) around an entire parcel at Council's discretion.
- d) No barbed wire or razor wire fence shall be allowed.

### 3.40 SIGHT TRIANGLES

**3.40.1** Every development shall provide a clear line of sight for motorist and pedestrians.

**3.40.2** In a corner lot in any district, no hedge, planting, tree, fence, or other structure shall be placed, maintained, or erected to a height of more than 0.75 m (2.47 ft.) high within a site triangle formed by measuring 10 m (32.81 ft.) distance along the property lines of the site and front yard to their point of intersection.



### **3.41 INTERMODAL STORAGE CONTAINERS**

**3.41.1** No person shall park or store on any part of a site, any intermodal shipping container, sea and rail containers, truck, bus, travel trailer, semi-trailer or coach body for the purpose of advertising within any zoning district.

**3.41.2** Mobile storage containers may be accommodated in the Agricultural (maximum of three), Intensive Agricultural (maximum of one), Country Residential (maximum of one), or Commercial (maximum of three) Districts, at Council's discretion under the following conditions:

- a)** Permits from the RM are required by the property owner before containers are parked or stored;
- b)** Must be properly anchored;
- c)** Shall be located a minimum of 3 m (9.85 ft.) from the primary building;
- d)** Containers determined by the RM to be unsightly, misused, unsafe or inappropriate in any way, must be removed at the owner's expense within a time period specified by the municipality;
- e)** Must meet *National Building Code Standards* as applicable; and
- f)** Mobile storage containers (rail or sea cans) are prohibited in any Hamlet District, unless in an area in a commercial zone at Council's discretion.

### **3.42 MEMBRANE COVERED STRUCTURES**

**3.42.1** Anchored membrane covered structures shall be allowed as an accessory use in all zoning districts unless specified otherwise in this bylaw.

**3.42.2** Development applications for all membrane covered structures, except for those structures proposed for temporary placement, must include a drawing stamped by a professional engineer to prove that the structure will meet Section 4 of *The National Building Code*.

**3.42.3** In all cases, the placement of an anchored membrane covered structure must comply with the site and yard requirements for the applicable zoning district.

**3.42.4** Temporary membrane covered structures may be placed on a site in any district for a period not to exceed seven days in a calendar year to accommodate special events such as weddings, parties or community functions.

### **3.43 PORTABLE STORAGE UNIT**

**3.43.1** The storage unit incidental to the construction of a building or structure within an active building permit are permitted, provided such storage unit shall be removed following completion or abandonment of such construction.

**3.43.2** One portable storage unit may be placed on a residential lot with an active building permit subject to the following conditions:

- a)** Prior to the placement of the portable storage unit on the lot, the property

owner shall apply for a temporary development permit from the Development Officer;

- b) The permit for the portable storage unit shall be a temporary permit and each residential lot is limited to a period of time set by Council;
- c) The portable storage unit shall not exceed 28.21 m<sup>3</sup> (996 ft<sup>3</sup>); and
- d) The portable storage unit shall be set back a minimum of 3 m (9.85 ft.) from the property line and 1.5 m (4.92 ft.) from the side or rear property lines and all other structures on the property.

### **3.44 GENERAL DEVELOPMENT STANDARDS AND CRITERIA FOR DISCRETIONARY USES**

**3.44.2** Council shall have regard for the Official Community Plan and conformity with the plan goals, objectives and policies.

**3.44.3** A site plan and supporting documentation must be supplied to Council prior to making a decision on a discretionary use application.

**3.44.4** The proposed development shall be located on a parcel conforming to all requirements of this Zoning Bylaw, including site size, frontage, setbacks and access identified for the zoning district.

**3.44.5** The proposed discretionary use shall not negatively change the character of the immediate area or the use and enjoyment of adjacent lands for their existing use.

**3.44.6** Upon approval of a discretionary use by resolution of Council, the Development Officer shall issue a development permit subject to any development standards prescribed by Council which shall be based on the following, *the Act* or other standards identified in this Zoning Bylaw:

- a) Sites shall be landscaped and fenced where necessary to maintain the character and amenity of the neighbourhood;
- b) Adequate on-site parking shall be provided and maintained;
- c) Parking, storage and other non-landscaped areas shall be suitably screened from adjacent properties and streets;
- d) Adequate receptacles for refuse and litter shall be supplied;
- e) Vehicle access points shall be provided in suitable locations so as to minimize traffic congestion and possible hazards;
- f) The density, size, height and location of principal or accessory structures shall be regulated so as not to detract from the character and amenity of the neighbourhood;
- g) Council may attach special conditions to the development permit to regulate sound, light, glare, heat, dust, electrical interference, or other emission and limit hours of operation if, in Council's opinion, it would detract from the amenity of the neighbourhood.

## 4.0 ZONING DISTRICT STRUCTURE

### 4.1 CLASSIFICATION OF ZONING DISTRICTS

For the purpose of this Bylaw, the RM of Lajord No. 128 is divided into the following Zoning Districts, the boundaries of which are shown on the “Zoning District Map”. Such Districts may be referred to by the appropriate symbol, as shown in following table.

District	Symbol
Agricultural District	A
Intensive Agricultural District	I-A
Country Residential District 1	CR1
Country Residential District 2	CR2
Commercial District	C
Hamlet District	H
Direct Control District	DCD

### 4.2 THE ZONING DISTRICT MAP

The Zoning District Map bears the statement:

“This is the Zoning District Map referred to in Bylaw No. 2022-13 adopted by the RM of Lajord No. 128” signed by the Reeve and Administrator under the seal of the Municipality.”

### 4.3 BOUNDARIES OF ZONING DISTRICTS

1. The boundaries of the Districts referred to in this Bylaw, together with an explanatory legend, notations and reference to this Bylaw, are shown on the map entitled, Zoning District Map.
2. All parts of the Municipality shall be designated as Agricultural District (A) except those areas specifically designated on the detailed Zoning District Maps as another District.
3. Unless otherwise shown on the Maps, the boundaries of the Districts are site lines, centre lines of streets, lanes, roads or such lines extended, and the boundaries of the Municipality. Unless otherwise shown on a Zoning Amendment Map, the zoning District boundary coincident with a parcel boundary, moves with a minor adjustment to that boundary.
4. Regulations for the Zoning Districts are outlined in the following Parts.



## 5.0 AGRICULTURAL DISTRICT (A)

### 5.1 PURPOSES AND INTENT

The purpose and intent of this district is to provide for the primary use of land in the form of agricultural development, associated farm operations, and other uses compatible with agricultural development.

### 5.2 PERMITTED USES

1) Agricultural Uses	Beehives and Honey Extraction Facilities
	Farmsteads, where located on a site of one quarter section or more
	Farm buildings and structures accessory to a permitted principal agricultural use on the site
	Facilities for the direct sale of crops grown by the agricultural operation
	Facilities for the preparation and sale of crops grown by the agricultural operation
	Facilities for the raising of livestock and poultry (excluding ILOs) Field Crops
	Fish farming
	Manure application
	Orchards and vegetable, horticultural or fruit gardens, where accessory to a farmstead or existing residence
	Pastures for the raising of livestock (excluding ILOs)

2) Other Uses	Historical and archeological sites, wildlife; conservation management areas and Municipal facilities
	Places of worship, schools, Public parks and public recreational facilities
	Public utilities, excluding solid and liquid waste disposal sites, radio, television and microwave towers
	Recreational commercial uses, which are sports arenas, golf courses, tourist campgrounds, or other similar uses
	Residences on separate sites, subject to Section 5.9

### 5.3 DISCRETIONARY USES

1) Agricultural Uses	Dairy farming, agriculture related commercial and similar uses
	ILOs and buildings accessory to ILOs, subject to Section 3.20
	Intensive agricultural operations and accessory buildings to intensive agricultural operations
	Rendering facilities and abattoirs
	Residences or farmsteads on a site of less than a quarter section, residences ancillary or accessory to a discretionary use

2) Other Uses	Agricultural related commercial uses ancillary to a farmstead on the same site
	Agricultural product processing
	Agricultural equipment, fuel, and chemical supply establishments
	Agricultural service and contracting establishments, airstrips, subject to Section 5.4.7
	Bed-and-breakfast homes, where ancillary to a farmstead or residence on the same site
	Church residences and residential religious institutions
	Dog kennels
	Equestrian centres
	Grain elevators and related uses gravel -pits and gravel crushing operations
	Home based businesses, where ancillary to a farmstead or residence on the same site, including personal care homes and institutional camps
	Kennels, in the form of a home-based business
	Machine shops, metal fabricators, and accessory structures
	Machinery or automotive salvage or storage yards
	Mineral mines or extraction facilities.
	Petroleum or mineral processing facilities
	Petroleum exploration or extraction wells and related facilities
	Petroleum pipelines and related facilities
	Service stations and accessory restaurants
	Signs, subject to Section 3.12
	Solid and liquid waste disposal facilities, including soil farms for the rehabilitation of contaminated soil
	Rodeo facilities
	Vacation farms, where ancillary to a farmstead on the same site
	Private and commercial wind energy systems, solar farms, solar generation facilities and energy storage systems
Garden Suites	
Licensed Cannabis Production Facilities	
Storage facilities and warehousing	

## 5.4 SITE REQUIREMENTS

**5.4.1** Density: a quarter section, or any portion of the quarter section located within this District, may contain:

- a) A maximum of three (3) sites for any agricultural, residential or commercial principal use.
- b) One additional site for agricultural, residential or commercial principal use where the site to be added is physically separated from the remainder of the section by a registered road plan or by a railway on registered right of way, and the site has direct access to a developed road.
- c) Sites for resource-based uses listed above.
- d) One residence on a separate site subject to Section 5.9 below.

**5.4.2** Minimum site frontage: 20 m (65.5 ft.).

**5.4.3** Exemptions from minimum frontage and area requirements shall be:

- a) Sites for resource-based uses listed as permitted and discretionary uses above.

**5.4.4** Minimum site area:

- a) Grain Elevators and Related Uses: no minimum.
- b) Recreational Uses: 2.0 ha (4.9 ac).
- c) Public Utilities: no minimum.
- d) Gravel Pits: no minimum.
- e) All other uses except residential uses: 32.4 ha (80 ac) or equivalent. Equivalent shall mean the 32.4 ha (80 ac) are

such lesser amount as remains in an agricultural holding because of the registration of a road widening, road right-of-way or railway plan, pipe line development, or natural features such as streams and bodies of water.

**5.4.5** Access:

- a) Development of a farmstead, residence, commercial use, institutional use, or other development requiring public access is prohibited unless the site abuts a developed road.
- b) For the purposes of this section “developed road” shall mean an existing paved or graded all-weather road on a registered right of way, or a road for which arrangements have been made with Council to provide for the construction of the road on a registered right of way to a standard approved by Council.
- c) A site to be created by subdivision shall not be permitted unless the proposed parcels and the remainder of the parcel being subdivided abuts, or has frontage on a registered developed road, including any road to be developed under a signed servicing agreement.



**5.4.6 Farmsteads:** A farmstead may contain the following where located on the same parcel:

- a)** A residence for the operator of an agricultural use.
- b)** A bunkhouse, dwelling dormitory or additional residence for employees and partners of the operator engaged in the agricultural operation.
- c)** Facilities for the temporary holding of livestock raised in an operation, in lesser numbers than constitutes an ILO (unless approved as an ILO).
- d)** Buildings for permitted accessory and ancillary uses.

**5.4.7 Yard Requirements:**

**a)** The minimum setback of buildings, including dwellings, from the centreline of a developed road, municipal road allowance, or provincial highway shall be:

- 45.7 m (150 ft.) from a road centreline, or
- 91.4 m (300 ft.) from a road intersection, or
- as otherwise required by Department of Highways.

**b)** Airstrips, dugouts, and borrow pits must be located a minimum distance of:

- 45.7 m (150 ft.) from a road centreline,
- 91.4 m (300 ft.) from a road intersection, or

- as otherwise required by Department of Highways

**c)** No dwelling shall be located with less than a minimum separation distance to an operation of other than the residence of the operation as follows:

- the separation distance to an ILO as regulated in Section 3.20;
- 305 m (1000 ft.) from a licensed public or private liquid waste disposal facility;
- 457 m (1500 ft.) from a licensed public or private solid waste disposal facility;
- 305 m (1000 ft.) from a honey processing facility.

**d)** Council may reduce the minimum separation distance to the operations listed above as a special standard where the applicant submits a written agreement to Council between the land owner of the dwelling and the owner of the operation agreeing to the reduced separation.

**e)** No dwelling shall be located with less than a minimum separation distance to an operation of other than the residence of the operation as follows:

- 305 m (1000.6 ft.) to a non-refrigerated anhydrous ammonia facility licensed by Province of Saskatchewan.
- 600 m (1968.5 ft.) to a refrigerated anhydrous ammonia facility licensed by the Province of Saskatchewan.

- f) Council may not reduce the minimum separation distance to the operations listed above.
- g) No dwelling or other building shall be located within the approach surface for any functional airport or airstrip.

**5.5 SPECIFIC DEVELOPMENT STANDARDS AND CRITERIA FOR INTENSIVE LIVESTOCK AND AGRICULTURAL OPERATIONS**

**5.4.1** Intensive Livestock Operation discretionary use criteria are listed in Section 3.20.

**5.4.2** In the application for an intensive agricultural operation, the applicant shall identify the proposed supply of water for the operation where intensive irrigation is required, showing that the supply shall be sufficient to meet the needs of that operation without adverse effects on the supply of water used by neighbouring properties.

**5.4.3** The operation may include a farmstead or dwelling on the same site, subject to Section 5.4.6.

**5.6 DEVELOPMENT STANDARDS AND CRITERIA FOR KEEPING OF ANIMALS ON RESIDENTIAL SITES OTHER THAN FARMSTEADS**

**5.6.1** Two (2) large animals (horses or cattle) will be permitted on a site of at least 2 ha (4.9 ac).

**5.6.2** Four (4) large animals will be permitted on a site of at least 4 ha (9.8 ac).

**5.6.3** For each additional 1.2 ha (2.96 ac), one (1) additional large animal will be permitted.

**5.6.4** All other animals shall be limited to domestic pets of the residents of the site, but in no case shall the numbers exceed that equal to one animal unit.

**5.6.5** Animals shall not be pastured within 15 m (49.2 ft.) of any dwelling not owned by the operator of the pasture or owner of the animals, and no buildings or structures intended to contain birds or animals shall be located within 30 m (98.4 ft.) of a property line.

**5.7 DEVELOPMENT STANDARDS AND CRITERIA FOR RESIDENCES ON A SEPARATE SITE**

**5.7.1** Council will apply the following criteria in making a discretionary use decision for residences on a separate site:

- a) Minimum site size is 0.8 ha (1.9 ac).
- b) Maximum site size is 8 ha (19.7 ac) or to be determined at Council’s discretion based on topographical and physical site limitations.
- c) Only one residence and its accessory buildings and structures will be permitted per site.
- d) The site shall have a separate legally registered title.
- e) Lands with an Agricultural Capability Rating of 1, 2, or 3 shall not be developed for residential purposes unless Council determines that the site:
  - is not capable or suitable for agricultural purposes,

- it is to be occupied with an existing agricultural operation.
- f)** Lands considered to be more capable for commercial, historical, recreational uses shall not be permitted for residential purposes.
- g)** The site shall not, in the opinion of Council, restrict the orderly planned growth of an existing urban Centre.
- h)** Where the proposed single site residential use will be adjacent to other country residential development, Council will first consider rezoning to a Residential District.
- i)** The site shall not be susceptible to flooding, slumping, subsidence, steep slopes, or rocks, which in Councils opinion, would create prohibitive costs in providing sewerage, water, drainage, or other utilities.
- j)** The site shall have legal and physical all-weather road access. Any costs associated with the provision of legal and physical access to a single parcel residential site shall be borne by the developer.
- k)** The site shall be suitable with regard to all setbacks, limitations, and restrictions for public utility, public health, safety and environmental purposes.
- l)** A potable water supply of acceptable quality sufficient quantity shall be available for the development. Written proof of these requirements may be requested by Council.
- m)** Liquid and solid waste disposal shall be provided. Written proof of these requirements may be requested by Council.
- n)** Any single parcel residential development must demonstrate to the satisfaction of Council that the development will not adversely affect the agricultural operation adjacent to it (i.e., drainage).



## 6.0 INTENSIVE AGRICULTURAL DISTRICT (I-A)

### 6.1 PURPOSE AND INTENT

The purpose and intent of this district is to provide land for use as intensive agricultural uses and other uses that are related to or compatible with intensive agriculture.

### 6.2 PERMITTED USES

1) Agricultural Uses	Agricultural product processing
	Agricultural equipment, fuel, and chemical supply establishments
	Agricultural service and contracting establishments field crops farmsteads, where located on a site of one quarter section or more grain elevators and related Uses
	ILOs and buildings accessory to ILOs
	Intensive agricultural operations and buildings accessory to intensive agricultural operations
	Pastures for the raising of livestock rendering facilities and abattoirs
	Licensed Cannabis Production Facilities

2) Other Uses	Farm buildings and structures for a permitted principal agricultural use on the site
	Facilities for the preparation and sale of crops grown by the agricultural operation
	Sand and gravel extraction and operations, gravel pits and gravel crushing operations
	Logging, silviculture, timber processing, and related tree harvesting operations
	Mineral mines and extraction facilities
	Mining and gravel exploration, extraction, and related transportation and storage facilities
	Outside storage of agricultural equipment
	Orchards and vegetable, horticultural or fruit gardens, where accessory to a farmstead or existing residence
	Public utilities, excluding solid and liquid waste disposal sites rodeo facilities
	Radio, television and microwave towers

### 6.3 DISCRETIONARY USES

Equestrian centres
Machine shops and metal fabricators
Machinery or automotive salvage or storage yards manure disposal
Private garages, sheds, and buildings accessory to any single detached dwelling on the site
Solid and liquid waste disposal facilities, including soil farms for the rehabilitation of contaminated soil
Grain terminals, elevators and related uses
Petroleum or mineral processing facilities petroleum exploration or extraction wells and related facilities
Petroleum pipelines and related facilities
Petroleum exploration, extraction, and related transportation and storage facilities
Licensed Cannabis Production Facilities

### 6.4 SITE REQUIREMENTS

**6.4.1** Density: a quarter section, or any portion of a quarter section located within this District, may contain:

- a) A maximum of two (2) sites for any principal use; and
- b) One (1) additional site for resource-based uses listed as a permitted use above.

**6.4.2** Minimum site frontage: 20 m (65.6 ft.).

**6.4.3** Size:

- a) No site shall be less than 16 ha (39.5 ac).
- b) Sites for resource-based uses listed in Section 6.2 shall be exempt from minimum frontage and area requirements.

#### 6.4.4 Access:

- a) Development of a farmstead, residence, commercial use, institutional use, or other development requiring public access is prohibited unless the site abuts a developed road.
- b) For the purposes of this Part “developed road” shall mean an existing paved or graded all-weather road on a registered right of way, or a road for which arrangements have been made with Council to provide for the construction of the road on a registered right of way to a standard approved by Council.
- c) A site to be created by subdivision shall not be permitted unless, where required for the proposed use, the proposed parcels and the remainder of the parcel being subdivided abuts, or has frontage on a registered developed road, including any road to be developed under a signed servicing agreement.

**6.4.5 Farmsteads:** A farmstead may contain the following where located on the same parcel:

- a) A residence for the operator of an agricultural use.
- b) A bunkhouse or additional residence for employees and partners of the operator engaged in the agricultural operation.
- c) Facilities for the temporary holding of livestock in lesser numbers than constitutes an ILO (unless approved as an ILO).
- d) Buildings for permitted accessory and ancillary uses.

#### 6.4.6 Yard Requirements

- a) The minimum setback of buildings, including dwellings, from the centreline of a developed road, municipal road allowance, or provincial highway shall be 45.7 m (150 ft.); 300 ft. from intersection.
- b) The following minimum separations shall be applied between dwellings and other uses:
  - 305 m (1000 ft.) from a licensed public or private liquid waste disposal facility.
  - 457 m (1499.3 ft.) from a licensed public or private solid waste disposal facility.
  - 305 m (1000 ft.) from a honey processing facility.
- c) Council may reduce the minimum separation distance to the operations listed above, as a special standard where the applicant submits a written agreement to Council between the land owner of the dwelling and the owner of the operation agreeing to the reduced separation.
- d) The following additional minimum separations shall be applied between dwellings and other uses:
  - 305 m (1000 ft.) to a non-refrigerated anhydrous ammonia facility licensed by Province of Saskatchewan.
  - 600 m (1968.5 ft.) to a refrigerated anhydrous ammonia facility licensed by the Province of Saskatchewan.
  - No dwelling or other building shall be located within the approach surface for any functional airport or airstrip.
- e) Council may not reduce the minimum separation distance to the operations listed above.

## **6.5 DEVELOPMENT STANDARDS AND CRITERIA FOR INTENSIVE LIVESTOCK OPERATIONS**

**6.5.1** Applications of Intensive Livestock operation shall meet the criteria listed under Section 3.20.

## **6.6 DEVELOPMENT STANDARDS AND CRITERIA FOR INTENSIVE AGRICULTURAL OPERATIONS**

**6.6.1** In the application for an Intensive Agricultural Operation, the applicant shall identify the proposed supply of water for the operation where intensive irrigation is required, showing that the supply shall be sufficient to meet the needs of that operation without adverse effects on the supply of water used by neighbouring properties.

**6.6.2** The operation may include a farmstead or dwelling on the same site, subject to Section 6.4.5.

## **6.7 DEVELOPMENT STANDARDS AND CRITERIA FOR KEEPING OF ANIMALS ON RESIDENTIAL SITES OTHER THAN FARMSTEADS**

**6.7.1** Two (2) large animals (horses or cattle) will be permitted on a site of 2 ha (4.9 ac).

**6.7.2** Four (4) large animals will be permitted on a site of 4 ha (9.8 ac).

**6.7.3** For each additional 1.2 ha (2.9 ac), one (1) additional large animal will be permitted.

**6.7.4** All other animals shall be limited to domestic pets of the residents of the site, but in no case shall the numbers exceed that equal to one animal unit.

**6.7.5** Animals shall not be pastured within 15 m (49.2 ft.) of any dwelling not owned by the operator of the pasture or owner of the animals, and no buildings or structures intended to contain birds or animals shall be located within 30 m (98.4 ft.) of a property line.

## **6.8 DEVELOPMENT STANDARDS AND CRITERIA FOR COMMERCIAL USES**

**6.8.1** Council may require special standards for the location, set back, or screening of any area devoted to the outdoor storage of machinery, vehicles, or vehicular parts in conjunction with a commercial operation including any salvage or vehicle storage yard.

**6.8.2** Council will apply the following criteria in making a discretionary use decision for commercial principal uses:

- a)** The development complies with the provisions of Section 6.4.
- b)** Council may consider rezoning to a Commercial District if the site is considered more appropriate for the use.
- c)** Gravel operations will require an agreement between the developer and the municipality that provides for continuous site reclamation. The agreement will be protected by registration of an interest on the title that runs with the land.
- d)** That a road of a standard that meets the demands of the operation provides access to the site. If required, the operator will enter into a heavy haul agreement.

## **6.9 DEVELOPMENT STANDARDS AND CRITERIA FOR RODEO FACILITIES AND EQUESTRIAN CENTRES**

**6.9.1** Criteria is listed in Section 3.22.

**6.9.2** Council will consider existing and future land use patterns when determining the location of a new rodeo facility and equestrian centres.

## **6.10 DEVELOPMENT STANDARDS AND CRITERIA FOR DEVELOPMENT ADJACENT TO AN AGRICULTURAL DISTRICT**

**6.10.1** Any proposed development adjacent to an Agricultural District must demonstrate to the satisfaction of Council that the development will not adversely affect the agricultural operation on that land (i.e., drainage).

## **6.11 DEVELOPMENT STANDARDS AND CRITERIA FOR CANNABIS PRODUCTION FACILITIES**

**6.11.1** Criteria is listed in Section 3.38.

## **6.12 DEVELOPMENT STANDARDS AND CRITERIA FOR SAND AND GRAVEL DEVELOPMENT**

The following considerations shall be made for all applications for sand and gravel related developments and operations.

**6.12.1** In reviewing applications for sand and gravel related developments and operations the environmental implications of the operation including plans for site restoration shall be considered.

**6.12.2** Any sand and gravel related

developments and operations application shall include all pertaining plans and a narrative of the proposed development in addition to the following:

- a)** The location and area of the site where the excavation is to take place;
- b)** The expected life of the deposit if applicable;
- c)** The type and dimensions including average depth of the proposed excavation, and the effect on existing drainage patterns on and off the site;
- d)** Identification of the outdoor noise and the discharge of substances into the air;
- e)** The methods for preventing, controlling, or reducing erosion;
- f)** Proposed access and hauling activities (including number of trucks, tonnage, and hours of hauling);
- g)** Proposed extraction, operation, and staging (including years, dates and hours of operation);
- h)** The condition in which the site is to be left when the operation is complete, including the action which is to be taken for restoring the condition of the surface of the land to be affected.

**6.12.3** Aggregate resource extraction industries are permitted in accordance with the following conditions:

- a)** The applicant shall ensure that dust and noise control measures are undertaken to prevent such items from becoming an annoyance to neighbouring landowners. The applicant shall

conduct dust control procedures at the request of and to the satisfaction of the Municipality. In this regard stockpiles shall be located in a position to act as a sound barrier. Also, the applicant shall attempt to minimize the noise created by machinery and equipment.

- b)** The applicant shall keep the area subject to the Development Permit in a clean and tidy condition free from rubbish and non-aggregate debris.
- c)** Access routes into extraction areas shall be located away from residential areas.
- d)** A disturbed area shall be reclaimed to a land capability equivalent to the pre-disturbance land capability (e.g., agricultural land) or a post-disturbance condition and land use (e.g., conversion to wetland) which are satisfactory to the Municipality. These conservation and reclamation procedures shall be in accordance with the most current provincial legislation or guidelines.

- e)** Any aggregate resource extraction industry proposed to be located within 100 m (328.08 ft.) of any municipal road, provincial highway, major waterbodies or riparian areas, shall be permitted only where it would not adversely impact the environment, or materially interfere with or affect adjacent lands.
- f)** Aggregate resource extraction industries shall have regard to adjacent land uses and no material is to be stored or piled on any road allowance or within 30 m (98.42 ft.) of the bank of any river or watercourse.
- g)** The general resource extraction operator and any person who hauls the aggregate may be required to enter into a road maintenance agreement. The Municipality may require the developer to sign an agreement for road maintenance.



## 7.0 COUNTRY RESIDENTIAL 1 DISTRICT (CR1)

### 7.1 PURPOSE AND INTENT

The purpose and intent of this district is to provide land for residential and associated and compatible uses in rural areas.

### 7.2 PERMITTED USES

1) Agricultural Uses	Single detached dwellings
	Private garages, whether detached or attached to a dwelling unit
	Garden sheds used for the storage of non-industrial yard maintenance equipment

2) Other Uses	Keeping of animals on the same site as the residence
	Schools and educational institutions
	Places of worship and religious institutions public sports fields and parks
	Other public or non-profit recreational facilities
	Public utilities excluding solid and liquid waste disposal facilities greenhouses where accessory to a residential use
	Outside storage
	Accessory uses and buildings which form part of an approved discretionary use are permitted

### 7.3 DISCRETIONARY USES

1) Other Uses	Mobile or modular home on a permanent foundation
	Convenience stores with or without gas bars
	Golf courses
	Rinks, arenas, and community halls
	Solid and liquid waste disposal facilities
	Bed-and-breakfast homes, where ancillary to a residence on the same site
	Home based businesses, where ancillary to a residence on the same site
	Dwellings ancillary to an institutional, recreational or commercial Use
	Other uses, at Council's discretion such as Wind Energy Systems

### 7.4 SITE REQUIREMENTS

#### 7.4.1 Site Area:

- a) Single Detached Dwellings (including mobile or modular homes):
- Minimum: 0.4 ha (0.9 ac). A lesser site size may be permitted by Council if physical circumstances warrant.
  - Maximum: 16 ha (39.5 ac).

b) Dwelling Groups:

- Minimum: 0.8 ha (1.9 ac) for each unit or site, plus 20% for communal facilities and access.
- Maximum: none.

c) Commercial:

- Minimum: 900 square m (9,687.5 sq. ft.).
- Maximum: none.

d) All Other Uses: no minimum or maximum requirements.

#### 7.4.2 Site Frontage:

a) Residential: minimum 30 m (98.4 ft.).

- b) Notwithstanding the above, the minimum residential site frontage may be reduced to 20 m (65.6 ft.) provided the parcel is at least 30 m (98.4 ft.) in width at the location of a principal building for sites located on the end of a cul-de sac or on the outside curve of a curved or deflected street.

c) Institutional and Commercial: minimum 30 m (98.4 ft.).

d) All Other Uses: no minimum requirement.

#### 7.4.3 Yard Requirements:

- a) In any front yard abutting a municipal road allowance, municipal grid road, main farm access road, or provincial highway all buildings shall be setback at least 45.7 m (150 ft.) from the centreline of the road or road allowance; 300 ft. from intersection; or 92 m (301.8 ft.) from a road intersection, or as required by the Department of Highways.
- b) In a yard abutting any other road all buildings shall be setback at a minimum distance of 7.6 m (24.9 ft.).
- c) In any other yard all buildings shall be setback at a minimum distance of 3 m (9.8 ft.).
- d) Notwithstanding the above, Public Utilities, Municipal Facilities, or Public Recreational Uses have no setback requirements.

#### 7.4.4 Floor Area:

- a) Detached accessory buildings: maximum of 100 sq m (1,076.3 sq. ft.).

#### 7.4.5 Outside Storage:

- a) No outside storage shall be permitted in a yard abutting a road.
- b) Outside storage located in a side or rear yard shall be screened by landscaping or vegetation so as not to be visible from a road.

7.4.6 Signs: the maximum facial area of a sign on a residential site shall be 1.2 sq m (12.9 sq. ft.).

### 7.5 DEVELOPMENT STANDARDS AND CRITERIA FOR KEEPING OF ANIMALS

7.5.1 Two (2) large animals (horses or cattle) will be permitted on a site of 2 ha (4.9 ac).

7.5.2 Four (4) large animals will be permitted on a site of 4 ha (9.8 ac).

7.5.3 For each additional 1.2 ha (2.9 ac), one (1) additional large animal will be permitted. All other animals shall be limited to domestic pets of the residents of the site, but in no case shall the numbers exceed that equal to one animal unit.

7.5.4 Animals shall not be pastured within 15 m (49.2 ft.) of any dwelling not owned by the operator of the pasture or owner of the animals, and no buildings or structures intended to contain birds or animals shall be located within 30 m (98.4 ft.) of a property line

7.5.5 The use of vacant residential sites for pasture of animals is prohibited.



## **7.6 DEVELOPMENT STANDARDS AND CRITERIA FOR DWELLING GROUPS**

**7.6.1** Access to individual dwellings and dwelling sites shall be from a road internal to the dwelling group parcel.

**7.6.2** No dwelling shall be closer than 6 m (19.6 ft.) to any other dwelling.

**7.6.3** All buildings on a dwelling group parcel shall maintain the required ft. to the property lines of the parcel provided for this district and the required set back to the centre line of a road required by Section 7.4.3.

## **7.7 DEVELOPMENT STANDARDS AND CRITERIA FOR HOME-BASED BUSINESSES**

**7.7.1** No home-based business in this district shall include auto body repair or repainting operations.

**7.7.2** No heavy construction or industrial equipment or supplies shall be stored on any site for a home-based business in this district.

**7.7.3** Council may apply special standards in issuing a development permit limiting the size of operation, and buildings used for the operation.

**7.7.4** All employees of the home-based business must reside on the property.

**7.7.5** Any increase in the operation as applied for or approved shall require a new discretionary approval.

## **7.8 DEVELOPMENT STANDARDS AND CRITERIA FOR BED-AND-BREAKFAST HOMES**

**7.8.1** Bed-and-breakfast homes shall comply with Section 3.16.

**7.8.2** Council may apply special standards in the issuing a development permit limiting the number of rooms or buildings that may be permitted in conjunction with the operation.

## **7.9 DEVELOPMENT STANDARDS AND CRITERIA FOR DISCRETIONARY RESIDENTIAL USES**

**7.9.1** Council will apply the following criteria in making a discretionary use decision for residential, including any institutional residential facility:

- a) The site is large enough to be used as a residential principal use.
- b) Reasonable year-round access to the site is to be available.

## **7.10 DEVELOPMENT STANDARDS AND CRITERIA FOR DEVELOPMENT ADJACENT TO AN AGRICULTURAL DISTRICT**

**7.10.1** Any proposed development adjacent to an Agricultural District must demonstrate to the satisfaction of Council that the development will not adversely affect the agricultural operation on that land (i.e., drainage).

## **7.11 DEVELOPMENT STANDARDS AND CRITERIA FOR WIND ENERGY SYSTEMS**

**7.11.1** Criteria is listed in Section 3.26 and 3.27

## 8.0 COUNTRY RESIDENTIAL 2 DISTRICT (CR2)

### 8.1 PURPOSE AND INTENT

The purpose and intent of this district is to provide land for smaller country residential parcels and associated compatible uses.

### 8.2 PERMITTED USES

1) Agricultural Uses	Single detached dwellings
	Private garages, whether detached or attached to a dwelling unit
	Garden sheds used for the storage of non-industrial yard maintenance equipment

2) Other Uses	Other public or non-profit recreational facilities
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### 8.3 DISCRETIONARY USES

1) Other Uses	Mobile or modular home on a permanent foundation
	Home based businesses, where ancillary to a residence on the same site

### 8.4 SITE REQUIREMENTS

#### 8.4.1 Site Area:

- a) Single Detached Dwellings (including mobile or modular homes):
- Minimum: 0.3 ha (0.7 ac). A lesser site size may be permitted by Council if physical circumstances warrant.

#### 8.4.2 Site Frontage:

- a) Residential: minimum 28 m (91.8 ft.).
- b) Notwithstanding the above, the minimum residential site frontage may be reduced to 20 m (65.6 ft.) provided the parcel is at least 28 m (91.8 ft.) in width at the location of a principal building for sites located on the end of a cul-de sac or on the outside curve of a curved or deflected street.

#### 8.4.3 Yard Requirements:

- a) In any front yard abutting a municipal road allowance, municipal grid road, main farm access road, or provincial highway all buildings shall be setback at least 45.7 m (150 ft.) from the centreline of the road or road allowance; 300 ft. from intersection; or 92 m (301.8 ft.) from a road intersection, or as required by the Department of Highways.
- b) In a yard abutting any other road all buildings shall be setback at a minimum distance of 7.6 m (24.9 ft.).
- c) In any other yard all buildings shall be setback at a minimum distance of 3 m (9.8 ft.).
- d) Notwithstanding the above, Public Utilities, Municipal Facilities, or Public Recreational Uses have no setback requirements.

**8.4.4** Floor Area:

- a) All detached accessory buildings: maximum of 100 sq m (1,076.3 sq. ft.).

**8.4.5** Outside Storage:

- a) No outside storage shall be permitted in a yard abutting a road.
- b) Outside storage located in a side or rear yard shall be screened by landscaping or vegetation so as not to be visible from a road.

**8.4.6** Signs: the maximum facial area of a sign on a residential site shall be 1.2 sq m (12.9 sq. ft.).

**8.5 DEVELOPMENT STANDARDS AND CRITERIA FOR KEEPING OF ANIMALS**

**8.5.1** Two (2) large animals (horses or cattle) will be permitted on a site of 2 ha (4.9 ac).

**8.5.2** Four (4) large animals will be permitted on a site of 4 ha (9.8 ac).

**8.5.3** For each additional 1.2 ha (2.9 ac), one (1) additional large animal will be permitted. All other animals shall be limited to domestic pets of the residents of the site, but in no case shall the numbers exceed that equal to one animal unit.

**8.5.4** Animals shall not be pastured within 15 m (49.2 ft.) of any dwelling not owned by the operator of the pasture or owner of the animals, and no buildings or structures intended to contain birds or animals shall be located within 30 m (98.4 ft.) of a property line

**8.5.5** The use of vacant residential sites for pasture of animals is prohibited.

**8.6 DEVELOPMENT STANDARDS AND CRITERIA FOR DWELLINGS**

**8.6.1** Access to individual dwellings and dwelling sites shall be from a registered developed road.

**8.6.2** No dwelling shall be closer than 6 m (19.6 ft.) to any other dwelling.

**8.7 DEVELOPMENT STANDARDS AND CRITERIA FOR HOME-BASED BUSINESSES**

**8.7.1** No home-based business in this district shall include auto body repair or repainting operations.

**8.7.2** No heavy construction or industrial equipment or supplies shall be stored on any site for a home-based business in this District.

**8.7.3** Council may apply special standards in issuing a development permit limiting the size of operation, and buildings used for the operation.

**8.7.4** All employees of the home-based business must reside on the property.

**8.7.5** Any increase in the operation as applied for or approved shall require a new discretionary approval.



## **8.8 DEVELOPMENT STANDARDS AND CRITERIA FOR DISCRETIONARY RESIDENTIAL USES**

**8.8.1** Council will apply the following criteria in making a discretionary use decision for residential, including any institutional residential facility:

- a)** The site is large enough to be used as a residential principal use.
- b)** Reasonable year-round access to the site is to be available.

## **8.9 DEVELOPMENT STANDARDS AND CRITERIA FOR DEVELOPMENT ADJACENT TO AN AGRICULTURAL DISTRICT**

**8.9.1** Any proposed development adjacent to an Agricultural District must demonstrate to the satisfaction of Council that the development will not adversely affect the agricultural operation on that land (i.e., drainage).

## **8.10 DEVELOPMENT STANDARDS AND CRITERIA FOR WIND ENERGY SYSTEMS**

**8.10.1** Criteria is listed in Section 3.26 and 3.27



## 9.0 COMMERCIAL DISTRICT (C)

### 9.1 PURPOSE AND INTENT

The purpose and intent of this district is to provide land for commercial uses in the rural municipality outside of the Hamlets.

### 9.2 PERMITTED USES

1) Commercial Uses	Agricultural equipment dealers and service establishments
	Agricultural seed, fuel, and chemical supply establishments
	Agricultural service and contracting establishments
	Commercial nurseries and greenhouses, with or without retail sales
	Confectioneries, with or without gas bars
	Construction trades without outdoor storage
	Motor vehicle dealers and service establishments
	Marine or recreational vehicle equipment dealers and service establishments
	Motels and hotels
	Personal service shops restaurants
	Retail stores
	Storage facilities, warehousing, supply and distribution facilities
	Veterinary clinics and hospitals

2) Residential	One dwelling unit for the operator of a commercial use where ancillary to that use and located on the same site
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3) Other Uses	Public utilities, excluding solid and liquid waste disposal facilities
	Uses and buildings customarily accessory and subordinate to the principal use on the site, not including a residence

### 9.3 DISCRETIONARY USES

1) Commercial Uses	Abattoirs, skinning and tanning facilities, and stockyards
	Agricultural implement and prefabricated building component manufacturing
	Agricultural product processing
	Auction marts
	Outside storage ancillary to the principal use signs
	Welding, machine shops, and metal fabricating
	Salvage yards, auto and machinery wreckers
Wood and natural products processing and fabrication.	

2) Other Uses	Commercial recreation facilities campgrounds
	Solid and liquid waste disposal facilities.
	Licensed Cannabis Production Facilities

### 9.4 SITE REQUIREMENTS

#### 9.4.1 Site Area:

- a) Public utilities and municipal facilities: no requirements.
- b) All other uses: minimum 1,000 sq m (10,763.9 sq. ft.).

#### 9.4.2 Site Frontage:

- a) Public utilities and municipal facilities: no requirements.
- b) All other uses: minimum 30 m (98.4 ft.).

#### **9.4.3 Yard Requirements:**

- a) In any yard abutting a municipal road allowance, municipal grid road, main farm access road, or provincial highway, all buildings shall be set back at least 45.7 m (150 ft.) from the centreline of the road or road allowance; 300 ft. from intersection.
- b) A yard abutting any other road (including a highway frontage road): minimum of 7.6 m (24.9 ft.).
- c) Any yard abutting a railway: no requirements.
- d) Any other yard: minimum of 3 m (9.8 ft.).
- e) The yard requirements shall not apply to any public utility or municipal facility.

#### **9.4.4 Building Coverage:**

- a) Public utilities and municipal facilities: no requirements.
- b) All other uses: maximum 30% of the site.

### **9.5 DEVELOPMENT STANDARDS AND CRITERIA FOR ALL DISCRETIONARY COMMERCIAL USES**

**9.5.1** All commercial uses shall be separated from a residence not occupied by the operator of the use, by a distance of at least 300 m (984.2 ft.) unless the applicant can establish to the satisfaction of Council that the use will not emit noxious odours, dust, smoke, and noise limiting the enjoyment or use of the residence.

**9.5.2** All commercial uses must demonstrate adequate access and egress to the provincial or municipal road system.

### **9.6 DEVELOPMENT STANDARDS AND CRITERIA FOR USES INVOLVING THE HOUSING OF AGRICULTURAL ANIMALS**

**9.6.1** Council is governed by the location criteria contained in the Official Community Plan, as adopted and amended from time to time, and the Zoning Bylaw respecting discretionary approval for an ILO in the issuing of a permit for any use involving the sale, shipping, housing, or confinement of agricultural animals.

**9.6.2** Council may apply special standards in the issuing a development permit limiting the number of animals that may be harbored on the site at any point in time.

### **9.7 DEVELOPMENT STANDARDS AND CRITERIA FOR OUTSIDE STORAGE**

**9.7.1** Outside storage is prohibited within a yard abutting a road, except for the display of vehicles or machinery for sale, which will be a neatly arranged outside storage located in a side or rear yard, and shall be suitably screened to the satisfaction of Council.

### **9.8 DEVELOPMENT STANDARDS AND CRITERIA FOR SIGNS**

**9.8.1** Where multiple businesses operate within a single structure one business logo sign is permitted per visible business front. The maximum dimension of the sign shall not exceed 3 m (9.8 ft.) in vertical or horizontal direction, parallel to the front of the building, nor exceed a depth of 0.3 m (0.9 ft.).

**9.8.2** One business name sign is permitted per visible business unit front and shall not exceed 15% of the area of the front of the building and shall not exceed 30 sq meters (3,229.1 sq. ft.).parallel to the front of the building, nor exceed a depth of 0.3 m (0.9 ft.).

### **9.9 DEVELOPMENT STANDARDS AND CRITERIA FOR SALVAGE YARDS, AUTO AND MACHINERY WRECKING YARDS**

**9.9.1** No wrecked, partially dismantled or inoperative vehicle or machinery shall be stored or displayed in any required yard abutting a road.

**9.9.2** Council may apply special standards as conditions of approval regarding screening, location of storage and the location of vehicles, machinery and parts on display to avoid an unsightly premise.

**8.9.3** The proximity and location of residential and tourist facility shall be considered in making this discretionary use decision.

### **9.10 DEVELOPMENT STANDARDS AND CRITERIA FOR RECREATIONAL USES**

**9.10.1** Discretionary recreational uses shall be separated from a discretionary commercial use by a distance of at least 300 m (984.2 ft.) unless the applicant can satisfy Council that the commercial use does not produce noxious odours, dust, smoke or noise limiting the enjoyment or use of the recreational area.

**9.10.2** Campgrounds shall be surrounded by a landscaped and treed buffer within the site boundary.

**9.10.3** Campgrounds must have a proven safe water supply sufficient for the purpose.

### **9.11 DEVELOPMENT STANDARDS AND CRITERIA FOR SOLID AND LIQUID WASTE DISPOSAL FACILITIES**

**9.11.1** Development and maintenance of a solid or liquid waste disposal facility shall be subject to Section 3.8.

**9.11.2** Council will consider existing and future land use patterns when determining the location of new solid and liquid waste disposal facilities.

### **9.12 DEVELOPMENT STANDARDS AND CRITERIA FOR DEVELOPMENT ADJACENT TO AN AGRICULTURAL DISTRICT**

**9.12.1** Any proposed development adjacent to an Agricultural District must demonstrate to the satisfaction of Council that the development will not adversely affect the agricultural operation on that land (i.e., drainage).

### **9.13 DEVELOPMENT STANDARDS AND CRITERIA FOR CANNABIS PRODUCTION FACILITIES**

**9.13.1** Criteria is listed in Section 3.38.

## 10.0 HAMLET DISTRICT (H)

### 10.1 PURPOSE AND INTENT

The purpose and intent of this district is to provide land for uses that are considered appropriate for the municipality's Hamlets.

### 10.2 PERMITTED USES

<b>1) Residential</b>	Single detached dwelling
	Mobile home or modular home, on a permanent foundation

<b>2) Other Uses</b>	Accessory buildings and uses
	Community services, public museums, and libraries schools and educational institutions
	Places of worship
	Public sports fields, parks and rinks



### 10.3 DISCRETIONARY USES

<b>1) Commercial Principal Uses</b>	Retail stores, commercial retail services and restaurants
	Veterinary clinics and hospitals
	Liquor sales
	Beverage rooms, restaurants and lounges
	Dwelling units, accessory to commercial use
	Grocery stores
	Childcare facilities
<b>2) Commercial Ancillary Uses</b>	Personal service shops
	Motels and hotels

<b>2) Industrial and Agricultural Service Uses</b>	Agricultural equipment, motor vehicle, or recreational equipment dealers and service establishments
	Agricultural seed storage and processing and elevators, fuel and chemical supply establishments
	Agricultural product storage, transshipment, service and contracting establishments, excluding facilities for the handling of large animals and construction trades
	Offices
	Manufacturing or processing establishments
	Welding, machine shops, metal fabricating
	Warehouses

<b>3) Ancillary Uses</b>	Bed-and-Breakfast Homes, where ancillary to a residence on the same site
	Home Based Businesses, where ancillary to a residence on the same site, including personal care homes
	Signs
	Mobile home or modular home, on a permanent foundation

### 10.4 SITE REQUIREMENTS

#### 10.4.1 Minimum Site Area:

- a) Service stations: 929 sq m (9,999.6 sq. ft.).
- b) Other commercial uses: 232 sq m (2,497.2 sq. ft.).

- c)** Public utilities and municipal facilities: no requirements.
- d)** All other uses: 464 sq m (4,994.4 sq. ft.).
- e)** Maximum lot coverage 60%.

**10.4.2 Site Frontage Minimum:**

- a)** Service stations, gas bars, industrial and agricultural service uses: minimum of 30.48 m (100 ft.).
- b)** Public Utilities and Municipal Facilities: no requirements.
- c)** All Other Uses: minimum 15.24 m (50 ft.).

**10.4.3 Required Yards for Residential Uses:**

- a)** Front yard: minimum 6.10 m (20 ft.).
- b)** Side yard: minimum 1.52 m (5 ft.).
- c)** Rear yard: Principal Building: minimum 7.62 m (25 ft.).
- d)** Rear Yard: Accessory Building: minimum 1.52 m (5 ft.).

**10.4.4 Yard Requirements for all Other Uses:**

- a)** Any yard abutting a highway: minimum as required by Saskatchewan Highways and Infrastructure but not be less than 6 m (19.6 ft.).
- b)** Any yard abutting a highway frontage road or municipal road allowance: minimum 6 m (19.6 ft.).
- c)** Other front yard for Service Stations, Gas Bars, Industrial and Agricultural Service Uses: minimum 6 m (19.6 ft.).

- d)** Front yard for any commercial uses not identified in Part (iii), no minimum requirement.
- e)** A yard abutting a residential use without an intervening street: minimum 3 m (9.8 ft.).
- f)** Any yard abutting a railway: no requirement.
- g)** Any other yard: no requirement
- h)** Yard requirements shall not apply to any public utility, municipal facility, or public recreational use.
- i)** Building height for an accessory garage shall not exceed 4.58 m (15 ft.) with the maximum wall height or no more than 3.05 m (10 ft.) from the top plate to the bottom plate. Council at their discretion, however, may consider higher buildings on a case by case basis.
- j)** The building floor for an accessory garage shall not exceed 92.9 m (1,000 sq. ft.), however, Council may consider larger buildings due to physical circumstances on a case by case basis, provided that all setbacks and separation distances can be met.
- k)** Every development shall be graded and leveled 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.

**10.4.5** Mobile homes shall comply with Section 2.3 and be securely attached to a permanent foundation prior to occupancy.

**10.4.6** Re-use, Rehabilitation, Preservation or Restoration of Heritage Properties:

- a) Site requirements listed under Section 9.4 are waived in regards to applications for the re-use, rehabilitation, preservation or restoration of identified, and designated heritage properties.
- b) The original site and structure are deemed to be in conformity with the Bylaw, and applications may be made to change the use of the property as provided for within the Hamlet District.

**10.4.7** No Accessory Buildings excepting garages are permitted to be located in any front yard or side yard.

**10.4.8** Where parking facilities are provided for a development:

- a) The parking area shall be provided on the same lot as the use it serves; and

- 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; and

- c) Parking is not permitted on any natural landscaped area.

**10.4.9** Residential parking spaces which are located entirely or in part in the front yard shall not exceed 22 sq m (236 sq. ft.) in area.

## **10.5 DEVELOPMENT STANDARDS AND CRITERIA FOR DEVELOPMENT ADJACENT TO AN AGRICULTURAL DISTRICT**

**10.5.1** Any proposed development adjacent to an Agricultural District must demonstrate to the satisfaction of Council that the development will not adversely affect the agricultural operation on that land (i.e., drainage).



## **10.6 DEVELOPMENT STANDARDS AND CRITERIA FOR DISCRETIONARY COMMERCIAL, INDUSTRIAL AND AGRICULTURAL SERVICE USES**

**10.6.1** Council will apply the criteria of the Official Community Plan, as adopted and amended from time to time, in considering locations for commercial, industrial or agricultural service uses.

**10.6.2** Council may apply special standards in the issuing of a development permit for screening of storage areas, fencing or required yards adjacent to residential uses.

**10.6.3** Locations within residential areas of hamlets will be avoided for Industrial and Agricultural Service Uses.

**10.6.4** For commercial developments, locations on the main street, adjacent to a railway, or adjacent to a highway or a main access route to the hamlet will be preferred.

**10.6.5** Commercial development that are of a scale and type that is compatible with residential uses may be considered in residential areas if the site is of sufficient size.

## **10.7 USES COMPATIBLE WITH RESIDENTIAL DEVELOPMENT**

**10.7.1** Bed-and-breakfast and personal care homes are considered compatible with residential development provided the sites are large enough to provide adequate parking and separation to adjacent dwellings.

**10.7.2** Home based businesses, which provide personal services are generally considered compatible with residential development if the services are provided within the dwelling.

**11.0 DIRECT CONTROL DISTRICT – WESTERN POTASH CORP. (DCD)**

**11.1 PURPOSE AND INTENT**

The purpose and intent of this district is to allow for the construction, development, and operation a potash solution mining project in accordance with Development Agreement and subsequent amendments agreed and executed between the parties. The properties subject to the DCD district are as identified within the Zoning District Map forming part of this bylaw.

**11.2 PERMITTED USES**

<b>1) Industrial Uses</b>	Mineral resource extraction, mineral resource development and related operations
	Mining facilities and processing plants
	Shipping containers and outdoor storage
	Offices and management facilities

<b>2) Other Uses</b>	Accessory buildings and structures
	Solid and liquid waste disposal facilities
	Mineral resource stockpiling
	Transportation facilities applicable to mining exploration, extraction, stockpiling and related activities
	Public utilities, radio, television and communication towers

**11.3 DISCRETIONARY USES**

Resource refining plants
Management and worker housing facilities

**11.4 SITE REQUIREMENTS**

**11.4.1** Minimum site requirements in accordance with DCD Development Agreement and subsequent amendments.

**11.4.2** Minimum site frontage: 20 m (65.6 ft).

**11.4.3** Access:

- a) Permitted uses and other development requiring public access is prohibited unless the site abuts a developed road.
- b) For the purposes of this Part “developed road” shall mean an existing paved or graded all-weather road on a registered right of way, or a road for which arrangements have been made with Council to provide for the construction of the road on a registered right of way to a standard approved by Council.
- c) A site to be created by subdivision shall not be permitted unless, where required for the proposed use, the proposed parcels and the remainder of the parcel being subdivided abuts, or has frontage on a registered developed road, including any road to be developed under a signed servicing agreement.

**11.4.4** Yard Requirements

- a) The minimum setback of offices, management facilities and any required housing facilities, from the centerline of a developed road, municipal road allowance, or provincial highway shall be 45 m (147.6 ft).
- b) The following minimum separations shall be applied between offices, management facilities, required housing facility, and other uses:
  - 305 m (1000 ft) from a licensed public or private liquid waste disposal facility.

- 457 m (1499.3 ft) from a licensed public or private solid waste disposal facility.
  - 305 m (1000 ft) from a honey processing facility.
- c)** Council may reduce the minimum separation distance to the operations listed above, as a special standard where the applicant submits a written agreement to Council between the adjacent landowner and the owner of the DCD zoned operation agreeing to the reduced the required separation.
- d)** The following additional minimum separations shall be applied between offices, management facilities, required housing facilities and other uses:
- 305 m (1000 ft) to a non-refrigerated anhydrous ammonia facility licensed by Province of Saskatchewan.
  - 600 m (1968.5 ft) to a refrigerated anhydrous ammonia facility licensed by the Province of Saskatchewan.
  - No dwelling or other building shall be located within the approach surface for any functional airport or airstrip.
- e)** Council may not reduce the minimum separation distance to the operations listed above.

## **11.5 DEVELOPMENT STANDARDS AND CRITERIA FOR MINING EXPLORATION, EXTRACTION AND RELATED DEVELOPMENT**

The following considerations shall be made for all applications related to mining exploration, extraction and related developments and operations.

**11.5.1** Mineral resource development and related operations should require a development permit.

**11.5.2** In reviewing applications for mineral resource development and related operations the environmental implications of the operation including plans for site restoration shall be considered.

**11.5.3** Any application shall include all pertaining plans and a narrative of the proposed development in addition to the following:

- a)** The location and area of the site where development is to occur and identification of significant water bodies and wetlands, urban municipalities, rural settlements, provincially designated lands and environmentally sensitive lands and features and neighbouring land uses;
- b)** The expected life of the project if applicable;
- c)** The effect of the development on existing drainage and other municipal infrastructure and servicing on and off the site;

- d)** Identification and mitigation of issues, such as odour, dust, smoke, noise, traffic and periods of operation, visual screening or landscaping of the site, onsite fire suppression infrastructure, as well as required signage, fencing or other safety measures;
- e)** The methods for preventing, controlling, or reducing erosion;
- f)** Proposed access and hauling activities (including number of trucks, tonnage, and hours of hauling);
- g)** Proposed extraction, operation, and staging (including years, dates and hours of operation); and
- h)** The condition in which the site is to be left when the operation is complete, including the proposed reclamation or rehabilitation plans for restoring the condition of the land to be affected.

**11.5.4** New development that will conflict with existing mineral resource development and known expansion areas will be discouraged.

**11.5.5** The mineral resource development and/or operator and any person who hauls associated resources may be required to enter into a road maintenance agreement. The Municipality may require the developer to sign an agreement for road maintenance.

**11.5.6** Any proposed development adjacent to an Agricultural District must demonstrate to the satisfaction of Council that the development will not adversely affect the agricultural operation on that land (i.e., drainage).

## 12.0 AMENDMENT

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Where proposed land uses or developments do not conform to this Zoning Bylaw or to the Official Community Plan, both bylaws can be amended in accordance with the PDA, to allow the new development to continue. However, before any amendment is made, the impact

of the proposed change on the rest of the bylaws and the future development of the municipality as a whole shall be examined.


Any changes to the bylaws shall be in the interest of the future development of the community as a whole.



### 13.0 EFFECTIVE DATE OF THE BYLAW

#### 13.1 COMING INTO FORCE

This Bylaw shall come into force and take effect on the date of approval by the Minister of Government Relations.

  
\_\_\_\_\_  
REEVE



  
\_\_\_\_\_  
CHIEF ADMINISTRATIVE OFFICER

INTRODUCED AND READ a first time this 13<sup>th</sup>, day of December, 2022.

READ A SECOND TIME this 13<sup>th</sup>, day of June, 2023.

READ A THIRD TIME and passed this 13<sup>th</sup>, day of June, 2023.

CERTIFIED a true copy of Bylaw No. 2022-13

and adopted by Resolution of the Council on the

13<sup>th</sup> day of June, 2023.

  
\_\_\_\_\_  
CHIEF ADMINISTRATIVE OFFICER

## 14.0 DEFINITIONS

### 14.1 TITLE

This Bylaw shall be known as the “Zoning Bylaw of the RM of Lajord No. 128.”

### 14.2 SCOPE

All development within the limits of the Municipality shall be in conformity with the provisions of this Bylaw.

### 14.3 INTERPRETATION

The Administrative Authorities shall interpret this Bylaw.

### 14.4 SEVERABILITY

If any part of this Bylaw, including anything shown on the Zoning District Map, is declared to be invalid for any reason, by an authority of competent jurisdiction, the validity of the Bylaw as a whole, or any other part, section or provision of this Bylaw will not be affected.

### 14.5 UNITS OF MEASURE

Units of measure in this Bylaw are metric abbreviated as follows:

### 14.6 DEFINITIONS

Units of Measure	
m	Metre(s)
ft	Feet
m <sup>2</sup>	Square Metre(s)
ft <sup>2</sup>	Square Feet
km	Kilometer(s)
ha	Hectare(s)
ac	Acres

In this Bylaw when the following words or terms are used, they have the following meaning, unless the context provides otherwise:

**Accessory Building** means a subordinate detached building apart from the main building or main use and located in the same site, which provides better and more convenient function of the main building or main use.

**Accessory Use** means a use customarily incidental, subordinate, and exclusively devoted to the principal use or building and is located on the same site with such principal use.

**Act** means *The Planning and Development Act, 2007*.

**Agricultural Operations** means the production of horticultural crops, including vegetables, fruit, mushrooms, sod, trees, shrubs, flowers, and greenhouse crops, excluding cannabis.

**Alteration** means any structural change or addition made to any building or structure.



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

Kind of Animal		Animal Unit
Poultry	Hens, cockerels, capons	100
	Chicks, broiler chickens	200
	Turkeys, geese, ducks	25
	Exotic birds	
Hogs	Boars and sows	3
	Gilts	4
	Feeder Pigs	6
	Weanling pigs	20
Sheep	Rams and Ewes	7
	Lambs	14
Goats, etc.	Goats, llamas, alpacas, etc	7
Cattle	Cows and bulls	1
	Feeder cattle	1.5
	Replacement heifers	2
	Calves	4
Horses	Colts and ponies	2
	Other horses	1
Domesticated Ungulates	Native bison	1
	Elk, reindeer	4
	Deer	7

**Ancillary Use** means a use that is secondary and subordinate in size, extent and purpose to the principal use on the same site but is not necessary for the operation of the principal use on that site.

**Administrator** means the official administrator for the Municipality pursuant to *The Municipalities Act*.

**Applicant** means a developer or person applying for a development permit under this Bylaw or for a subdivision approval to an Approving Authority under *the Act*.

**Bed-and-Breakfast Home** means a dwelling unit, licensed as a tourist home under *The Public Accommodation Regulations*, in which overnight accommodation within the dwelling unit, along with one meal served before noon, is provided to the travelling public for a charge.

**Beverage Room** means an establishment, licensed by the Province of Saskatchewan, in that alcoholic beverages are served for a fee for consumption on the premises and may include a licensed lounge that is ancillary to a restaurant. Food preparation or serving of food may be an accessory use to the drinking establishment but is subject to all applicable provincial regulations.

**Billboard** means a private, free standing sign, including supporting structures, which advertises goods, products, services, organizations, or facilities that are available from, located on, or refer to, as it other than the site on which the sign is located, and which is greater than 2m<sup>2</sup> in surface area.

**Building** means a structure used for the shelter or accommodation of persons, animals, or goods.

**Building Permit** means a permit issued under a building Bylaw of the Municipality authorizing the construction of all or part of any building.

**Cannabis** is as defined in *The Cannabis Act (Canada)*.

**Cannabis Production Facility** means a federally licensed growing of cannabis plants and harvesting material from those plants, or the manufacturing, packaging and labelling of cannabis products.

**Campground** means the seasonal operation of an area of land managed as a unit, providing temporary short-term accommodation for tents, tent trailers, travel trailers, recreational vehicles and campers, used by travelers and tourists.

**Child Care Facility** means a building or portion of a building for the provision of care, instruction, maintenance or supervision of seven children or more under the age of 13 years, by persons other than those related by blood or marriage, for periods not exceeding 24 consecutive hours and includes all day-care centres, early childhood services, nurseries and after-school or baby-sitting programs which meet this definition.

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

**Council** means the Council of the “RM of Lajord No. 128.”

**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 permit** means a document authorizing a development issued pursuant to this Bylaw.

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

**Dwelling Group** means a group of principal buildings used as dwellings, located on a single parcel, developed as a project, that may include rental, condominium or bare land condominium forms of tenure.

**Dwelling Dormitory** means a building providing sleeping and residential quarters for a large number of people, but does not include eating quarters.

**Dwelling, Single Detached** means a detached building consisting of one dwelling units defined here; and occupied or intended to be occupied as a permanent home or residence, but shall not include a mobile home, modular home, or trailer coach as defined here.

**Dwelling Unit** means one or more habitable rooms constituting a self-contained unit and used or intended to be used together for living and sleeping purposes by one or more persons.

**Equestrian Center** means public facilities (buildings, shelters or other structures) at which horses are exercised or trained, training in equestrian skills, or equestrian competitions or shows are held.

**Farmstead** means a single site, which includes the residence of the farm operator and those buildings, or facilities that are related to the farm operation, and may include cropland and pastures.

**Floor Area** means the sum of horizontal area contained within the outside of the outside walls of a building at each floor level at or above grade, excluding in the case of a dwelling, any private garage, porch, veranda, sun lounge, or unfinished room or attic.

**Garden (Granny) Suite** means a second, small, dwelling on the site of a primary, single-family dwelling that accommodates one or two family members of the owner/occupants of the primary residence and is intended to allow the family to live independently but with the support nearby of the extended family.

**Grocery Store** means the use of a building, or a portion of a building, for the sale of foods and convenience goods to serve the needs of the surrounding residents and the traveling public.

**Hazard Land** means land which may be prone to flooding, slumping, subsidence, landslides, erosion, any other instability, or is located within the flood plain of a river, stream, or lake.

**Home Based Business** means a secondary occupation carried on by the occupants of a farmstead or residence, and ancillary to a permitted use.

**Hotel** means a building which provides sleeping accommodation for which a fee is charged and may also contain commercial uses, facilities or services such as a restaurant, dining room, room service or convention room.

**Highway Sign Corridor** means a strip of land parallel and adjacent to a provincial

highway; where private signs may be permitted to advertise goods and services of local area businesses and attractions, as provided by regulations of the Ministry of Saskatchewan Highways and Infrastructure entitled *The Erection of Signs Adjacent to Provincial Highway Regulations, 1986*, as may be amended or replaced from time to time.

**Intensive Agricultural Operation** means a principal use that produces a crop that is grown in buildings or under structures, using hydroponic techniques, or by use of intensive irrigation and fertilizer application, but not including an intensive livestock operation.

**Intensive Livestock Operation (ILO)** means the operation or facilities for the permanent or temporary rearing, confinement or feeding of poultry, hogs, sheep, goats, cattle, horses, or domesticated game animals in such numbers that the facility and portion of a parcel or site used for the operation meets any of the following conditions:

- a) will contain 100 or more animal units
- b) provides less than 370 m<sup>2</sup> of space for each animal unit
- c) will contain more than 20 animal units for 10 or more days of the month within 300 m of water body not controlled by the operator
- d) Will contain more than 20 animal units for 10 or more days of the month within 30 m of a domestic well not controlled by the operator.

**Intermodal Freight Container** means a standardized reusable steel box used for the safe, efficient and secure storage of materials and products within a global containerized intermodal freight transport system. “Intermodal” indicates that the container can be moved from one mode of transport to another (ship, rail, truck) without unloading and re-loading the contents of the container. Length and width of the containers varies.

**Liquor Sales** means the wholesale or retail sale or distribution to the public of any and all types of alcohol spirits/beverages.

**Mobile Home** means a trailer coach bearing CSA Z240 certification for mobile homes (or a replacement thereof):

- a) that is used as a dwelling
- b) that has water faucets and shower, or other bathing facilities, that may be connected to a water distribution system
- c) that is equipped with facilities for washing and water closet, or other similar facility, which may be connected to a sewage system.

**Modular Home** means a factory-built home that is manufactured as a whole or modular unit and is designed to be moved on a removable chassis to be used as one dwelling unit, and is certified by the manufacturer that it complies with the Canadian Standards Association Code CSA-A277 standard.

**Motel** means a building or group of buildings on a site designed and operated

to provide temporary accommodation and contains separate sleeping units, each of which is provided with an adjoining conveniently located parking stall.

**Municipality** means the RM of Lajord No. 128.

**Municipal Facility** means any facility owned or operated by the Municipality

**Non-Conforming Building** means a building:

- a) That is lawfully constructed or lawfully under construction, or with respect to which all required permits have been issued, at the date a Zoning Bylaw or any amendment to a Zoning Bylaw affecting the building or land on which the building is situated or will be situated becomes effective
- b) that on the date a Zoning Bylaw or any amendment to a Zoning Bylaw becomes effective does not, or when constructed will not, comply with the Zoning Bylaw.

**Non-Conforming Site** means a site, consisting of one or more contiguous parcels that, on the date a Zoning Bylaw or any amendment to a Zoning Bylaw becomes effective, contains a use that conforms to the Bylaw, but the site area or site dimensions do not conform to the standards of the Bylaw for that use.

**Non-Conforming Use** means a lawful specific use:

- a) being made of land or a building or intended to be made of land or of a building lawfully under construction, or with respect to which all required

permits have been issued, at the date the Zoning Bylaw or any amendment to the Zoning Bylaw affecting the land or building becomes effective

- b) that on the date the Zoning Bylaw or any amendment to the Zoning Bylaw becomes effective does not, or in the case of a building under construction or with respect to which all required permits have been issued will not, comply with the Zoning Bylaw.

**Outside Storage** means the storing, stockpiling or accumulating of goods, equipment or material in an area that is open or exposed to the natural elements.

**Pasture** means a site that is used for the raising and feeding of livestock by grazing.

**Permitted Use** means a use or form of development rightfully allowed in a zoning District, subject to the regulations contained in this Bylaw.

**Personal Care Home** means a facility licensed under *The Personal Care Homes Act* that provides long term residential, social and personal care, including accommodation, meals, supervision or assistance for persons who have some limits on ability for self-care, and are unrelated to the operator or owner.

**Personal Service Shops** means a facility for providing a service to individuals, including but not limited to barbershops, professional services, medical clinics, drycleaners, etc.

**Portable Storage Unit** means a transportable storage structure that is designed and used for the storage of

building materials, household goods, personal items and other materials for use on temporary basis on a residential property. Such units are uniquely designed for their ease of loading to and from a transport vehicle.

**Principal Use** means the main activities conducted on a site.

**Principal Building** means the main building in which the principal use of the site is conducted.

**Private Riding Arenas** means a building used by the owners or occupants of the site for the training and exercising of horses that is not used for horse shows, rodeos or similar events to which there is a fee to participate in or to use the facilities.

**Public Road** means a road allowance or a legally surveyed road vested in the name of Ministry of Highways and Infrastructure.

**Public Utility** means a government or private enterprise, which provides a service to the general public, including any operation for the purposes of inspecting, repairing, or renewing sewage systems, water mains, cables, pipes, wires, tracks or similar public works as required by a public utility, and the installation of service connections to property in the Municipality (excluding the installation of new transmission lines).

**Quarter Section** means a quarter section as defined by the Township Plan of Survey in the Land Titles Office, exclusive of any registered road, road widening, or railway right of way, but including any partial quarter section defined on the Township Plan of Survey.

**Reeve** means the Reeve of the RM of Lajord No. 128.

**Residence** means a single detached dwelling on a site which is not used as a farmstead.

**Rodeo Facilities** means buildings, shelters, fences, corrals or other structures used for commercial rodeo events.

**RTM** means a new single detached dwelling built off-site to national building code standards and moved on, and permanently attached to, a foundation meeting national building code standards.

**Sand and Gravel** means all sand and gravel on the surface of the land and all sand and gravel obtainable by stripping off the overburden, excavating from the surface or other surface operation. The sand and gravel mentioned shall not be deemed to be a mine, mineral or valuable stone but shall be deemed to be and to have always been a part of the surface of the land and to belong to the owner thereof.

**School** means a site, building or other premises and improvements that are utilized for the purposes of educating students with a faculty.

**Sign** means any writing (including letter or word), billboard, pictorial representation (including illustration or decoration), emblem (including devise, symbol or trademark), flag (including banner or pennant), or any other figure of similar character which is a structure or any part thereof, or is attached to, painted on, or in any manner represented on a building is used to announce or direct attention

to, or advertise is visible from outside the building.

**Site** means an area of land with fixed boundaries that has been registered in the Land Titles Office by Certificate of Title, and for which all portions of the land are consolidated under a single title.

**Site Frontage** means the boundary that divides the site from the street or road. In the case of a corner site, the front site line shall mean the boundary separating the narrowest street frontage of the site from the street. Site frontage for a non-rectangular site shall be defined as the mean of the measured front and rear site lines.

**Street** means a public road or thoroughfare registered by plan of survey which affords the principal means of access to abutting property but shall not include an easement or lane.

**Structure** means anything that is built, constructed, or erected, located in, on, or over the ground, or attached to something located in or over the ground.

**Subdivision** means a division of land and includes a division of a quarter Sections into legal subdivisions as described in the regulations made pursuant to *The Land Surveys Titles Act, 2000*.

**Temporary Garage** means a temporary prefabricated shelter constructed with a metal or plastic frame and covered with a fabric or plastic cover used primarily for the storage of vehicles or other equipment accessory to a residential use only.

**Trailer Coach** means any vehicle or dwelling that has been modified to allow for both transportation upon public roads or highways and also be utilized as a dwelling or sleeping place for one or more persons.

**Use** means the purpose or activity for which a piece of land or its buildings are designed, arranged or intended, occupied or maintained.

**Vacation Farm** means an operating farm which may, on a day basis or for overnight purposes, offer a farm life experience to groups, families, or individuals and which may provide either or both of the following: rental accommodation in the farm dwelling or adjacent private cabins comprising one or more rooms furnished to enable the preparation of meals if full board is not provided a tract of land on which one or more camping, tenting or parking sites is located, where electricity, potable water and toilet facilities are provided to the persons, families, or groups occupying any of the sites.

**Warehousing** means a building or number of buildings primarily engaged in the indoor and/or outdoor storage of a general line of goods.

**Waste Disposal Facility, Liquid** means a facility to accommodate any liquid waste from residential, commercial, institutional and industrial sources, but does not include a septic system for a single residence or farmstead, or a manure storage area for an intensive livestock operation.

**Waste Disposal Facility, Solid** means a facility, not including a waste transfer station or a temporary storage facility, to accommodate discarded materials, substances or objects which originated from residential, commercial, institutional and industrial sources which are typically disposed of in municipal or private landfills, but not including dangerous goods, hazardous waste or biomedical waste.

**Yard** means the open, unoccupied space on a lot between the property line and the nearest wall of a building.

**Yard, Front** means that part of a site that extends across the full width of a site between the front site line and the nearest main wall of a building or structure.

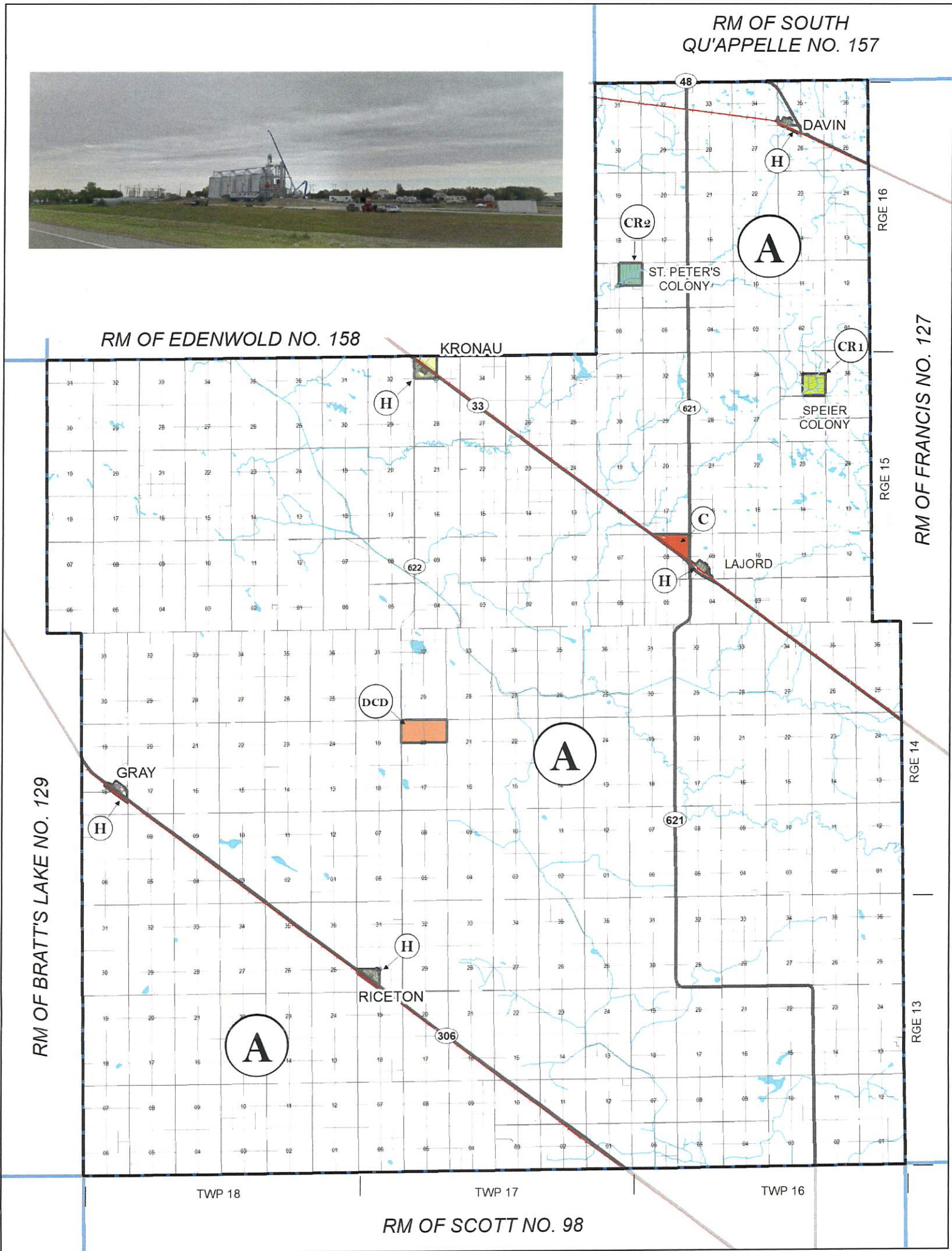
**Yard, Rear** means that part of a site which extends across the full width of a site between the rear site line and the nearest main wall of a building or structure.

**Yard, Required** means the minimum yard required by a provision of this Bylaw.

**Yard, Side** means the part of a site that extends from a front yard to the rear yard between the side line of a site and the nearest main wall of a building or structure.

**15.0 ZONING DISTRICT MAPS**

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**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

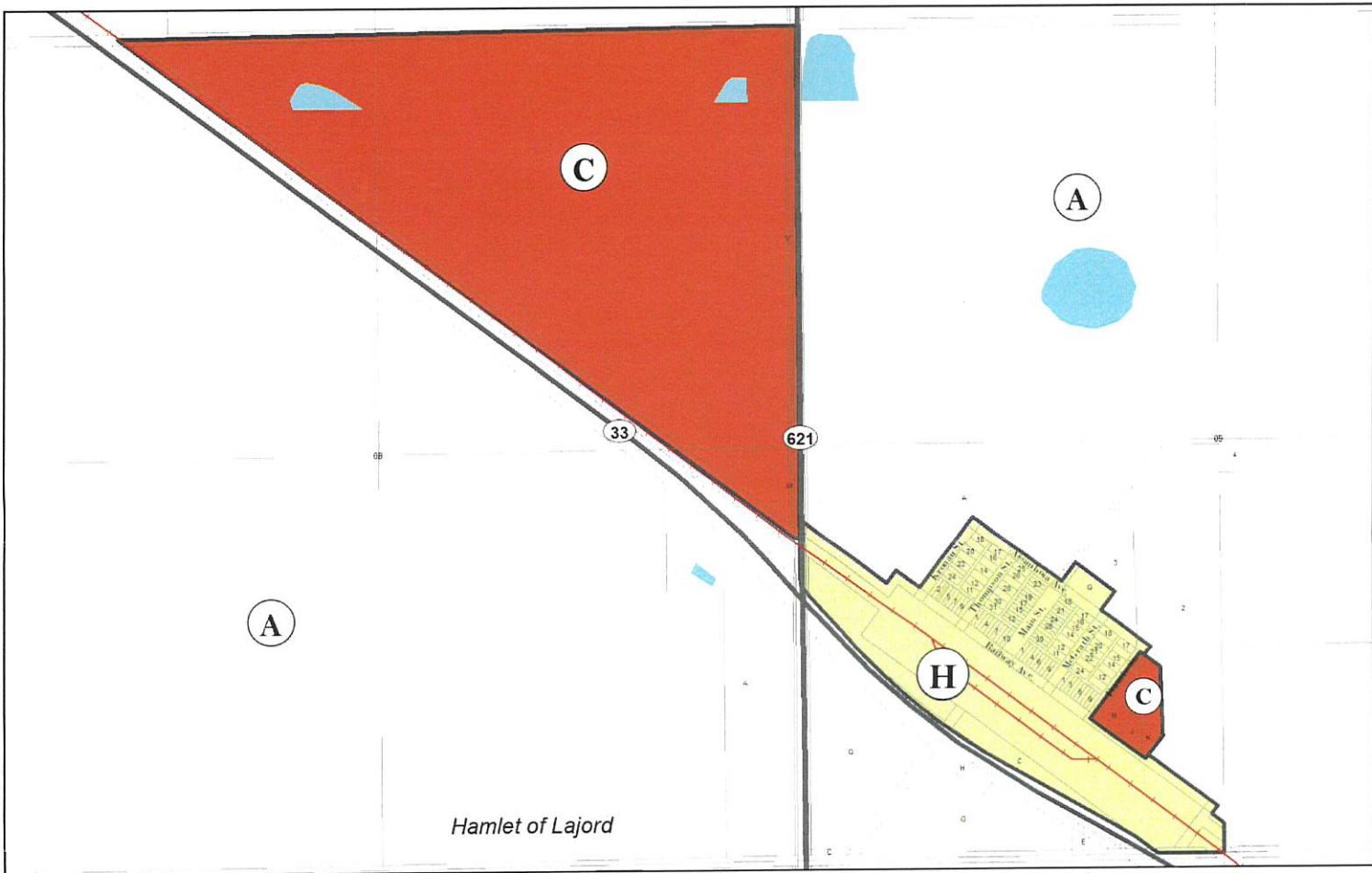
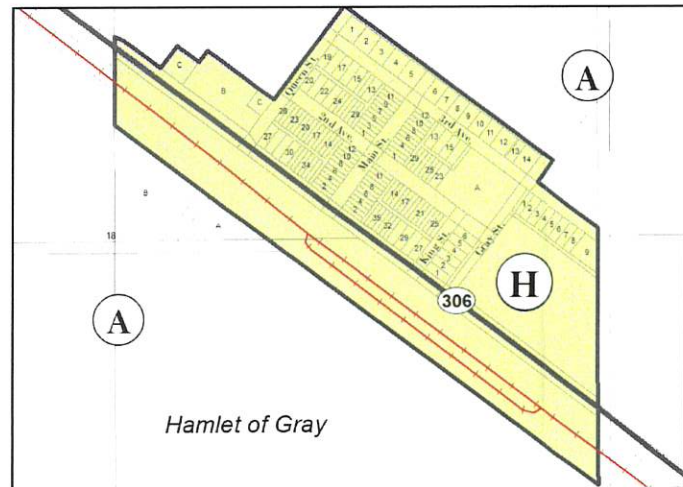
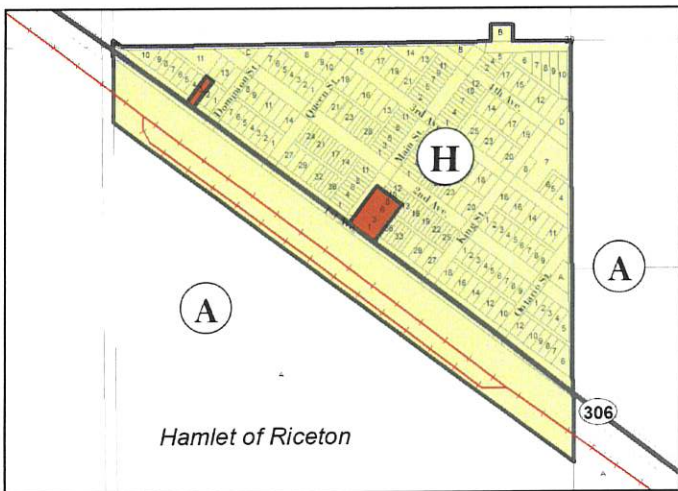
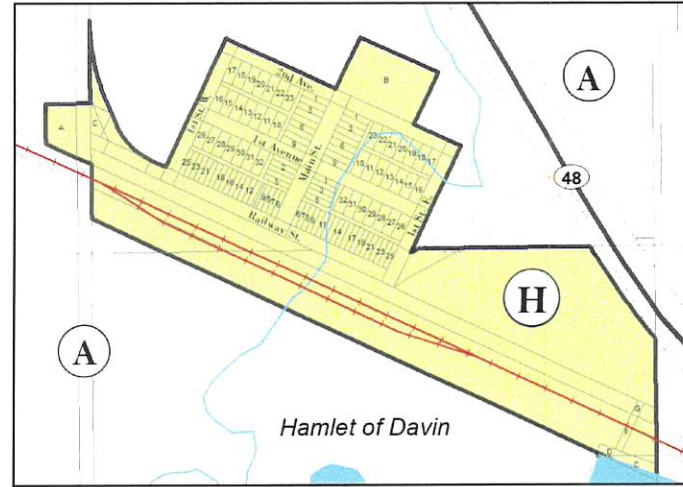
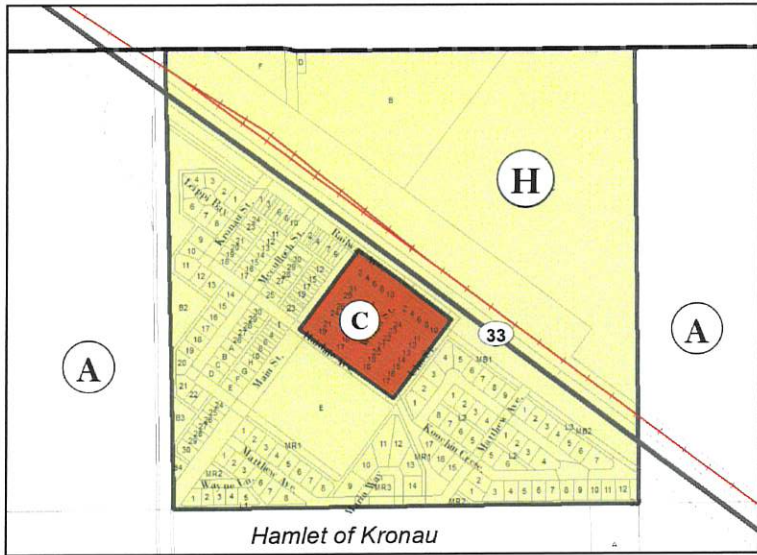
APPROVED ON THE 20<sup>th</sup> DAY OF NOV 2023

MINISTRY OF GOVERNMENT RELATIONS

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

0 1.5 3 km





**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 30<sup>th</sup> DAY OF November, 2023

MINISTRY OF GOVERNMENT RELATIONS

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

N