



**Rural Municipality of Prince Albert No. 461
Zoning Bylaw
Bylaw 17 of 2025**

The Rural Municipality of Prince Albert No. 461 Bylaw No. 17 of 2025

A Bylaw of the Rural Municipality of Prince Albert No. 461.

The Council of the Rural Municipality of Prince Albert, in the Province of Saskatchewan, assembled open meeting enacts as follows:

1. Pursuant to Section 34(1) of *The Planning and Development Act, 2007*, the Council of the Rural Municipality of Prince Albert No. 461 hereby adopts the Rural Municipality of Prince Albert No. 461 Zoning Bylaw, identified as Schedule "A" to this Bylaw.
2. The Reeve and Chief Administrative Officer of the Rural Municipality of Prince Albert No. 461 are hereby authorized to sign and seal Schedule "A", which is attached to and forms part of this Bylaw.
3. Bylaw No. 3 of 2010, the Zoning Bylaw, and all amendments thereto, are hereby repealed.
4. This Bylaw shall come into force on the date of final approval by the Minister of Government Relations.

Read a first time this 11th day of September 2025.

Read a second time this day of 2025. SEAL

Read a third time this day of 2025.

REEVE

CAO

Certified a True Copy of the Bylaw adopted by Resolution of Council

On the _____ day of _____, of the year _____

(signature) _____, (date) _____

A Commissioner for Oaths in the Province of Saskatchewan

My appointment expires _____

THE RURAL MUNICIPALITY OF PRINCE ALBERT No. 461 ZONING BYLAW

Being Schedule “A” to Bylaw No. 17 of 2025 of the Rural Municipality of Prince Albert No. 461

Reeve

CAO

SEAL

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How to Determine Zoning and Regulations for a Specific Site

The following steps will help users understand how to identify the proper zoning district for a specific piece of land, what land uses are permitted on that site, and the regulations to guide development within that site.

1. To determine the zoning district of a specific site, the user must first find that site on the attached Zoning Maps. It will be helpful to know the legal land description when reviewing the Zoning Map. All land within the RM will fall within a colour coded zoning district. A legend within the Zoning Map will associate each colour with the appropriate zoning district.
2. Each zoning district will have its own chapter in the Zoning Bylaw. Look up the corresponding zoning district. The district will identify a list of permitted land uses, as well as uses permitted at the discretion of Council.
3. Each zoning district identifies the development standards (minimum areas, building setbacks, etc.) for each permitted and discretionary land use. These standards will help guide development within the lot or parcel as well as the creation of new parcels.
4. The land use may have specific requirements contained in the general regulations. Sections 3.0 and 4.0 will confirm if any apply to the specific land use.
5. Finally, all proposed development and zoning questions should be discussed with staff of the RM's Planning and Development Department.

If you require assistance with the regulations or processes contained within the Zoning Bylaw, please call or visit the RM's Planning and Development Department. The up-to-date version of the Zoning Bylaw and amendments is located in the RM's office. This version should be consulted in all cases.



1

Introduction

1. INTRODUCTION

1.1 AUTHORITY

Under the authority granted by *The Planning and Development Act, 2007* (PDA), in compliance with *The Statements of Provincial Interest Regulations*, and *Prince Albert Planning District Official Community Plan* (OCP), the Reeve and Council of The Rural Municipality of Prince Albert No. 461 (RM) in the Province of Saskatchewan, in open meeting, hereby enact as follows:

1.2 TITLE

This Bylaw shall be known and may be cited as the “Zoning Bylaw” (ZB) of the Rural Municipality of Prince Albert No. 461.

1.3 SCOPE

All development within the boundaries of the municipality shall be in conformity with the provisions of this bylaw, subject to the right of appeal provisions of this bylaw.

1.4 PURPOSE

1. The purpose of this ZB is to regulate development and to control the use of land in the RM in accordance with the OCP to promote public health, safety, and general welfare.
2. The intent of this ZB is to provide for the amenity of the area within the RM and for the health, safety, and general welfare of the inhabitants of the municipality:
 - a. To minimize land use conflicts;
 - b. To establish minimum standards to maintain the amenity of the RM;
 - c. To ensure development is consistent with the physical limitations of the land;
 - d. To restrict development that places undue demand on the RM infrastructure; and
 - e. To provide for land-use and development that is consistent with the goals and objectives of the RM and OCP.

1.5 SEVERABILITY

If an appeals board or court of competent jurisdiction should declare any part, section, sentence, clause, phrase, map, or other portion of this ZB to be invalid, that portion shall not be construed as having persuaded or influenced Council to pass the remainder of this ZB. The part, section, sentence, clause, phrase, map, or other portion of this ZB is to be deemed a separate, distinct, and independent provision, and the holding of the appeals board or court shall not affect the validity, effectiveness, or enforceability of the remaining portions of this ZB.



2

Administration

2. ADMINISTRATION

2.1 DEVELOPMENT OFFICER

1. The Chief Administrative Officer (CAO) of the RM shall be the Development Officer responsible for the administration of this bylaw. The CAO may appoint a Development Officer, to whom duties in the administration of the ZB may be delegated.
2. The Development Officer shall:
 - a. Receive, record, and review development permit applications and issue decisions in consultation with Council, particularly those decisions involving subdivisions, discretionary uses, development permit conditions, and development and servicing agreements;
 - b. Maintain a copy of this ZB, zoning maps, and amendments for public inspection during office hours, and ensure that copies are available to the public at a reasonable cost;
 - c. Collect application and development fees; and
 - d. Maintain a record of approved minor variances; and
 - e. Perform other duties as required;
3. The Development Officer shall be empowered to make a decision regarding a development permit application for a Permitted Use.
4. The Development Officer shall receive, record, and forward to Council:
 - a. Development permit applications for discretionary uses;
 - b. Rezoning applications;
 - c. ZB and OCP amendments; and
 - d. Subdivision applications.
5. The Development Officer may refer any application to Council for a decision on the interpretation of this ZB or regarding special conditions provided for in this ZB and shall inform the applicant of the date and time when Council will consider the matter. Council or the Development Officer may require the applicant to provide further information necessary to render a decision.

2.2 COUNCIL

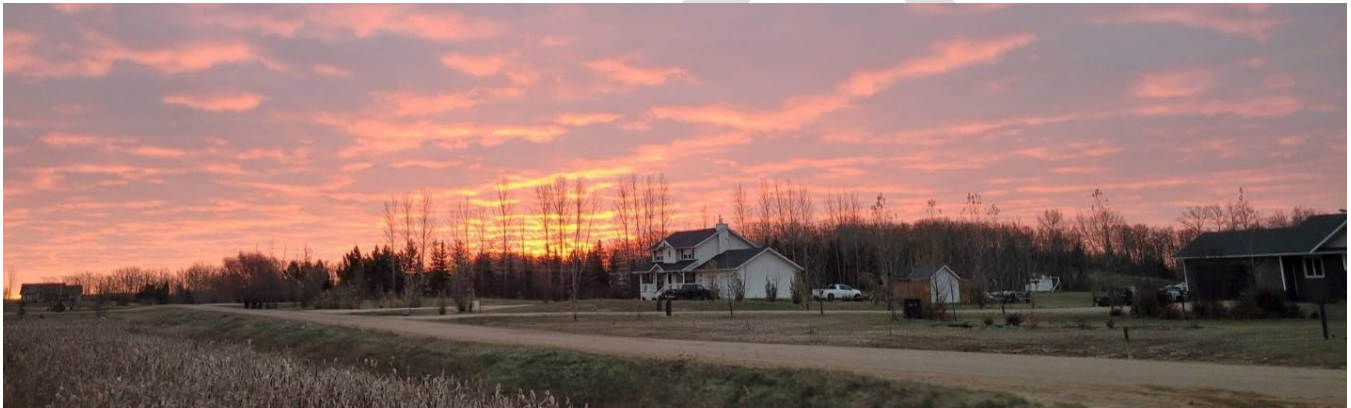
1. Council shall make all decisions regarding discretionary uses, OCP and ZB amendments.
2. Council shall make a recommendation regarding all subdivision applications circulated to it by the Ministry of Government Relations, prior to a decision being made by the Minister.
3. Council shall act on discretionary use, rezoning, and subdivision applications in accordance with the procedures established by the PDA and in accordance with the goals, objectives and policies as stated in the OCP.

2.3 INTERPRETATION

1. Where any provision of this Bylaw appears unclear, Council shall make the final ZB interpretation.
2. All ZB requirements shall be based on the stated metric units.
3. No existing development or site shall be deemed non-conforming due to non-compliance with the metric units used in the ZB.

2.4 BYLAW COMPLIANCE

1. Errors and/or omissions by any person administering or required to comply with the provisions of this ZB do not relieve any person from liability for failure to comply with the provisions of this ZB.



2.5 DEVELOPMENT PERMIT REQUIREMENTS

1. No person shall undertake a development or commence a use unless a development permit has first been obtained, except as listed in this ZB. A development permit cannot be issued in contravention of any of the provisions of this ZB.
2. A building permit, where required, shall not be issued unless a development permit has been issued, or is issued concurrently.
3. Farm residences require a development permit.
4. Intensive and non-intensive livestock and poultry operations with 100 or more animals will require a development permit under this ZB, subject to OCP regulations.
5. Intensive agriculture operations require a development permit under this ZB, subject to OCP regulations.
6. Nothing in this ZB shall exempt any person from complying with the requirements of a Building Bylaw or any other bylaw in force within the municipality, or from obtaining permission required by this or any other law or bylaw in the municipality, the province, or the federal government.

7. Where the provisions in this ZB conflict with those of any other municipal, provincial, or federal requirement, the higher and/or more stringent standards shall prevail.
8. A copy of any license, permission, permit, or approval required by this or any other bylaw of the RM or any law of the Province of Saskatchewan or Canada may be required to be submitted to the RM.

2.6 DEVELOPMENT NOT REQUIRING A PERMIT

1. Development permits are not required for the following developments, but all developments shall conform to all other ZB requirements (ex. building permits, setbacks, environmental and development standards, etc.):
 - a. Accessory Farm Buildings and Structures:
 - i. Where accessory to a permitted agricultural use, excluding intensive and non-intensive livestock operation, and intensive agricultural operations structures;
 - ii. Granaries and bins, provided they meet the required minimum setbacks in the applicable zoning district; and,
 - iii. A farm building, provided that the owner shall complete and obtain approval of a Farm Building Exemption Request Form.
 - b. Small Accessory Buildings: single storey accessory building with a building floor area less than 10 m² (107.6 ft²);
 - c. Pergolas, gazebos and other similar structures with a gross floor area of 14 m² (150.7 ft²) or less;
 - d. Public Works: any operation for the purpose of inspecting, repairing, or renewing sewers, 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;

Note: a permit is required for the installation of all new transmission lines associated with facilities and systems for public works as defined herein.

- e. Any facility, including buildings and structures, installed and operated by the RM.
- f. Maintenance: internal alterations and maintenance, that do not include structural alterations to a residential building, provided that the use, life and safety requirements, 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;

- g. The erection of a single residence satellite dish, television antennae, or radio antennae;
- h. Fences, walls, and gates;
- i. Trapping;
- j. Temporary confinement of livestock;
- k. Clearing of brush, other vegetation, landscaped areas, driveways and parking lots, provided the slope stability, and natural or designed drainage pattern of the site and adjacent sites are not adversely impacted;
- l. 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;
- m. The temporary placement of a CSA approved trailer during the construction or alteration of a primary structure for a term that does not exceed that provided by an active building permit issued for a project.
- n. Membrane-covered structure with a gross floor area of 30 m² (322.9 ft²) or less in residential districts.
- o. Demolition of a development permit listed in this section as not requiring a permit.



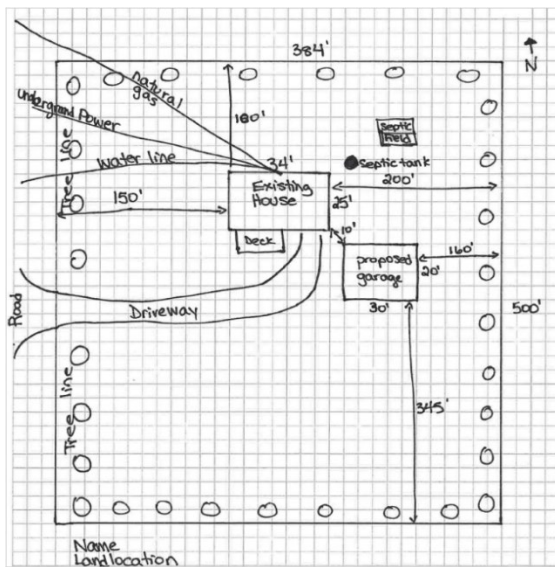
2.7 DEVELOPMENT PERMIT PROCEDURE

1. The following procedures shall apply to all development permits:

- a. Applicants shall submit a completed development permit application to the Development Officer. Applications for a development permit and applications for a discretionary use, with the exception of applications for a home-based business, shall be accompanied by the following:

- i. The names, addresses and telephone numbers of the applicant, property owner and person or consultant who prepared the plans being submitted, including a local contact person;
- ii. The proposed use of the site or building to be constructed, or the proposed use of the existing building floor area to be altered or occupied, including the area of the proposed building or renovations;
- iii. The complete legal description of the subject property;
- iv. A copy of a site plan, drawn to scale with appropriate dimensions, as shown in Figure 2-1 and may include the following information as required:

**Figure 2-1
Site Plan**



- a) North arrow, roads adjacent to the site, all property boundaries, identified frontage of site, site area, elevations and the location of any existing buildings, structures, utility poles and wires, underground utilities, easements, building encroachments, water wells, septic systems and type and location of existing trees;
- b) The location and size of proposed buildings or structures, including all front, side and rear yard setback dimensions where relevant;
- c) The location and size of all entrances and exits to the site; and,
- v. Submission of the development permit fee when required;
- b. When landscaping is required under this ZB, a landscape plan shall be attached to a development permit application and shall form part of that application. A copy of a landscape plan shall be provided, drawn to scale with appropriate dimensions, and show the following information:
 - a) Location of all hard surfaces, including sidewalks, curbing, fences, retaining walls, driveways, patios, parking, and other hard surfaces;
 - b) Location of all above- and below-ground utilities, including water, sewer, gas, electrical, power lines, and other utilities;
 - c) Location, height, and material of any proposed screening, fencing, and berms;

- d) Complete description of plant materials, including names, locations, quantities, heights, and spacing at installation;
 - e) Location, size, and type of existing vegetation to be preserved;
 - f) A schedule of completion;
 - g) Additional information as required by Council or the Development Officer as part of a specific proposal.
- c. The Development Officer shall review all applications for completeness and shall inform an applicant whose application is not complete of the information or documentation required to complete the application, and that the application will not be considered until it is complete.
- d. The Development Officer may refer the application to any government agencies, neighbouring municipalities, interested groups, engineering, legal, or other professionals for consideration and comment, with the cost of this review to be the responsibility of the applicant.
- e. The Development Officer may submit any application to Council for a decision on the interpretation of the ZB, or on special conditions provided in the ZB, and shall inform the applicant of this action. Council or the Development Officer may require the applicant to provide such further information as may be required to make a decision.
- f. Upon completion of the review of a complete application for development, the Development Officer shall issue a development permit for a development that complies in all respects with the requirements of this ZB, the OCP and the PDA.
- g. The Development Officer may incorporate specific development standards in a development permit for permitted use to ensure development and application conformity with this ZB. The development standards shall be based on the provisions of the requirements of the ZB or OCP.
- h. Where an application is made for a development permit with respect to a development for a discretionary use which has been approved by Council, the Development Officer shall issue a development permit subject to any specified development standards prescribed by Council pursuant to Section 56(3) of the PDA.
- i. The applicant shall be notified in writing of the decision on their application. The applicant shall be advised of their right to appeal a decision to the Development Appeals Board on a permitted or accessory use application or any terms and conditions attached to a development permit.



2.8 TEMPORARY DEVELOPMENT PERMITS

1. Temporary uses will be permitted where appropriate in individual zoning districts at the discretion of the Development Officer.
2. All temporary uses shall be located on an existing site; no subdivisions will be permitted for temporary uses.
3. Any building placed on a site where a temporary use is permitted shall be removed on or before the expiry period allowed for the use unless the construction of a permanent building is permitted by the Development Officer.
4. The site shall be restored to the same condition as it was prior to the beginning of the temporary use once the temporary use has ceased.
5. The RM may require performance security from the applicant to ensure acceptable remediation of the site.

2.9 DISCRETIONARY USE PROCEDURE

1. The following procedures shall apply to discretionary use applications:
 - a. The applicant shall file with the Development Officer the prescribed application form, a site plan, any other plans and additional information as required by the Development Officer, and pay the required application and advertising fees;
 - b. The Development Officer shall examine the application for conformance with the OCP, this ZB, and any other applicable policies and regulations and shall advise Council as soon as practicable;

- c. Council or the Development Officer may refer the application to whichever government agencies or interest groups Council or the Development Officer may consider appropriate. Council or the Development Officer also may require the application to be reviewed by planning, engineering, legal, or other professionals, with the cost of the review(s) to be the responsibility of the applicant;
 - d. The Development Officer shall provide details of the scheduled public hearing on municipal social media pages no less than 14 days prior to Council considering the application, and within a letter mailed to the assessed owner within:
 - i. A minimum 75 m (246.1 ft) radius in General Commercial, Highway Commercial, and Industrial Districts;
 - ii. A minimum of 1.6 km (0.99 mile) radius in all Country Residential, Agricultural, Hamlet, Mobile Home, Conservation and Active Recreation, and Conservation and Passive Recreation Districts;
 - iii. Where an adjacent rural or urban municipality is within a 1.6 km (0.99 mile) radius of a subject property, written notice shall be provided to the municipal administration for comment;
 - e. The applicant is responsible for all advertising costs including newspaper insert and letters for the mailout and postage, regardless of the decision on the discretionary use application.
 - f. Council shall consider the application together with the reports of the Development Officer and any written or verbal submissions received by Council during the public hearing.
 - g. Council may reject the application with reasons or approve the application with or without conditions, including a condition limiting the length of time that the use may be conducted on the site.
 - h. The applicant shall be notified of Council's decision. The applicant shall be advised of their right to appeal any terms and conditions attached to a discretionary use approval to the Development Appeals Board.
 - i. In accordance with the PDA, no person may appeal a decision of Council refusing to approve a discretionary use application.
2. Council will apply the following general criteria in the assessment of the suitability of an application for a discretionary use or discretionary form of development:
- a. The proposal shall be in conformance with all relevant sections of the OCP and ZB and shall demonstrate that it will maintain the character, density, and purpose of the zoning district where necessary through the provisions of buffer areas, separation and screening.

- b. The proposal shall be capable of being economically serviced by community infrastructure including roadways, water and sewer services, solid waste disposal, parks, schools, and other utilities and community facilities.
 - c. The proposal shall not be detrimental to the health, safety, convenience, or general welfare of persons residing or working in the vicinity or injurious to property, improvements or potential development in the vicinity.
 - d. The proposal shall demonstrate that any additional traffic generated by the use can be adequately accommodated.
 - e. Consideration of the potential impact of the proposed development on the use and enjoyment of surrounding developed properties.
 - f. Compliance with all applicable provincial and federal requirements that govern its operation and development.
3. In approving a discretionary use application, Council may prescribe specific development standards to minimize land use conflict with respect to:
- a. Site drainage of storm water;
 - b. The location of buildings with respect to buildings on adjacent properties;
 - c. Access to, number and location of parking and loading facilities, including adequate access and circulation for pedestrian and vehicle traffic;
 - d. Appropriate space for vehicle line-ups for drive-through commercial facilities to reduce disruption of traffic flows on adjacent roadways;
 - e. Control of noise, glare, dust, and odour;
 - f. The size, shape and arrangement of buildings, and the placement and arrangement of lighting and signs to ensure compatibility with the height, scale, setbacks, and design of buildings in the surrounding area, and with land uses in the general area.
 - g. Landscaping, screening, fencing, and preservation of existing vegetation to buffer adjacent properties;



- h. Intensity of use;
 - i. Time limits for a use that is intended to be temporary or to allow Council to monitor the impact of a use on surrounding development and re-evaluate its conformance with the objectives of this ZB;
 - j. Any other standards may be applied at the discretion of Council.
- 4. Upon approval of a discretionary use by resolution of Council, the Development Officer shall issue a development permit for the discretionary use at the location and under such terms and development standards specified by Council in its resolution.
 - 5. Council's approval of a discretionary use application is valid as long as the applicant owns the property, or for a specific period of time as determined by Council. An approval shall be deemed to be invalid if the proposed use or proposed form of development has not commenced within that time or if Council determines, within the 12-month period, that the proposed development is not proceeding in accordance with the terms and conditions of its approval. The Development Officer shall advise the applicant and Council when a prior approval is no longer valid.
 - 6. Council may direct that a discretionary use permit extension be granted for an additional 12-month period by the Development Officer.
 - 7. If an approved discretionary use or form of development ceases to operate for a period of 12 consecutive months or more, the discretionary use approval shall no longer be valid. The Development Officer shall advise the owner and Council when a prior approval is no longer valid.
 - 8. Where Council has approved a discretionary use for a limited time, as provided in this ZB, and that time period has expired, that use of land and/or use of buildings on that land shall cease until such time as Council gives a new discretionary use approval and a new development permit is issued.

2.10 AMENDMENT OF THE ZONING BYLAW

- 1. Any person seeking to amend this ZB may submit an application for such amendment, and the Development Officer shall refer such application to Council for consideration.
- 2. The applicant making the request shall bear the actual cost of advertising, any professional review of the application of such zoning amendment as permitted by the PDA, and the costs in carrying out a special public hearing.
- 3. Council may authorize an amendment to a ZB, and that amendment shall be adopted by bylaw.
- 4. Sections 206 - 212 of the PDA shall govern the process to be followed with respect to public notice and public participation in the adoption of a bylaw proposed to amend this ZB.

2.11 ZONING BY AGREEMENT

1. A zoning designation which is subject to an agreement entered into pursuant to the provisions of Section 69 of the PDA and Section 11.2.2 of the OCP, shall be indicated on the Zoning District Map by the addition of the bylaw number authorizing the agreement after the zoning district designation.

2.12 ADDITIONAL INFORMATION

1. Developers may be required to prepare and provide additional information as part of any application to the municipality relating to development and in conformance to Section 11 of the OCP, as requested by the Development Officer or Council, as applicable.

2.13 BUILDING TO BE MOVED

1. No building or portion of a building shall be moved within, or into, the municipality, without first obtaining a development permit, except as provided in Section 2.6, and shall be paid in full prior to the initiation of any moving of the building or portion of the building, from the Development Officer.
2. The building being transported shall be in compliance with the RM's Building Bylaw.
3. The building being transported may require a road haul agreement that shall be determined by the Director of Public Works.

2.14 DEMOLITION OF BUILDINGS

1. No residential or commercial buildings shall be demolished without first obtaining a demolition permit from the Development Officer. A separate development permit is required for any redevelopment of the site, as required. Demolition permit fees are set out in the RM's Fees Bylaw.
2. The demolition shall comply with the RM's Building Bylaw.
3. Agricultural buildings are exempt.

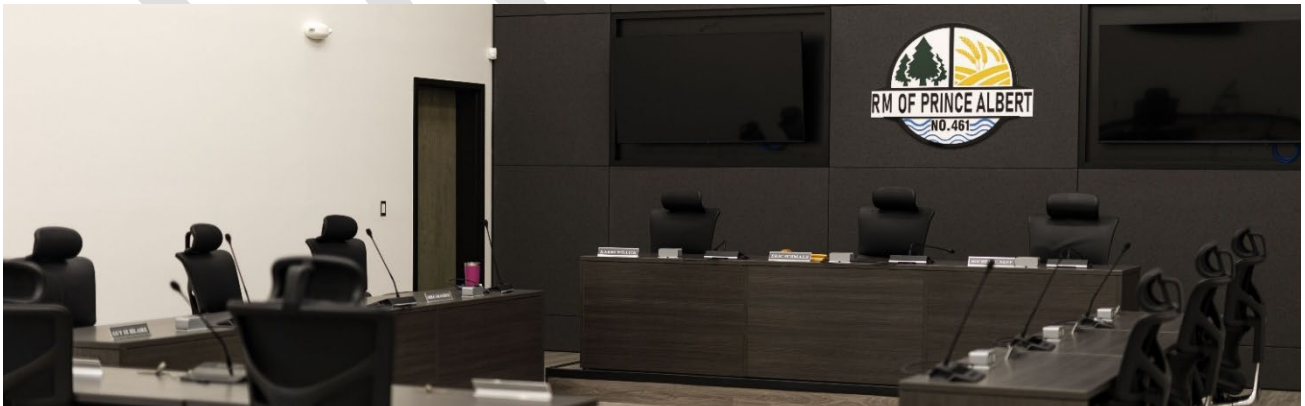
2.15 REFUSAL OR CANCELLATION OF DEVELOPMENT PERMIT

1. The Development Officer may cancel a development permit where:
 - a) The development permit has been issued in error;
 - b) The Development Officer or Council is satisfied that a Development Permit was issued based on false or mistaken information;
 - c) New information is identified pertaining to the suitability of the site for that specific type of development; or,

- d) A developer requests a development permit modification;
2. In the event of cancellation, once the issue or issues impeding the development have been resolved to the satisfaction of the Development Officer or Council, as applicable, a new development permit application for the proposed development shall be submitted to the municipality and a new development permit issued.
3. The reasons for a development permit refusal shall be stated on the refused development permit application.
4. The Development Officer shall not accept another application for the same development until 6 months have passed from the date of a refusal by either Council, the Development Officer, the local Development Appeals Board or the Saskatchewan Municipal Board.
5. The applicant shall be notified of the right to appeal a decision to refuse an application for a development permit for a permitted or accessory use to the local Development Appeals Board in accordance with the requirements of the PDA.

2.16 VALIDITY OF A DEVELOPMENT PERMIT

1. If development authorized by a development permit is not commenced within 12 months of the date of issue, the permit ceases to be valid.
2. A development permit extension may be granted for an additional 12-month period by the Development Officer.
3. If the proposed development has been legally suspended or discontinued for a period of 12 or more months, unless otherwise indicated by Council or the Development Officer, the permit ceases to be valid.



2.17 DEVELOPMENT APPEALS BOARD

1. Council shall appoint a Development Appeals Board in accordance with Sections 49(j) and 213 to

227 of the PDA.

2. A person who wishes to appeal to the Development Appeals Board shall, within 30 days of the date of issuance of or refusal to issue a development permit, file a written notice of intention to appeal and the appeal fee with the secretary of the Development Appeals Board.
3. A person whose application for a discretionary use or development has been approved with prescribed development standards may appeal any development standards considered excessive, to the Development Appeals Board.
4. An appellant shall make the appeal within 30 days of the date of the issuance of, or refusal to issue, a development permit.
5. Nothing in this section authorizes a person to appeal a decision of Council:
 - a. Refusing to rezone land; or,
 - b. Rejecting an application for approval of a discretionary use.
6. In making an appeal to the Development Appeals Board and hearing such an appeal, the provisions of the PDA shall apply.

2.18 DEVELOPMENT PERMIT ENFORCEMENT AND PENALTIES

1. Inspections of any land, building or premises by the Development Officer under this ZB shall be carried out in accordance with the PDA.
2. Where the Development Officer has determined that a violation of this ZB has occurred, they may issue an order to correct the violation pursuant to the PDA.
3. The order shall specify the contravention, and may require the owner, operator, or occupant to do any or all of the following:
 - a. Discontinue the development;
 - b. Alter the development so as to remove the contravention;
 - c. Restore the land, building or premises to its condition immediately prior to the development;
 - d. Complete the work necessary to comply fully with the ZB.
4. The order shall specify the time when the actions required are to be completed and shall advise of the rights of appeal.
5. The Development Officer may register an interest against the title to the property, based on the order, and shall discharge the interest once the order is complied with.

6. The Development Officer may apply to the Court of King's Bench to enforce the order, or the order as amended by the Development Appeals Board or the Saskatchewan Municipal Board on an appeal.
7. Any person who violates this ZB is guilty of an offence and liable on summary conviction to the penalties outlined in the PDA.

2.19 MINOR VARIANCES

1. The Development Officer may vary the requirements of this ZB subject to the following requirements:
 - a. A minor variance may be granted for the relaxation of the minimum required distance of a building from a property line;
 - i. The minimum required distance of a building from a property line;
 - ii. The minimum required distance of a building to any other building on the site;
 - b. The maximum amount of a minor variance shall be 10% variation from the requirements of this ZB;
 - c. The development shall conform to all other requirements of this ZB;
 - d. The relaxation of the bylaw requirements shall not injuriously affect a neighbouring property;
 - e. No minor variance shall be granted for a discretionary use of development in connection with an agreement to rezone pursuant to the PDA;
2. A complete 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 Appendix "A" Fee Schedule.
3. Upon receipt of a development permit application for a minor variance, the Development Officer may:
 - a. Approve the minor variance;
 - b. Approve the minor variance with conditions; or
 - c. Deny the minor variance.
4. Conditions of an approval shall be consistent with the general development standards of this ZB.
5. Where a minor variance is refused, the Development Officer shall notify the applicant in writing, providing reasons for the refusal.
6. Where a minor variance is approved, with or without terms and conditions, the Development Officer shall provide written notice by either registered mail or personal service 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.

- a. The written notice shall contain:
 - i. A summary of the application;
 - ii. A reason for and an effective date of the decision;
 - iii. Notice that an adjoining assessed owner has 20 days to lodge a written objection with the Development Officer, which, if received, will result in the approval of the minor variance being revoked; and
 - iv. Where there is an objection and the approval is revoked, the applicant shall be notified of the right to appeal to the Development Appeals Board.
7. A decision to approve a minor variance, with or without terms and conditions, does not take effect:
 - a. In the case of a notice sent by registered mail, until 23 days from the date the notice was mailed; or,
 - b. In the case of a notice that was delivered by personal service, until 20 days from the date the notice was served.
8. If an assessed owner of a property sharing a common boundary with the applicant's land that is subject of the application, submits a written objection within the prescribed 20-day period, the approval is deemed to be revoked. The Development Officer shall notify the applicant in writing of:
 - a. The revocation of the approval; and
 - b. The applicant's right to appeal the revocation to the Development Appeals Board within 30 days of receiving the notice.
9. If an application for a minor variance is refused or approved with terms or conditions, the applicant may appeal to the Development Appeals Board within 30 days of that decision.

2.20 DEVELOPMENT AGREEMENTS

1. Where development requiring a permit is proposed in the absence of a subdivision that results in additional capital costs incurred by the RM, the developer shall be required to enter into a development agreement to address specifications of the development and provisions for payment of any levies deemed necessary by Council or Development Officer pursuant to the provisions of the PDA.
2. Where development is proposed on hazard lands such as flood fringe, erosion, slumping, or slope instability, the developer shall be required to enter into a development agreement as a condition of approval addressing the terms of the approval.
3. As a condition of a development permit, a development agreement may be required to specify requirements, standards, or conditions for the development to ensure that it is carried out in accordance with the requirements of this ZB and the goals, objectives and policies of the OCP.



2.21 SERVICING AGREEMENTS

1. Where a development proposal involves a subdivision, the RM may require a developer to enter into a servicing agreement to ensure appropriate servicing pursuant to the PDA.
2. The agreement may provide for:
 - a. Specifications for the installation and/or construction of all services within the proposed subdivision as required by Council;
 - b. For the payment by the applicant of fees that Council may establish as payment in whole or in part for the capital cost of providing, altering, expanding or upgrading sewage, water, drainage and other utility services, municipal roadway facilities, or park and recreation space facilities, located within or outside the proposed subdivision, and that directly or indirectly serve the proposed subdivision;
 - c. Time limits for the completion of any work or the payment of any fees specified in the agreement, which may be extended by agreement of the applicant and the RM;
 - d. Provisions for the applicant and the RM to share the costs of any work specified in the agreement;
 - e. Any assurances as to performance that Council may consider necessary;
 - f. The amount and location of any land for a municipality utility pursuant to section 172.1 of the PDS that the municipality may require for the locations of a public work or public utility;
 - g. If the provisions, alterations, expansion or upgrading of services mention in clause (b) will result in capital costs for facilities located outside the RM, a requirement that:
 - i. Payment will be made by the applicant to the other municipality that will bear those capital costs; and,
 - ii. There must be submitted to the RM an agreement that specifies that the other

municipality will bear those capital costs;

- h. If the provision of service requires capital costs to connect the development to a provincial highways:
 - i. The applicant to enter into a transportation partnership agreement with the minister responsible for the administration of *The Highways and Transportation Act, 1997*; or,
 - ii. The payment of fees based on a transportation partnership agreement between the RM and the minister responsible for the administration of *The Highways and Transportation Act, 1997*.

2.22 INTEREST REGISTRATION

- 1. The RM may require that development and servicing agreements and other documents or agreements be registered as an interest on the title of affected lands, to protect municipal and public interests at the full expense of the developer.

2.23 PERFORMANCE SECURITY

- 1. As a condition of a development permit or discretionary use permit, the RM may require a developer to post and maintain a performance bond, which may be a performance bond or letter of credit, to ensure developer performance and to protect public interest. Where a performance security is required, a development agreement shall be executed by the developer and the municipality to define the applicable conditions.

2.24 LIABILITY INSURANCE

- 1. The RM may require a developer to provide and maintain liability insurance to protect the RM, the developer, and the general public.

2.25 ZONING COMPLIANCE LETTER

- 1. The Development Officer may issue a Zoning Compliance Letter upon written request and payment of the prescribed fee as set out in Appendix "A" Fee Schedule.
- 2. A Zoning Compliance Letter shall confirm the zoning district of the subject property and may include information regarding permitted and discretionary uses, development standards, building setback requirements, and any outstanding zoning or development-related violations.
- 3. The RM does not guarantee the accuracy or completeness of historical information contained in a Zoning Compliance Letter and assumes no liability for reliance on the contents of such a letter.
- 4. A Zoning Compliance Letter shall not be deemed to constitute a development permit, building permit, or any other form of municipal approval.
- 5. Refer to Appendix "B" for the Difference Between a Zoning Compliance Letter and a Zoning Bylaw Compliance Certificate table.

2.26 ZONING BYLAW COMPLIANCE CERTIFICATE

1. The Development Officer may issue a Zoning Bylaw Compliance Certificate upon written request and payment of the prescribed fee as set out in Appendix “A” Fee Schedule.
2. A Zoning Bylaw Compliance Certificate shall confirm whether the existing use of land, buildings, or structures on the parcel complies with the provisions of this ZB or is deemed to be a legal non-conforming use, building, or structure.
3. The applicant shall provide the Development Officer with any information required to determine compliance, including details on the existing and past use of the land or buildings, and, where applicable, a Real Property Report prepared by a registered Saskatchewan Land Surveyor.
4. The issuance of a Zoning Bylaw Compliance Certificate shall be based on the records of the Municipality and may include a visual inspection of the property if required.
5. A Zoning Bylaw Compliance Certificate does not constitute a development permit, building permit, or any other approval required under this or any other bylaw.
6. The RM assumes no responsibility for errors, omissions, or misrepresentations contained in a Zoning Bylaw Compliance Certificate and shall not be liable for any damages arising from reliance upon such a Certificate.
7. Refer to Appendix “B” for the Difference Between a Zoning Compliance Letter and a Zoning Bylaw Compliance Certificate table.

2.27 ENVIRONMENTAL IMPACT ASSESSMENT LETTER

1. An Environmental Impact Assessment (EIA) Letter may be required as part of a development permit application where the Development Officer, Council, or an external agency determines that a proposed development could affect the natural environment, heritage resources, or surrounding lands.
2. The EIA Letter shall outline potential impacts, proposed mitigation measures, and confirmation of compliance with applicable provincial and federal legislation.
3. Upon request, the RM shall provide environmental information it has on file to external agencies in support of their review.
4. The applicant is responsible for all the costs of preparing the EIA Letter.

2.28 PLANNING AND DEVELOPMENT FEES

1. Refer to Appendix “A” Fee Schedule.



3

General Regulations

3. GENERAL REGULATIONS

The following regulations shall apply to all zoning districting in the ZB:

3.1 PRINCIPAL USE ESTABLISHED

1. In any zoning district in this ZB, the principal use of the land shall be established prior to any accessory buildings, structures, or uses being permitted.

3.2 PROHIBITED USES

1. Any land use that is not specified in this ZB or in a zoning district as described in this ZB as permitted, discretionary, or accessory use shall be prohibited.

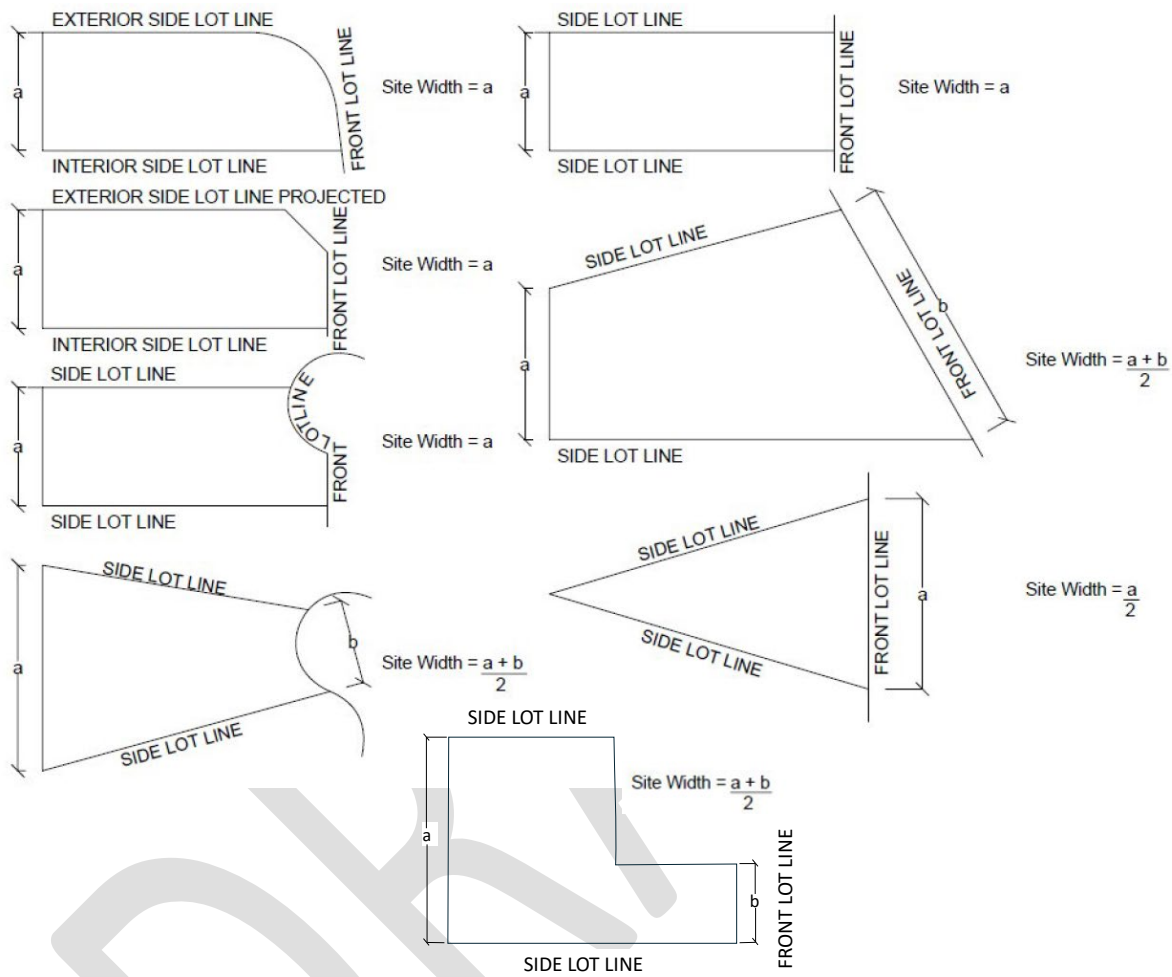
3.3 DEVELOPMENT IN PROXIMITY TO RAIL LINES

1. Development in proximity to rail lines or rail yards should be consistent with the Guidelines for New Development in Proximity to Railway Operations prepared for the Federation of Canadian Municipalities and the Railway Association of Canada.

3.4 MUNICIPAL SERVICES

1. Frontage and Access:
 - a. A development permit shall not be issued for a non-agricultural use 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 municipal roadway or provincial highway.
 - b. The requirement or the development of a service road or internal roadway to provide access may be imposed as a condition of approval for any new development.
 - c. All multi-lot subdivisions which contain at least one internal roadway may provide a minimum of two points of access and egress to the subdivision.
 - d. All site access from municipal roadways shall be to the satisfaction of the Director of Public Works with respect to location, design, and construction standards. The Director of Public Works shall take into account safety and the physical capability of roads that are proposed to serve the development.
 - e. The site frontage for irregularly shaped lots shall be determined using Figure 3-1:

Frontage Determination



2. Approaches:

- a. All approaches/driveways adjacent to public roads require the approval of the RM. If the approach/driveway is adjacent to a provincial highway, the approach/driveway requires approval from the Ministry of Highways.
- b. An application for an approach shall be made in writing, using the form prescribed by the RM and shall include:
 - i. The appropriate fee;
 - ii. The legal land location; and,
 - iii. A sketch showing the desired location for the approach. The location of the

approach shall be staked or flagged by the applicant prior to the application being processed by the RM.

- c. The Director of Public Works shall decide upon all approach applications and based on location, drainage, traffic flow, sight lines, road standards and safety considerations, may approve or refuse an application for an approach.
- d. No approach shall be constructed in such a manner as to restrict sight lines or in any way adversely affect traffic safety.
- e. All approaches shall be constructed in accordance with the engineering standards and policies of the RM or as authorized by the Director of Public Works.
- f. All construction and all costs of construction are the responsibility of the applicant.

3. Waste Disposal

- a. No development or use of land which requires sewage disposal or landfill facilities shall be permitted unless those facilities are approved by the Saskatchewan Health Authority and/or the Ministry of Environment. The disposal of liquid, solid, or gaseous waste shall comply with the applicable legislation administered by the Ministry of Agriculture, Ministry of Environment, Ministry of Health, and the Water Security Agency.
- b. The applicant for discretionary use approval for a public work in the form of a solid or liquid waste management or disposal facility shall provide documentation, to Council's satisfaction indicating the distances to the nearest land uses, development types and municipal limits, whether within the municipality or within an adjacent municipality, as listed within the OCP.
- c. Development and maintenance of a public work in the form of a solid or liquid waste disposal facility will be subject to the following special standards:
 - i. A buffer strip containing trees, shrubs, or a berm shall be located surrounding a lagoon or sanitary landfill disposal area.
 - ii. Any solid or liquid waste disposal facility shall be fenced.
- d. Public works and facilities of the RM, except solid and liquid waste disposal sites, shall be permitted uses in every zoning district, and unless otherwise specified by this ZB, no minimum site or yard requirements shall apply.
- e. Where a pipeline or other utility or transportation facility will cross a municipal road, Council may apply such special design standards as it considers necessary to protect the municipal interest in the existing and future improvements to the road.

- f. The developer may be required to submit a copy of all permits and approval from the Saskatchewan Health Authority, Ministry of Environment, Saskatchewan Watershed Authority and Water Security Agency for all solid and liquid waste disposal facilities on site to the municipality prior to any approval granted for the development.
- g. All liquid, solid and gaseous waste and all toxic and hazardous material shall be disposed of, handled, transported and managed according to federal, provincial and municipal requirements.
- h. Dumping of liquid, solid or gaseous wastes into any stream, creek, river, lake, pond, slough, drainage channel, other body of water or beneath/on the surface of any land or into the air is strictly prohibited.
- i. Installation of private septic systems requires a permit and approval from the Saskatchewan Health Authority.

4. Water

- a. 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 Saskatchewan Health Authority and/or the Water Security Agency.



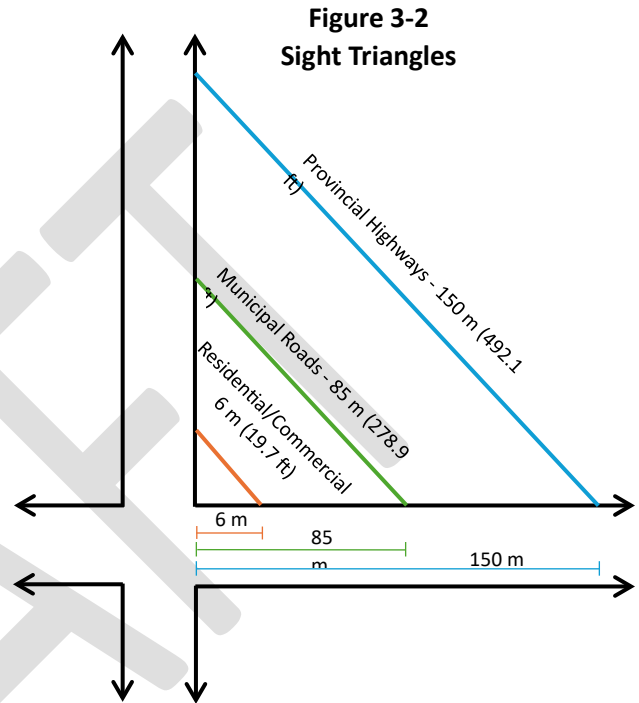
3.5 SIGHT TRIANGLES

- 1. Sight triangles shall be provided in all zoning districts, clear of all obstructions and in accordance with the distances specified below:
 - a. No building, tree, hedge, bush, or other vegetation, or any other object or structure shall obstruct the clear view of vehicles at an intersection within a required sight triangle.
 - b. Sight triangles shall be maintained free of all obstacles exceeding 1.25 m (4.1 ft) in height, with the following minimum dimensions measured from the edge of the property line, as illustrated in Figure 3-2 and described below:
 - i. 6 m (19.7 ft) for residential roads within Residential Districts and Commercial Districts at the discretion of the Development Officer.
 - ii. 85 m (278.9 ft) for intersections of RM roads.

- iii. 150 m (492.1 ft) for intersections of RM roads and provincial highways.
- iv. For intersections involving provincial highways, the sight triangle shall also comply with the applicable regulations of the Ministry of Highways.

2. Within the sight triangle the following uses are permitted:

- a. Government signage and government sign posts;
- b. Signage that has been approved by the Ministry of Highways shall be permitted within a sight triangle, provided it does not obstruct visibility or pose a safety hazard;
- c. Fire hydrants, benches, and traffic control devices;
- d. Utility poles, and one transmission or control device; and,
- e. Fences that do not obstruct view and are less than 1.25 m (4.1 ft) high above grade.



3.6 DEVELOPMENT ON HAZARD LANDS

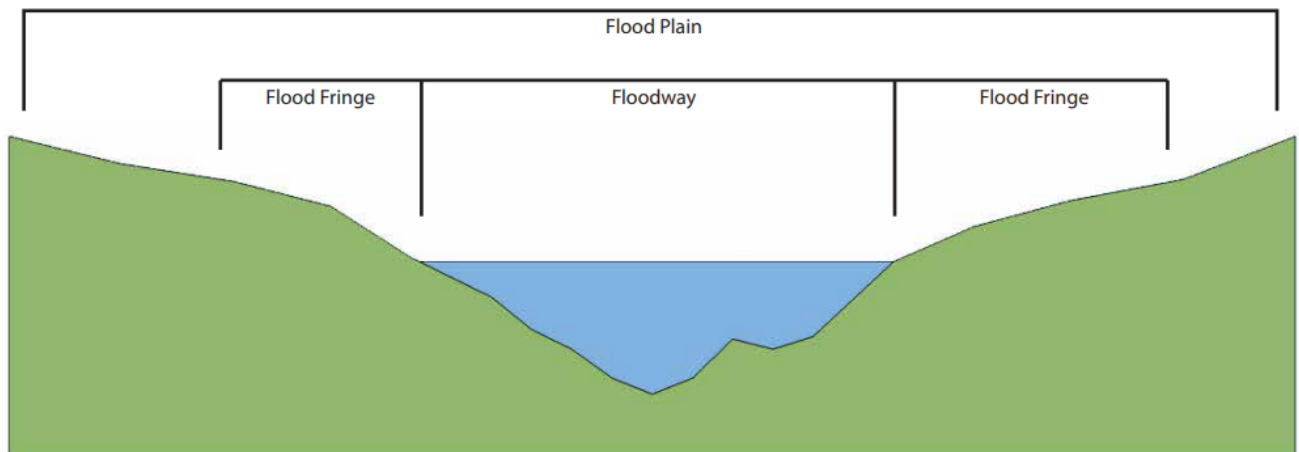
- 1. Where a proposed development of a building is to be located on land considered to be potentially hazardous, including but not limited to a wetland, water body or watercourse where flooding may occur, the lands shall be deemed “hazardous” and the applicant shall be required to submit sufficient topographic information to determine if the development will be within 50 m (164.0 ft) of:
 - a. Any slope(s) that may be unstable;
 - b. Any river or stream flood plain;
 - c. Any other land that may be subject to flooding; and/or,
 - d. Hazardous conditions otherwise unsuited for development or occupation because of its inherent danger to public health or safety.

2. The Development Officer or Council may require that before a permit may be issued, the applicant shall submit a report prepared by a professional competent to assess the suitability of the site for a development described in Section 3.6.1, and which in the opinion of the Development Officer or Council, shows that the proposed site and development is suitable with respect to the following where relevant:



- a. the potential for flooding up to the 1:200 year flood elevation as identified in the *Statements of Provincial Interest Regulations*, to be determined from specific site investigations, or where not involving any building, such lower elevation as may be suitable for the proposed use;
 - b. the potential for slope instability; and/or,
 - c. the required mitigation measures for construction on areas of high-water tables, in slopes or on contaminated sites, if any.
3. Where a proposed development or subdivision is to be located on hazard lands, the Development Officer or Council may refer that application to federal or provincial departments or other relevant environmental agencies for comments prior to issuing a decision.
 4. Where a proposed development is to be located on land within the 1:200 flood fringe, it shall meet the requirements of the OCP, and the following regulations shall apply:
 - a. No development is to adversely affect another property in terms of drainage or flooding.
 - b. New residential, commercial, industrial, or agricultural buildings and additions located in the 1:200 flood fringe, shall be constructed at a minimum to the minimum building elevation

**Figure 3-3
Flood Zones**



and/or safe building elevation as defined by the ZB, determined by a professional consultant or as determined by applicable provincial authority and shall be subject to appropriate flood proofing measures being provided as follows:

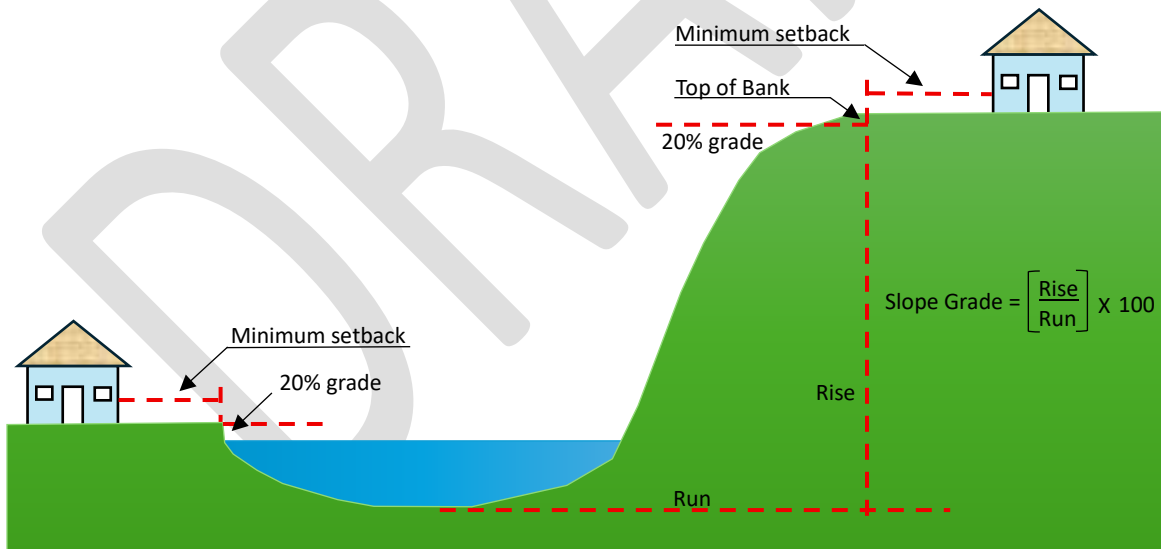
- i. All buildings shall be designed to prevent structural damage by floodwaters;
 - ii. The building shall be flood-proofed to an elevation of 0.5 m (1.6 ft) above the 1:200-year flood elevation;
 - iii. The first floor of all buildings shall be constructed above the designated flood level; and,
 - iv. All electrical and mechanical equipment within a building shall be located above the 1:200-year flood elevation.
- c. Permanent intensive livestock operations, animal enclosures, and manure storage facilities shall be prohibited within the 1:200-year flood fringe. Buildings not housing animals may be permitted provided that they constructed no lower than the minimum building elevation as defined by this ZB or as determined by the applicable provincial authority.
- d. Intensive agricultural operations shall be constructed no lower than the minimum building elevation as defined by the ZB or as determined by the applicable provincial authority.
- e. The applicant may be required to provide an Elevation Certificate or a Real Property Report from a licensed legal land surveyor in Saskatchewan.
5. New buildings and additions to existing buildings shall be prohibited within the flood way or below the 1:200-year flood elevation, or higher standards if flood records are available, of any watercourse or water body.



6. Where a proposed development is to be located on land with slopes that may be unstable, it shall comply with the OCP, and the following regulations shall apply:

- a. Development or subdivision proposed on or within 30 m (98.4 ft) of the crest of a slope greater than 20% shall require supporting evidence of slope stability by a Professional Engineer licensed to practice in the Province of Saskatchewan;
- b. The Development Officer or Council, in consultation with a geotechnical engineer, may impose special conditions on a development permit, including but not limited to, engineered footings, specialized drainage systems, or septic systems, to protect against erosion and/or stability of the bank;
- c. All major development shall be accompanied by a geotechnical report demonstrating a Factor of Safety of 1.5 for the proposed development;
- d. Trees or vegetation shall not be cleared from any land within 20 m (65.6 ft) of the crest of a slope greater than 20%, where the removal could have a negative impact on the bank stability; and,
- e. No new development shall be permitted in any eroded or unstable slope areas if the proposed development will be affected by or increase the potential for a hazard.

**Figure 3-4
Defining Setbacks & Slope Grade**



7. Actions identified in an assessment prepared pursuant to Section 3.6 which prevent, change, mitigate, or remedy hazards in lands deemed hazardous may be incorporated as conditions to the issuance of any development permit that may be issued. Council shall refuse a permit for any development for which, in Council's opinion, the proposed actions are inadequate to address the adverse effects or will result in excessive municipal costs.

8. The applicant shall be responsible for contracting the engineer and all related fees.
9. All hazard land developments shall require a signed development agreement that shall be registered to the land title.

3.7 STORAGE OF CHEMICALS, FERTILIZERS AND COMBUSTIBLE MATERIALS

1. The storage of chemicals, fertilizers and combustible materials is subject to the requirements of both the federal and provincial governments. All necessary approvals from other regulatory agencies shall be obtained prior to the issuance of a development permit. Development permit conditions may include the requirement that all permits or licenses required by other regulatory agencies be obtained before development proceeds.

3.8 ONE PRINCIPAL BUILDING PERMITTED ON A SITE

1. No more than one principal building shall be permitted on any one site, except for the following:
 - a. Public works;
 - b. Institutional uses;
 - c. Agricultural uses;
 - d. Dwelling groups;
 - e. Mobile homes in mobile home courts;
 - f. Recreation facilities;
 - g. Schools;
 - h. Commercial complexes;
 - i. Industrial complexes; and,
 - j. Ancillary uses as specifically provided for in this ZB.
2. Construction of a new primary dwelling may be permitted while the existing dwelling remains occupied, subject to a development agreement outlining a timeline for removal or demolition of the original dwelling. A refundable deposit shall be required to ensure compliance. Only one permanent primary dwelling may remain on the parcel unless otherwise permitted in this ZB.

3.9 NON-CONFORMING BUILDINGS, SITES AND USES

1. The adoption or amendment of this ZB does not affect non-conforming buildings, sites and uses.
2. The provisions of the PDA, Sections 88 to 93 inclusive, shall apply to all non-conforming buildings and uses.
3. Non-conforming buildings or sites may continue to be used, maintained, and repaired in their present form.

3.10 VEHICLE STORAGE

1. Notwithstanding anything contained in this ZB, no person shall use any site in any Residential or Hamlet District, for the parking or storage of more than two unlicensed vehicles outside of an enclosed building.
2. Section 3.10.1 shall not apply to permitted machinery or automotive salvage yards, auction markets or agricultural implement, recreational vehicle, automobile, marine and mobile home sales, and service establishments.
3. The Development Officer or Council may require that such vehicles be screened from roadways or neighbouring properties by landscaping features or fences, or a combination thereof.

3.11 ACCESSORY USES, BUILDINGS, AND STRUCTURES

1. Accessory uses and buildings shall be subordinate to, located on the same site as, and used in conjunction with the principal building or use.
2. Accessory buildings shall not be constructed or placed on any site prior to the construction of the principal building, except as follows:

- a. Where a development permit has been issued for a principal building, Council may, at its discretion, allow prior development of an accessory building if it is required for the storage of construction material or equipment. If the principal building is not completed within the required time period, the accessory building must be removed.



3. All accessory buildings shall be set back a minimum of 1.5 m (4.9 ft) from the principal building.
4. In Hamlet, Residential, and Country Residential Districts:
 - a. Detached accessory buildings shall not exceed a height of 10 m (32.8 ft) and shall not exceed the height of the principal building.
 - b. The combined building floor area of all accessory buildings, excluding garden suites, shall not exceed:
 - i. 150 m² (1,614.6 ft²) for parcels less than 0.4 ha (0.99 ac);
 - ii. 250 m² (2,691.0 ft²) for parcels greater than 0.4 ha (0.99 ac) and up to 1 ha (2.47 ac);

- iii. 285 m² (3,067.7 ft²) for parcels greater than 1 ha (2.47 ac) and up to 2.02 ha (4.99 ac);
 - iv. 330 m² (3,552.1 ft²) for parcels greater than 2.02 ha (4.99 ac) and up to 4.05 ha (10.01 ac) ; and,
 - v. 380 m² (4090.3 ft²) for parcels greater than 4.05 ha (10.01 ac).
- c. Detached accessory buildings shall comply with the following minimum yard requirements:
- i. Front Yard: 15 m (49.2 ft);
 - ii. Rear Yard: 3 m (9.8 ft); and,
 - iii. Side Yard: 3 m (9.8 ft).
5. In the Residential Mobile Home District:
- a. Refer to Section 12.2 for area, and location restrictions of accessory buildings.
6. In Agricultural, Commercial, and Industrial Districts:
- a. There are no height or area restrictions for accessory buildings.
 - b. Detached accessory buildings Agricultural or Commercial Districts shall comply with the following minimum yard requirements:
 - i. Front Yard: same as principal use
 - ii. Rear Yard: 3 m (9.8 ft), except for campgrounds, and tourist camps 4.5 m (14.8 ft) and mobile home courts 7.5 m (24.6 ft); and,
 - iii. Side Yard: 3 m (9.8 ft), except for campgrounds, and tourist camps 4.5 m (14.8 ft) and mobile home courts 7.5 m (24.6 ft).
7. Shipping Containers
- a. Notwithstanding the other provisions of this ZB, shipping containers are subject to the following development standards as accessory buildings:
 - i. A development permit is required for every shipping container.



- ii. Shipping containers shall be located in rear yards only and meet all required yard setbacks for the applicable zoning district.
- iii. A principal use must be established on the site where a shipping container is proposed, unless otherwise provided in this ZB.
- iv. The maximum number of shipping containers permitted on a site is:

Table 3-1	
Number of Permitted Shipping Containers in Zoning Districts	
Zoning District	Maximum Number
Agricultural District	
0 – 4.05 ha (10.0 ac)	1
4.0 ha (10.0 ac) – 32.5 ha (80.3 ac)	2
32.5 ha (80.3 ac) or larger	4
Country Residential Districts	
0 – 1.02 ha (2.5 ac)	0
1.03 ha (2.5 ac) – or larger	1
Commercial and Industrial Districts	5
Hamlet, Mobile Home Residential, or Conservation Districts	Not Permitted

- v. A discretionary use application is required for the placement of more than five shipping containers within a Commercial or Industrial District.
- vi. Where multiple shipping containers are permitted in Commercial or Industrial Districts, they may be stacked no more than two (2) containers high. In all other districts, stacking is prohibited.
- vii. Shipping containers shall be visually screened from public roads and neighbouring properties to the satisfaction of the Development Officer.
- viii. Shipping containers shall:
 - a. Be for storage purposes only;
 - b. Not be on a permanent foundation;
 - c. Not be used as a dwelling;
 - d. Not house animals;
 - e. Have no windows, plumbing, or mechanical modifications;
 - f. Not be used for fencing or screening; and
 - g. Not display third party advertising, company logos, names, or other signage.
- ix. Shipping containers shall be included in the calculation of the cumulative gross floor area for accessory buildings in Country Residential Districts.

- x. The Development Officer may limit the time period a shipping container may remain on site through the issuance of a temporary development permit, which shall not exceed two (2) years.
- xi. Section 3.11.7(a)(i) shall not apply to shipping containers that meet the requirements of Section 2.6.1(a).

3.12 SETBACK FROM CENTRE LINE OF ROADS

1. The minimum setback of buildings, including dwellings, from the centre line of a municipal road allowance, grid road, main farm access road or provincial highway on all sites shall be 45 m (147.6 ft). Development of buildings on sites that do not abut such roads shall observe the minimum front yard setbacks as identified in the specific regulation for those districts.
2. Development within 90 m (196.9 ft) of the centre line of a provincial highway or roadway may require approval from the Ministry of Highways.

3.13 PARKING

1. General Parking Requirements
 - a. For every building or structure, there shall be provided and maintained off-street parking spaces as required by Table 3-2, subject to the provisions of the rest of Section 3.13. Enclosed or covered parking spaces or areas shall be governed by the development standards required within specific zoning districts.



Table 3-2 Parking Requirements	
Use	Minimum Parking Requirements
(1) Residence	1 space per dwelling unit, <i>plus</i> 1 space if a garden suite or rental unit is on site
(2) Places of worship, Halls, and other places of assembly	1 space per 9 m ² (96.9 ft ²) of gross floor area devoted to public use, or 1 space for every 10 seats devoted to patrons (if applicable), whichever is greater
(3) Retail stores	1 space per 18 m ² (193.8 ft ²) of gross floor area, or 5 spaces, whichever is greater
(4) Business offices	2 spaces per 27 m ² (290.6 ft ²) of gross floor area, or 5 spaces, whichever is greater.
(5) Industrial uses	1 space per 67 m ² (721.2 ft ²) of gross floor area, or 1 space per 3 employees, whichever is greater
(6) Eating establishments, including food services	1 space per 4 seats devoted to patrons' use, accommodated according to maximum capacity
(7) Elementary schools	1 space per employee
(8) High schools	1 space per employee, <i>plus</i> 5 spaces per classroom
(9) Hotels and motels	1 space per room
(10) Passive recreation	1 space per 4 persons' of the project's design capacity
(11) Any other principal or ancillary use	1 space per 27 m ² (290.6 ft ²) of gross floor area
(12) Any combination of the above	The aggregate of the parking as required above

2. Parking Area Provisions

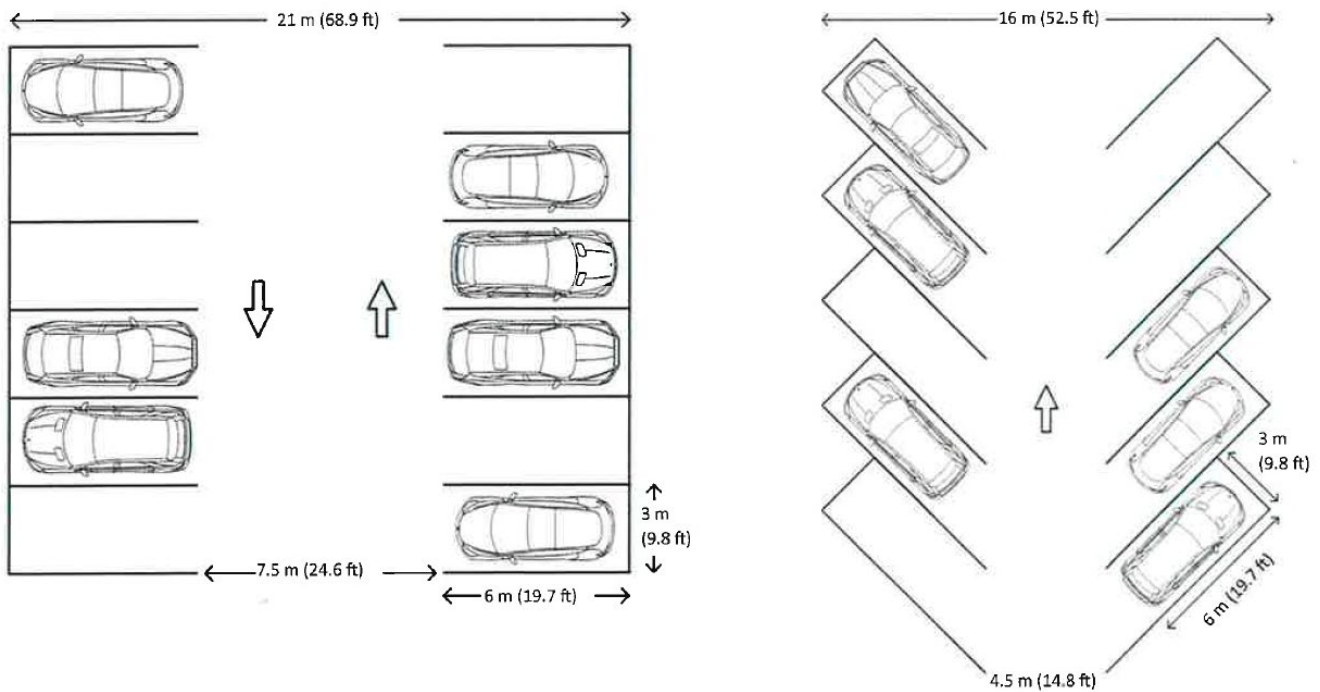
- a. No part of any minimum required side yards shall be used for parking, storage or loading of motor vehicles; although access to parking, storage or loading of motor vehicles may cross required side yards, and side yards may be used as fire lanes, provided they meet all other requirements of fire lanes.
- b. Each parking space, including vehicle access and movement areas, shall meet the minimum dimensions and design standards outlined in Figure 3-5: Parking Space Requirements.
- c. Required parking, with the exception of required and/or disabled persons parking, may be located on another site, provided that all required parking is within 150 m (492.1 ft) of the use.
- d. Separate sites and uses may share parking spaces provided that enough parking spaces are constructed to meet the off-street parking requirements of all uses sharing the site. Where peak parking demands for uses sharing parking offset each other, the Development Officer or Council may consider deferring parking requirements in accordance with Section 3.13.3.

- e. Where two or more uses share one building or on a site where two or more uses share common parking facilities, then the off-street parking requirements for each use shall be calculated as if each is a separate use and then added together.
- f. Parking spaces and areas required under this ZB shall only be used to park vehicles that are directly related to the approved use of the property for which parking is required.
- g. A minimum turning radius of 6 m (19.7 ft) shall be provided at all intersections of private approaches with public streets.
- h. No part of any public street shall be included in any calculation of the parking space allotment for a specific site.
- i. Immediately upon change of use or change of district, the parking requirements set out in Table 3-2 shall be required.

3. Parking Area Requiring more than Four (4) Parking Spaces

- a. Every parking area shall be provided with direct, unobstructed access to and from a public street by a private approach.
- b. The maximum distance of any such private approach shall be no greater than 9 m (29.5 ft) at the point of intersection of the approach and street line.
- c. The minimum distance between a private approach and an intersection of street lines measured along the street shall be 30 m (98.4 ft).
- d. The angle of intersection between a driveway and a street line shall be between 75 degrees and 105 degrees.
- e. The parking and loading areas and approaches thereto shall be hard-surfaced.
- f. Adequate facilities allowing for the proper drainage of all parking areas shall be provided and shall be designed such that there is no detrimental effect to adjoining properties from such water disposal methods or system design.
- g. Lighting fixtures shall be so designed and installed that the light is directed downward and reflected away from public roads, as well as from dwelling units on adjacent sites.

**Figure 3-5
Parking Space Requirements**



4. Loading Space and Loading Zone Requirements

a. At the discretion of the Development Officer:

- i. Where loading is required, it shall be provided by a loading space or loading zone; and,
- ii. Where more than one use occupies a building or site, or in the case of a Commercial Complex or Industrial Complex, loading spaces and loading zones may be shared by one or more uses.

b. Loading spaces and loading zones shall:

- i. Be located entirely on site;
- ii. Be clearly identified with painted lines or signage;
- iii. Be used solely by delivery vehicles providing services to the site; and,
- iv. Be conveniently located for the building, structure, or use they are intended to serve.

c. Loading spaces and loading zones shall not:

- i. Conflict with any other site feature, including drive aisles, regular parking spaces, or barrier-free parking spaces; or,

- ii. Require a vehicle to maneuver excessively or reverse onto or off the site.
 - d. Loading spaces shall not obstruct the flow of traffic within the parking lot when occupied.
 - e. Loading spaces shall be located as close as possible to the intended building or structure.
 - f. Loading spaces shall be utilized solely by delivery vehicles and shall be kept free of obstructions or other vehicles.
 - g. Delivery vehicles shall not maneuver in reverse onto or off the subject site.
5. Drive-through or Queue Line Requirements
- a. Where proposed or required, a drive-through or queue line shall comply with the following:
 - i. The drive-through or queue line shall be accommodated entirely on-site;
 - ii. The drive-through or queue line shall not create an obstruction to or inhibit traffic movement within the parking lot;
 - iii. The capacity of the drive-through or queue line shall accommodate the anticipated traffic volume at peak operating hours;
 - iv. The majority of queueing spaces shall be located before the order window;
 - v. The width and configuration of the drive-through or queue line shall ensure ease of access and maneuverability; and,
 - vi. Signage may be required to direct or restrict drive-through or queue line traffic.
6. Landscaping Requirements:
- a. Where, in a yard in any zoning district, a parking area which is required to provide for more than four (4) off-street parking spaces abuts a residential use and/or zoning district, a continuous strip of landscaped open space of a minimum width of 4.5 m (14.8 ft) shall be provided along the site lines of said yard or site.
 - b. Where, in a yard in any zoning district, a parking area which is required to provide for more than 4 off-street parking spaces abuts a street, then a strip of landscaped open space shall be provided along the site line adjoining the said street, and the said landscaped open space shall be continuous except for aisles or driveways required for access to the parking area and shall be a minimum of 3 m (9.8 ft) in width along the said site line.

3.14 LANDSCAPING

1. General Landscaping Regulations

- a. Where this ZB specifies that landscaping is required, it shall be developed and maintained in accordance with the following standards and policies:
 - i. The first 3 m (9.8 ft) of the minimum required front yard measured from the front property line;
 - ii. In the case of a corner site, the side yard abutting the flanking street to a minimum perpendicular width of 3 m (9.8 ft);
 - iii. Where a site abuts any Country Residential Districts, Hamlet District, Residential Mobile Home District, the Commercial or Industrial site shall have a strip of land adjacent to the abutting site line not less than 5 m (16.4 ft) in depth, which shall not be used for any purpose except landscaping;
 - iv. Required landscaping shall be completed in accordance with the approved landscape plan by the end of the construction season in which occupancy, partial occupancy, or use of the building or site has taken place. When occupancy, partial occupancy, or use of the building or site has taken place after the end of the construction season, all required and approved landscaping shall be completed by June 1st of the following year. For the purposes of this section, 'construction season' means May 1st through October 31st of the same calendar year; and,
 - v. Required and approved landscaping shall be suitably maintained in a neat and tidy condition at all times, and plant material installed or retained shall be maintained in healthy, vigorous condition at all times.

2. The Development Officer shall not approve an application for a development permit in the event that:

- a. Any required landscape plans have not been submitted; or,
- b. Any required landscape plans do not, in the opinion of the Development Officer, provide an adequate or suitable degree of landscaping necessary to enhance the visual amenity of the site or provide a visual screen where required by this ZB.

3. Landscaping shall be a condition of the issuance of a development permit when the existing use of a building or structure is significantly enlarged, undergoes a significant capacity increase, or is changed to a new use.

3.15 OUTSIDE STORAGE AND GARBAGE STORAGE

1. Where permitted in association with any approved industrial, commercial, or residential land use, all outside storage, including storage of garbage or waste materials, is subject to the following requirements:
 - a. No outside storage shall be located in the front yard, except for the neatly arranged display of items for sale.
 - b. Outside storage in a side or rear yard shall be screened from adjacent sites by a fence at least 1.9 m (6.2 ft) in height, or a combination of fence and soft landscaping screening a minimum of 1.9 m (6.2 ft) in height.
 - c. Unless otherwise directed by this ZB, garbage and waste material shall be stored in weatherproof and animal-proof containers and shall be visually screened from all adjacent sites and public thoroughfares.

3.16 PERMITTED YARD ENCROACHMENTS

1. The following are not considered encroachments and shall be considered part of the principal or accessory building, and all applicable regulations will apply to it as they would to the principal or accessory building:
 - a. any deck or floor area attached to a principal or accessory building that has a permanent roof structure and/or solid glass, or screen walls; and,
 - b. any private garage attached to a principal building.
2. The following yard encroachments shall be permitted in any required yard:
 - a. steps 1.6 m (5.3 ft) or less above grade level, as measured at the highest point of the steps, that are necessary for access to a permitted building or for access to a site from a street or lane;
 - b. windowsills, eaves, gutters, belt courses, pilasters or other similar vertical columns, cornices, bay windows, chimneys and similar non-structural alterations may project a distance of 0.6 m (2.0 ft) from the building into any required yard, but not closer than 0.5 m (1.6 ft) to a site line;
 - c. raised patios, decks, and sidewalks not more than 0.4 m (1.3 ft) above grade level, as measured at the outside edge of the patio, deck or sidewalk.
 - d. trees, shrubs, walkways, trellises, or flag poles, so long as these fixtures do not extend into or over public land; and,

- e. lighting fixtures and lamp posts.

3.17 SIGNAGE

1. Signs not requiring a permit:

- a. Regular maintenance, including painting and repairs due to deterioration;
- b. Government signs;
- c. Traffic control signs;
- d. Incidental signs containing traffic and pedestrian controls;
- e. Signage intended to regulate hunting or trespassing on private property;
- f. Real estate signage;
- g. Memorial signs;
- h. Election signs;
- i. Signage identifying residential occupants or addresses;
- j. A fascia sign which is attached to a building other than a dwelling that indicates the name or address of the building, the name or institution occupying the building, and the activities carried out in the building, including hours of operation and rates charged, provided the sign face area does not exceed 1.5 m² (16.2 ft²);
- k. A fascia sign attached to a dwelling identifying the name of a home-based business or farm-based business for which a permit has been issued, provided that the sign face area does not exceed 1 m² (10.8 ft²);
- l. Works of art containing no advertising;
- m. Agricultural-related signs – permitted on a temporary basis, such as herbicide or insecticide or seed advertising promotional signs, only if located on private property;
- n. Temporary Special Event signage;
- o. Signs advertising short-term residential construction projects on site (e.g. shingling);
- p. Garage sale/estate sale signs;

- q. Decal or painted window signs;

2. Application for a Sign Permit

- a. Applications for sign permits shall be made in writing to the Development Officer by the owner, lessee or authorized agent of the building or premises on which the sign is to be erected. The written application shall be accompanied by plans, specifications, construction details and other information sufficient to inform the Development Officer of the exact nature and location of the intended sign.
- b. Prior to issuing a sign permit for a free-standing, projecting or roof sign, the Development Officer may require that the supplementary documentation described in (a) above contain the professional stamp of a certified professional engineer qualified to certify that the sign design satisfies all relevant legislation, codes, and Bylaws.



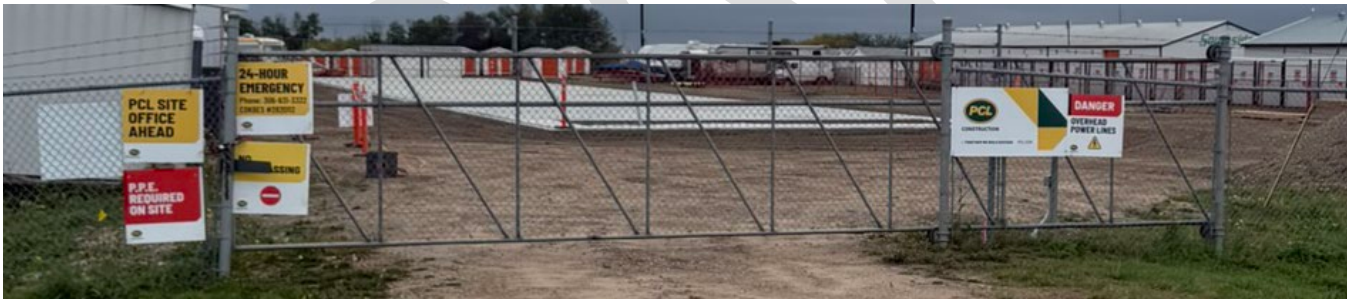
3. Permit and License Fees

- a. Application fee as set in Appendix "A" Fee Schedule.

4. General Sign Regulations

- a. Signs shall not be located in the sight triangle for intersections or driveways or in such a manner that they visually obstruct sight triangles or otherwise jeopardize public safety.
- b. Except as otherwise provided, no sign shall project beyond the property lines of the site to which it pertains.
- c. Any sign may only advertise agricultural commercial uses, home-based businesses, the principal use of a site, or the principal products offered for sale on a site.
- d. All private signs shall be located so that no part of the sign is over a public right-of-way.
- e. Any permitted external lighting used to illuminate a sign shall be directed away from vehicular thoroughfares and pedestrian pathways.
- f. No intermittent flashing signs shall be permitted in any zoning district.
- g. Signs shall not be erected, attached or maintained upon trees or utility poles, or drawn or painted on rocks or other natural features.

- h. Statements, words, or pictures considered offensive and that do not conform to the amenities of the neighbourhood shall be prohibited.
- i. Third-party advertising signs, including signs affixed to or painted on a vehicle or trailer, shall be prohibited in all zoning districts, except signs in the highway sign corridor which comply with the rest of Section 3.18.
- j. Signs made from part of, or that are attached to, a fence are permitted in every zoning district, with the following conditions:
 - i. The sign shall be made of durable material and attached securely to the fence; and,
 - ii. The sign shall not be located where it may obstruct vehicle or pedestrian sight lines at an intersection or where it may otherwise jeopardize vehicle or pedestrian safety.
- k. A permit may be required from the Ministry of Highways to erect any sign within 400 m (312.3 ft) of the highway property line. If a permit is required, it shall be obtained prior to applying for a municipal permit.
- l. Directional signs, bearing no advertising and relating only to approved commercial uses, shall be subject to the discretion of the Development Officer.



5. Temporary Signs

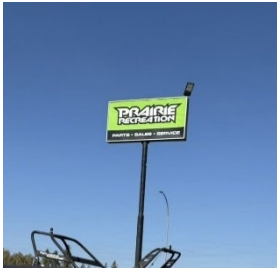
- a. Subject to development approval, temporary signage may be placed in public rights of way for the purpose of advertising special events and will be limited to the following:
 - i. A temporary sign for a private sale may be displayed beginning 5 days prior to the start of the sale and 12 hours after its conclusion;
 - ii. A temporary sign for a Special Event may be displayed 5 days prior to the start of the special event and 12 hours after its conclusion;
 - iii. Signs advertising short-term residential construction projects may be displayed for a period of no more than 21 days;

- iv. Temporary signs shall not be attached to any municipal property such as fences, benches, trees, street light poles or traffic signal poles, and,
- v. The maximum area of temporary signs shall be 3 m² (16.2 ft²).

Table 3-3 Sign Regulation in Zoning Districts	
Agricultural District	- Commercial Uses - Maximum height 6 m (19.7 ft) - Maximum 1 sign, sign area maximum 2.25 m² (2.25 ft²) - 1 Free standing sign permitted
Highway Commercial and Industrial Districts	- Free Standing Signs – Maximum height 10 m (32.8 ft) - Minimum distance between signs 12 m (39.4 ft) for every m² of the larger of the two signs to a maximum of 150 m (492.1 ft) - Maximum signs and face area based on site frontage: - Under 20 m (65.6 ft) frontage – 1 sign under 11.6 m² (124.9 ft²) - 20 m (65.6 ft) – 99.9 m (327.8 ft) frontage – 2 signs*; combine area 23.2 m² (249.7 ft²) - 100 m (328.1 ft) – 399.9 m (1,312.0 ft) frontage – 3 signs*; combined area 34.8 m² (374.6 ft²) - 400 m (1,312.3 ft) – 499.9 m (1,640.4 ft) frontage – 4 signs*; combined area 45.5 m² (489.8 ft²) - 500 m (1,640.4 ft) – 749.9 m (2,460.3 ft) frontage – 5 signs*; combined area 58 m² (624.3 ft²) - over 750 m (2,460.6 ft) frontage – 6 signs*; combined area 69.7 m² (750.3 ft²) - Roof Sign – Maximum height, cannot be above permissible height for building type or permitted building height of district. - Maximum 1 roof sign, if free standing sign on the property the roof sign shall be included in the frontage calculation of permitted signs. - Shall require confirmation the roof can support additional weight of said sign by structural engineer.
Commercial District	- Free-standing sign – Maximum Height 6 m (19.7ft) - 1 Free standing sign permitted on site minimum frontage 20m (65.6 ft) - Maximum sign face area 11.6 m² (124.9 ft²) - Roof Sign – Maximum height, cannot be above permissible height for building type or permitted building height of district. - Maximum 1 roof sign, if free standing sign on the property the roof sign shall be included in the frontage calculation of permitted signs. - Shall require confirmation the roof can support additional weight of said sign
Hamlet, Residential and Conservation Districts	- No free standing or roof signs permitted

* Maximum sign face area 23.2 m²

6. Permanent Signs



a. For the purposes of this ZB, a sign shall be considered permanent if it is to be displayed indefinitely.

b. For the purposes of this ZB, a portable sign that is to remain in the same location for a period of no longer than six months shall be regulated as a temporary sign.

c. Signs shall be constructed in a permanent manner of materials suitable for the purpose and life of the sign and shall be maintained and mounted in a condition that is safe, neat, clean, and not unsightly or dangerous.

d. A development permit is required for the erection, display, alteration, relocation or replacement of any permanent sign.

e. See Table 3-3 for Sign Regulation in Zoning District for sign size and placement for each zoning district.

f. Larger sign dimensions than are outlined in Table 3-3 may be permitted in any zoning districts by resolution of Council.

g. Narrower distance between sign than what is outlined in Table 3-3 may be permitted in any zoning districts by resolution of Council.

7. Signs Located in Highway Sign Corridor

a. Signs located in a highway sign corridor shall be regulated by the requirements of *"The Provincial Highway Sign Control Regulations"*.

8. Denying or Revoking Sign Permits

a. The Development Officer may deny or revoke a sign permit for any of the following reasons:

i. Erection of the sign has not commenced within three months from the date of issue of the permit;

ii. The sign does not conform to all relevant provisions of this ZB;

iii. The sign being constructed or erected does not conform to the approved drawings; and/or,

iv. The sign is not in a proper state of repair.

- b. An applicant may request one extension of the permit commencement period, not exceeding an additional three months, subject to approval by the Development Officer.

9. Removal of Signs by the RM

- a. Signs which impede or interfere with the repair or maintenance work of municipal employees on any property owned or controlled by the RM may be removed by the RM without notice.
- b. Signs which are deemed to be in disrepair cause immediate danger to the public by impeding traffic or pedestrian sight lines may be removed without notice at the discretion of the RM.
- c. The RM will retain any signs removed for five business days, during which time the signs may be reclaimed.
- d. The RM may, without notice, dispose of any signs which are not reclaimed within five days of the owner being notified.
- e. The RM is not responsible for the loss or damage to any temporary signs removed or stored by the RM.
- f. The RM may, if necessary, enter upon private property to remove a temporary sign from a street or buffer strip.



4

Specific Uses

4. SPECIFIC USES

4.1 APPLICABILITY

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

4.2 HOME-BASED BUSINESS, RESIDENTIAL

1. An application for a home-based business shall include:
 - a. Intended hours of operation;
 - b. The number of non-resident employees working or attending on site where the home-based business is located;
 - c. Estimated traffic counts, including employee, visitor, and client trips to and from the site;
 - d. A site plan showing any outdoor storage, parking, and waste disposal areas, intended method of landscaping and screening where required; and
 - e. A floor plan showing the areas of the dwelling unit or accessory buildings to be used for business.
2. The following uses are prohibited as home-based businesses:
 - a. Automotive, equipment or recreation vehicle repair, rentals, sales, storage, salvage or parts uses;
 - b. Cannabis-related uses;
 - c. Commercial storage uses;
 - d. Retail sales;
 - e. Landscaping services;
 - f. Cabinet making;
 - g. Storage of heavy construction or industrial equipment or supplies; and,
 - h. Welding or machine shops.
3. A home-based business shall not be permitted in conjunction with the following uses:
 - a. Residential care facilities;
 - b. Residential care homes;
 - c. Child care centre; or,
 - d. Family child care home or group family child care homes.

4. The business shall be clearly incidental and secondary to the use of the dwelling unit as a private residence and located within a residential district.
5. No external storage of goods, materials, or equipment related to the approved business shall be permitted on any site within Residential or Hamlet Districts.
6. The operator of the business is a resident of the dwelling unit.
7. Up to two (2) non-resident employees may be employed on the site, and all employees must be directly under the hire and management of the operator of the business. Where the business is a building or service contractor, additional employees may be involved only at the client's site.
8. No alteration in the residential character or appearance of the dwelling, accessory buildings, or site shall be permitted, except for permitted signage as provided for in this ZB.
9. The home-based business approval shall be valid only for the period of time during which the property is occupied as the residence of the applicant, unless otherwise approved by resolution of Council.
10. 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 Council, the conditions under which the permit was issued are no longer met.
11. A development permit for a home-based business shall not be approved where it is determined that the business would be more appropriately located in a Commercial or Industrial District due to scale, traffic generation, or potential off-site impacts.
12. A home-based business shall not create a nuisance from noise, vibration, smoke, dust, odours, heat, glare, electrical or radio interference, and shall preserve the privacy and enjoyment of adjacent dwellings at all times.

4.3 HOME-BASED BUSINESS AND FARM-BASED BUSINESS, RURAL

1. An application for a home-based business shall include:
 - a. Intended hours of operation;
 - b. The number of non-resident employees working or attending on site where the home-based business is located;
 - c. Estimated traffic counts, including employee, visitor, and client trips to and from the site



- d. A site plan showing any outdoor storage, parking, and waste disposal areas, proposed landscaping and screening where required; and
 - e. A floor plan showing the areas of the dwelling unit or accessory building to be used for business.
- 2. The following uses are prohibited as rural home-based businesses:
 - a. Cannabis-related uses; and,
 - b. Retail sales.
- 3. A rural home-based business shall not be permitted in conjunction with the following developments or uses:
 - a. Residential care facilities;
 - b. Residential care homes;
 - c. Childcare centre; or
 - d. Family childcare homes or group family childcare homes.
- 4. The business shall be clearly incidental and secondary to the use of the dwelling unit as a private residence and located within the agricultural district..
- 5. Exterior storage directly related to the rural home-based business may be permitted, provided it is maintained in a manner that does not create a nuisance for adjacent property owners.
- 6. The operator of the business is a resident of the dwelling unit.
- 7. Up to five (5) non-resident employees may be employed on the site, and all employees must be directly under the hire and management of the operator of the business. Where the business is a building or service contractor, additional employees may be involved only at the client's site.
- 8. No alteration in the residential character or appearance of the dwelling, accessory buildings, or site shall be permitted, except for permitted signs as provided for in this ZB.
- 9. The rural home-based business approval shall be valid only for the period of time the property is occupied as the residence of the applicant, unless otherwise approved by resolution of Council.
- 10. All permits issued for rural home-based businesses shall be subject to the condition that the permit may be revoked at any time if, in the opinion of Council, the conditions under which the permit was issued are no longer met.
- 11. A development permit for a rural home-based business shall not be approved where it is determined that the business would be more appropriately located in a Commercial or Industrial District due to scale, traffic generation, or potential off-site impact.

12. A rural home-based business shall not create noise, vibration, smoke, dust, odours, heat, glare, electrical or radio interference, and shall preserve the privacy and enjoyment of adjacent dwellings at all times.

4.4 ROADSIDE STANDS



1. One (1) roadside stand per parcel is permitted in all zoning districts.
2. A roadside stand shall be considered an accessory use.
3. The maximum floor area of a roadside stand shall not exceed 10 m² (107.6 ft²).
4. Roadside stands shall be located on private property and meet all required minimum setback requirements. Any roadside stand within a municipal right-of-way requires prior approval from the RM.
5. Roadside stands shall not be located within a required sight triangle and shall provide safe and convenient access and parking without creating a traffic hazard.
6. One (1) sign with a maximum size of 0.185 m² (2.0 ft²) is permitted affixed to the roadside stand. A sign permit is required for any larger signage.
7. Only agricultural products grown, raised, or produced on the parcel, and value-added products made from those agricultural goods, may be sold from a roadside stand.
8. Roadside stands shall not be used for the sale of general merchandise or products unrelated to the agricultural operation.
9. The use of a roadside stand does not exempt the operator from compliance with all applicable health, safety, signage, licensing, provincial, and federal regulations.

4.5 SECONDARY DWELLING UNITS

1. The following uses are considered secondary dwelling units:
 - a. Farmhand dwelling;
 - b. Garden suite;
 - c. Garage suite;
 - d. Secondary suite; and,
 - e. Business dwelling.

2. A maximum of one (1) secondary dwelling unit may be permitted in conjunction with the principal dwelling on a site.
3. A secondary dwelling unit may be constructed concurrently with the principal dwelling but shall not be constructed prior to the principal dwelling.
4. A secondary dwelling is not permitted on a lot that contains a semi-detached dwelling, mobile home, commercial or industrial building, community service or institutional building, accommodation services, bed and breakfast, vacation farm or care home.
5. A minimum of one (1) off-street parking space shall be provided for the exclusive use of the secondary dwelling unit.
6. The secondary dwelling unit should be capable of being adequately serviced by existing on-site infrastructure.
7. The secondary dwelling unit shall use the existing municipal roadway access and approaches.
8. The secondary dwelling shall not:
 - a. Unduly interfere with the amenities or change the character of the neighbourhood;
 - b. Materially interfere with or affect the use and enjoyment of adjacent properties;
 - c. Adversely impact upon the environment; or,
 - d. Result in excessive demand on municipal services, utilities, or roadway access.
9. The secondary dwelling unit shall comply with all applicable provisions of the National Building Code and the Construction Code Act and Regulations. The issuance of a development permit does not relieve the applicant from these requirements.
10. Mobile Homes are not permitted as a secondary dwelling in Country Residential Districts.
11. Farmhand Dwellings:
 - a. An application for a farmhand dwelling shall include:
 - i. Evidence that the occupants are engaged in the agricultural operation, intensive livestock operation, or intensive horticulture operation, subject to Section 3.3 of the OCP;
 - ii. A letter providing:

- a) The anticipated duration of need for the farm hand dwelling;
 - b) The intentioned use of the dwelling upon expiration of the permit; and,
 - c) An estimate of the cost to convert the dwelling to an accessory building or remove from the site.
- b. In addition to the development standards for secondary dwelling units, the following development standards shall apply to farmhand dwellings:
 - i. A farmhand dwelling is permitted only on a site containing, or directly associated a permitted agricultural operation, intensive livestock operation, or intensive horticulture operation;
 - ii. Occupancy is limited to persons engaged in the associated agricultural operation, intensive livestock operation, or intensive horticulture operation;
 - iii. The building floor area of a farmhand dwelling shall not exceed 115 m² (1,237.9 ft²) and shall not exceed the floor area of the principal dwelling;
 - iv. Farm hand dwellings shall be constructed on grade without a basement;
 - v. The maximum height of a farmhand dwelling shall not exceed 5 m (16.4 ft) and shall not exceed the height of the principal dwelling, whichever is less; and,
 - vi. Council may approve a farmhand dwelling as a discretionary use for a temporary period of up to five (5) years and shall require a signed development agreement registered on the land title. A new agreement is required for any extensions, up to an additional five(5)-year periods provided the dwelling continues to meet all requirements of this ZB.

12. Garden Suites

- a. An application for a garden suite shall include:
 - i. Evidence that the occupant(s) of the garden suite require care and support provided by the residents of the principal dwelling, or that the occupants provide care and support to residents of the principal dwelling; and
 - ii. A letter providing:
 - a) The anticipated duration of the need for the garden suite;
 - b) The intended use of the garden suite upon expiration of the permit; and

- c) An estimate of the cost to convert the garden suite to an accessory building or remove it from the site.
- b. In addition to the development standards for secondary dwellings, the following development standards shall apply to garden suites:
 - i. In the Agricultural District, the building floor area of garden suites shall not exceed 115 m² (1,237.9 ft²) and shall not exceed the floor area of the principal dwelling;
 - ii. In any Residential District, other than the Agricultural District, where the garden suites are a discretionary use, the building floor area shall not exceed 69 m² (742.7 ft²) and shall not exceed the floor area of the principal dwelling;
 - iii. A detached garden suite shall not exceed 5 m (16.4 ft) in height, shall only have one storey, and shall not exceed the height of the principal dwelling;
 - iv. A garden suite shall be constructed on grade and without a basement;
 - v. In the Agricultural District, modular homes and mobile homes, with wheels and axles removed, may be used as garden suites; they are not permitted in any other district; and,
 - vi. Council may approve a garden suite as a discretionary use for a temporary period of up to five (5) years, subject to a signed development agreement registered on the land title. A new agreement is required for any extension, up to an additional five (5) years, provided the garden suite continues to meet all requirements of this ZB.

13. Garage Suites

- a. A garage suite may be located within, attached to, or above a permitted accessory building or structure.
- b. A garage suite shall have separate cooking, food preparation, sleeping, and sanitary facilities within the structure that are physically separate from those of the principal dwelling.
- c. The building floor area of the garage suite shall not be less than 35 m² (376.7 ft²) and not greater than 111.5 m² (1,200.2 ft²). Mechanical rooms and common areas or egress shared with the accessory building are excluded from the floor area calculation.
- d. The building floor area of the garage suite shall not exceed 80% of the building floor area of the garage or other accessory building to which it is attached.
- e. A maximum of two (2) bedrooms is permitted in a garage suite.

- f. The garage suite shall comply with all size, height, and setback regulations for accessory buildings in the applicable district, unless otherwise specified in this ZB.
- g. A garage suite shall have a separate entrance from the garage or accessory building, either from a common indoor landing or directly from the exterior.

14. Secondary Suites

- a. Secondary suites may only be located within:
 - i. A principal detached dwelling;
 - ii. A bed and breakfast; or,
 - iii. A care home.
- b. The minimum floor area of the secondary suite shall be 35 m² (376.7 ft²).
- c. The maximum floor area of the secondary suite shall be the lesser of:
 - i. 80 m² (861.1 ft²); or,
 - ii. 80% of the gross floor area of all stories of the principal dwelling, excluding common areas and garages.
- d. A maximum of two (2) bedrooms is permitted in a secondary suite.
- e. A secondary suite shall be located entirely within the principal dwelling and shall have a separate entrance, either from a common indoor landing or directly from the exterior of the building.
- f. A secondary suite shall have separate cooking, food preparation, sleeping, and sanitary facilities within the structure that are physically separate from those of the principal dwelling.

15. Business Dwellings

- a. A business dwelling is a residence for an operator, manager, employee, or partner engaged in a commercial or industrial operation in a Commercial or Industrial District.
- b. The business dwelling shall be physically attached to the primary building where the commercial or industrial operation is located.
- c. The business dwelling shall have a main entrance separate from that of the commercial or industrial establishment.
- d. An emergency exit shall be provided in addition to the main entrance.

- e. Business dwellings shall not be used to operate a home-based business.

4.6 MOBILE HOME AND MODULAR HOMES

1. Wherever a single detached dwelling is allowed, it may be in the form of a mobile home or modular home that meets CSA Z240, or A277 certification, or a replacement thereof, and shall be attached to a permanent foundation, or securely anchored to the ground and skirted, prior to occupancy.
2. Every mobile and modular dwelling shall bear CSA Z240, Z241 or A277 certification, or a replacement thereof.
3. Mobile homes are prohibited in Country Residential Districts.



4. Mobile Home Courts:
 - a. An application for a mobile home court shall include:
 - i. A plan of the site, identifying any buildings, uses of land and the location of all roadways, buildings, structures, mobile home sites and campsites with dimensions.
 - ii. The addition or rearrangement of sites or accommodation facilities, the construction or moving of buildings, material changes in use of portions of land, or the filling or clearing of land shall require a development permit, and the applicant shall submit for approval an amended plan incorporating the proposed development.
 - b. Mobile home courts shall have, within their boundaries, a buffer area abutting the boundary which shall:
 - i. have a minimum depth of not less than 8 m (26.3 ft) in width, which shall contain no buildings or structures; and,
 - ii. not contain any roads, except those which connect a public roadway to the road system within the mobile home court.

- c. Each mobile home site permitted in a mobile home court shall be designated and clearly marked on the ground.
- d. No portion of any mobile home site shall be located within an internal roadway or required buffer area.
- e. Each mobile home site shall have direct and convenient access to a developed internal roadway, which shall not be located in any required buffer area.
- f. Each mobile home shall be located at least 4.8 m (16.0 ft) from any other mobile home, and each mobile home site shall have dimensions, location, and orientation sufficient to allow for such location of mobile homes.
- g. The space provided for roadways within a mobile home court shall be at least 7.5 m (24.6 ft) in width. No portion of any mobile home site, other use or structure shall be located in any roadway.
- h. A mobile home court may include, as an ancillary use, a laundromat or a convenience store designed to meet the needs of occupants of the mobile home court and a one-unit dwelling for the accommodation of the operator.
- i. *The Public Health Act* and Regulations passed thereunder, shall apply to all operations and development of mobile home courts.

4.7 BED AND BREAKFAST AND VACATION FARMS

- 1. A vacation farm shall be ancillary to an agricultural operation and may include a bed and breakfast, cabins, and overnight camping areas.
- 2. Bed and breakfast operations shall be located in, and ancillary to, a single detached dwelling used as the operator's principal residence, developed as a farm operation site or country residence.
- 3. An application for a bed and breakfast shall include a floor plan that identifies all the rooms in the home and accessory buildings, including the designated guest rooms.
- 4. A bed and breakfast shall only provide breakfast meals to registered overnight guests, prepared in the common kitchen of the principal dwelling. No food preparation or cooking facilities shall be provided within any bedroom or suite made available for rent.



5. Bed and breakfast and vacation farm shall be licensed pursuant to *The Public Health Act*, where tourist accommodations require health approval.
6. Council may specify a maximum number of bedrooms, cabins or camping sites, or a combination thereof, as a special standard in the discretionary use approval of a bed and breakfast or vacation farm application.
7. A bed and breakfast shall be operated in a manner that ensures the privacy and enjoyment of adjacent residents is preserved and the amenity of the neighbourhood is maintained.
8. Bed and breakfasts and vacation farms are not permitted on a lot that contains a multi-family dwelling, semi-detached dwelling, mobile home, commercial/industrial building, community service or institutional building, accommodation services, secondary dwelling units, guest houses, short-term rental or care homes.

4.8 GUEST HOUSE

1. A guest house is not permitted on a lot that contains a multi-unit dwelling, semi-detached dwelling, mobile home, commercial or industrial building, community service or institutional building, accommodation services, secondary dwelling unit, bed and breakfast home, short-term rental, or care home.
2. A maximum of one (1) guest house may be approved in conjunction with the principal dwelling unit on a site, and no more than one accessory building per site shall contain a guest house.
3. The guest house shall be placed in proximity to the principal dwelling unit so as to appear as a related building.
4. A guest house shall comply with the size, height, and setback regulations for accessory buildings or structures in the applicable zoning district, except where otherwise stated in this ZB.
5. The maximum allowable area of a guest house is 59.5 m² (640.5 ft²). The area of the guest house shall be included in the calculation of the maximum cumulative floor area for accessory buildings in the applicable zoning district.

4.9 SHORT-TERM RENTAL

1. An application for short-term rental shall include a floor plan for the short-term rental that identifies all the rooms in the home, including the designated guest rooms.
2. The maximum number of guests within a dwelling unit used for a short-term rental shall be ten (10).
3. No bedrooms shall contain kitchen facilities.

4. Alterations to the dwelling used for the short-term rental may be permitted but shall not be inconsistent with the residential character of the building or property.
5. One (1) on-site parking space shall be provided per bedroom.
6. Short-term rentals shall be developed and operated to ensure that the impacts of the use do not unduly affect the residents of nearby properties.
7. A short-term rental is not permitted on a lot that contains a semi-detached dwelling, mobile home, commercial or industrial building, community service or institutional building, accommodation services, secondary dwelling unit, bed and breakfast home, guest house, or care home.

4.10 RECREATIONAL VEHICLES

1. Recreational vehicles may not be used for permanent habitation.
2. A recreational vehicle may be occupied on private land that is not a campground, subject to the following:
 - a. It is for the temporary use of non-paying guests of the occupant of the principal dwelling located on the same residential lot, for no longer than six (6) months at a time;
 - b. It is a temporary residential accommodation approved per Section 4.10.3; and,
 - c. Waste disposal shall comply with Public Health requirements.
3. A recreational vehicle may be used as a temporary residential accommodation during the construction of a principal dwelling, subject to the following:
 - a. A temporary residential accommodation may be approved in conjunction with a development permit for the principal dwelling, for use by the landowner or a licensed contractor;
 - b. A temporary residential accommodation may be approved where an existing residence is damaged or destroyed;
 - c. Approval of a temporary residential accommodation shall expire with the expiration of the principal building permit, or sooner upon completion of the principal dwelling, or if construction has stopped or been abandoned, but in no case shall it exceed twelve (12) months;
 - d. Occupancy of the accommodation shall cease upon expiration of the permit;

- e. Council or the Development Officer may revoke a development permit for a temporary residential accommodation if the use violates permit conditions, conflicts with adjacent land uses, or causes a nuisance; and,
 - f. Waste disposal during temporary occupancy shall comply with Public Health requirements.
4. Storage of recreational vehicles application requirements:
- a. A development permit is required for storage of 10 (ten) or more recreational vehicles on a single parcel in the Agricultural District outside of an enclosed building.
 - b. A development permit is required for storage of 5 (five) or more recreational vehicles on a single parcel in Low Density Country Residential, Medium Density Country Residential, High Density Country Residential, General Commercial, and Industrial Districts outside of an enclosed building.
5. The Development Officer or Council may require that recreational vehicles be screened from roadways or neighbouring properties by landscaping features or fences, or a combination thereof.
6. Recreational vehicles shall be set back at least 5 m (16.4 ft) from side and rear property lines. Storage is prohibited in the front yard.

4.11 CAMPGROUNDS



- 1. The applicant shall provide the Development Officer with a site plan, identifying any buildings, uses of land and the location of all public and private roadways, pathways and recreational vehicle or tent campsites with dimensions.
 - 2. A campground shall have, within its boundaries, a buffer area abutting the boundary of not less than 4.5 m (14.8 ft) in width, which shall contain no buildings.
 - 3. A site for each recreation vehicle and campsite permitted in the campground shall be designated and clearly marked on the ground.
4. Each site shall have a minimum area of 150 m² (1614.6 ft²).
5. No portion of any campsite shall be located within an internal roadway or required buffer area.
6. Each site shall have direct and convenient access to a developed internal roadway, which shall not be located in any required buffer area.

7. Each recreation vehicle shall be located at least 4.5 m (14.8 ft) from any other recreation vehicle, and each site shall have dimensions, location, and orientation sufficient to allow for such location of recreation vehicles.
8. The space provided for roadways within a campground, or tourist camp, shall be at least 7.5 m (24.6 ft) in width. No portion of any site, other use or structure shall be located in any roadway.
9. A campground may include, as an ancillary use, a laundromat, washroom/shower facilities, recreational uses or a convenience store designed to meet the needs of occupants of the sites and a one-unit dwelling for the accommodation of the operator.
10. The campground shall provide an on-site sewage disposal system that complies with Public Health regulations.
11. The campground shall provide a source of potable water with sufficient quantity to supply the campground when occupied at capacity.
12. No recreation vehicle shall be stored on any campsite when the campground is not open.
13. All operations and development of the campground shall comply with *The Public Health Act*. The applicant is responsible for obtaining any required provincial or federal permits or approvals relevant to the proposed use.

4.12 OUTFITTER BASE CAMPS AND TOURISM BASE CAMPS

1. All outfitter base camps shall be located at least 305 m (1000.7 ft) from a dwelling unit that is not part of the operation.
2. All accommodation provided in conjunction with outfitter base camps and tourism base camps shall comply with *The Public Health Act*, and Regulations passed thereunder.
3. Council may establish standards limiting the total number of guests and guest rooms, and the location of buildings and accessory activities as a condition of issuing a discretionary use permit for outfitter base camps and tourism base camps. Any increase in the number of guests or guest rooms shall require a new discretionary approval.
4. Outfitter base camps and tourism base camps may be ancillary to an agricultural operation for which a permit has been issued and located on the same site.



5. A use that is established as an ancillary use to an agricultural operation shall cease to be permitted when the operator ceases to be resident on the site.

4.13 PRIVATE CARE HOME, RESIDENTIAL CARE HOME, AND RESIDENTIAL CARE FACILITIES

1. Private care homes, residential care homes and residential care facilities may be approved as an accessory use or as a principal use.
2. A private care home or a residential care home shall be permitted within a dwelling unit.
3. A residential care facility shall not be permitted within a dwelling unit.
4. A private care home or residential care home shall not be permitted in the same dwelling unit as a home-based business or secondary dwelling unit.
5. In any residential district, no exterior alterations shall be undertaken to a dwelling or former dwelling which would be inconsistent with the residential character of the building or property.
6. No building or structure used for the purpose of a care home or a care facility shall be used for the purpose of keeping boarders, lodgers or persons for short-term or vacation rental.

4.14 FAMILY CHILDCARE HOME AND GROUP FAMILY CHILD CARE HOME

1. The use shall be clearly incidental and secondary to the use of the dwelling unit as a private residence.
2. A family childcare home shall provide a fenced, on-site outdoor play space.
3. The use shall comply with all Provincial requirements governing family childcare homes, including but not limited to *The Child Care Act, 2014* and *The Child Care Regulations, 2015*.

4.15 CHILDCARE CENTRE

1. The childcare centre shall be conducted accessory to an agricultural or residential yard site or the principal use of the site or the unit when located within a multi-unit building.
2. Childcare centre shall provide a fenced on-site outdoor play space.
3. All provincial and federal permits, approvals and licenses shall be obtained, and a copy shall be provided to the RM.
4. The use shall comply with all provincial requirements governing childcare centres, including but not limited to *The Child Care Act, 2014* and *The Child Care Regulations, 2015*.

4.16 SWIMMING POOLS

1. Private swimming pools, both above-ground and in-ground, both open and covered, shall be permitted in any Residential District and in any district where residential use is permitted, subject to the following conditions:
 - a. Open Pools:
 - i. Open pools shall be enclosed within a fence a minimum of 1.8 m (5.9 ft) in height located not less than 1.2 m (3.9 ft) from the pool.
 - ii. Open pools shall be located no closer than 1.5 m (4.9 ft) to any site line plus additional horizontal distance equal to the height of the top edge of the pool above finished grade at the site line(s). For the purpose of the foregoing, the distance to the site line shall be measured from the nearest inside edge of the pool.
 - iii. No part of an open pool, including an associated apron or platform, shall be constructed closer to a street line than the front yard requirements for a principal building in the zoning district within which it is located.
 - b. Covered pools shall conform to the building accessory requirements relevant to the zoning district in which they are located.



4.17 KEEPING OF DOMESTIC ANIMALS

1. The keeping of domestic animals is permitted in all districts, subject to relevant bylaws and legislation governing noise and public health. Breeding kennels and boarding kennels are not included under this provision and are discretionary uses with select zoning districts.

2. For the purpose of this section, domestic animals shall include domestic cats, domestic dogs, domestic rodents, domestic birds, and any other animal that is provided with regular care and kept mostly indoors, but shall exclude domestic chickens.
3. No person shall hold any unlisted species in captivity except as authorized by *The Captive Wildlife Regulations, 2021*.

4.18 INTENSIVE AGRICULTURAL OPERATIONS

1. An applicant for a discretionary use application for an intensive agricultural operation where intensive irrigation is required shall provide documentation, to Council's satisfaction, that the water supply is sufficient for the development and that the supply for neighbouring developments will not be adversely affected by the proposed operation.

4.19 INTENSIVE AND NON-INTENSIVE LIVESTOCK OPERATIONS

1. Notwithstanding other provisions of this ZB, intensive livestock operations (ILO) are subject to the following development standards:
 - a. No dwelling shall be located within 305 m (1000.7 ft) of an ILO unless such dwelling is located on the same parcel in conjunction with the ILO, or unless the owners of the dwelling, the land the dwelling is located on, and the ILO enter into a written agreement approved by Council;
 - b. A single residential parcel subdivision shall be located a minimum of 800 m (2,624.7 ft) from an ILO unless such dwelling is located on the same parcel in conjunction with the ILO, or unless the owners of the dwelling, the land the dwelling is located on, and the ILO enter into a written agreement approved by Council.
2. An application for an ILO shall include:
 - a. The distance to the nearest land uses, development types and municipal limits, whether within the municipality or within an adjacent municipality, listed in "Table 1 - Required Separation Distances Between Uses" of the OCP;
 - b. Evidence that the water supply is sufficient for the development and that the supply for neighbouring developments will not be adversely affected by the proposed operation;
 - c. The proposed methods of manure management, including on-site storage or stockpiling, transportation, and spreading, incorporation or disposal;
 - d. The proposed odour management and control measures, including proposed odour management and control related to earthen manure storage facilities and liquid manure lagoons, and odour management and control measures related to the ventilation of hog or poultry barns;

- e. The location and extent of sufficient lands to be used for the spreading of manure from the ILO, as well as proposals for the annual confirmation of the continued availability of such lands; and,
 - f. The proposed methodology for monitoring on-site and neighbouring wells for water quality and quantity purposes after the ILO has begun operation, and for reporting on the same to Council.
- 3. In addition to any requirements contained herein, all applications for an ILO shall conform to the regulations provided within *The Agricultural Operations Act, 1995*.
 - 4. The operator may be required to enter into a road maintenance agreement to pay for the construction, upgrading or maintenance of roads required to provide access to the development.
 - 5. Wild Boars are not permitted.

4.20 MANURE DISPOSAL



Photo Credit Pamela Grassick

- 1. The use of agricultural land for the disposal and recycling of manure produced by an approved intensive livestock operation is permitted subject to the following regulations:
 - a. Liquid manure shall be spread by direct injection into the soil;
 - b. Solid manure shall be incorporated into the soil within 24 hours; and,
 - c. Manure (solid nor liquid) shall not be spread on ground that is frozen or covered in frost or snow.
- 2. Upon application to Council, other procedures for disposal of manure may be approved where the applicant establishes to the satisfaction of Council that the objectives of the OCP will be achieved to a similar or better standard. Council may specify a limited time during which the approval will be valid.
- 3. Council may exempt in whole or in part an applicant from this section where each of the following is true:
 - a. The manure to be spread comes from an ILO of less than 300 animal units;
 - b. The manure will be spread on land owned by the operator of the ILO; and,
 - c. Adverse weather conditions prevent the incorporation of manure, in which case incorporation of the spread manure may be delayed until weather conditions permit.

4.21 COMMERCIAL OR INDUSTRIAL DEVELOPMENT

1. An applicant for a discretionary use approval for a commercial or industrial use may be required to provide documentation to the Development Officer and/or Council's satisfaction, as specified in Section 5 of the OCP.
2. Commercial and Industrial Complex:
 - a. The applicant shall obtain necessary building and development permits prior to commencing interior construction on or occupancy of individual units, buildings or structures on a site;



- b. Any parking areas, loading or service areas, outdoor storage areas, waste disposal areas or other unsightly elements that are facing a public roadway or a residential site shall be landscaped and screened to the satisfaction of the Development Officer;
 - c. Parking requirements may be lessened at the discretion of the Development Officer based on what is practical for the use; and,
 - d. The use may include a caretaker suite, shared administration offices or shared amenity space or common areas on a site or within a building.

4.22 HAZARDOUS INDUSTRIAL

1. An applicant for a discretionary use approval for a hazardous industrial use shall provide documentation, to Council's satisfaction:
 - a. Of distances to the nearest land uses, development types and municipal limits, whether within the RM or within an adjacent municipality, listed in the OCP and,
 - b. Of the distance to the nearest permanent surface water course or permanent water body.

4.23 WIND ENERGY CONVERSION

1. An application for a wind energy conversion facility shall provide documentation to Council's satisfaction as follows:
 - a. A site location plan showing the subject property, adjacent roads, railways, telecommunications facilities (to ensure avoidance of microwave transmission corridors), property lines and all habitable buildings within 1.6 km (1.0 mile) of the proposal.
 - b. A detailed site plan drawn to scale showing the location of the proposed wind turbine(s) and all associated facilities, indicating cable locations for domestic usage and power grid connections, existing vegetation, proposed access, and landscaping.
 - c. Confirmation of site ownership by the proponent, or where the land is not owned by the proponent, evidence of site control and right to access through provisions of a lease or easement agreement with the owner.
 - d. Proponents are responsible for obtaining any required federal or provincial permits, licenses and approvals for the construction and maintenance of wind energy conversion facilities and shall remit a copy to the municipality.
 - e. Details respecting the colour and markings for the proposed tower including required lighting in accordance with federal aviation requirements.
 - f. Validation by a professional engineer of the structural integrity of the proposed supporting tower and foundation or a description of required manufacturing specifications.
 - g. For wind energy conversion facilities consisting of two (2) or more wind turbines additional information may be required respecting:
 - i. Illustration of sight line vistas from residential buildings within 1.6 KM (1.0 mile) of the proposed development utilizing photographic representations of the development area;
 - ii. A decommissioning plan addressing the manner of physical removal of the facility, removal of any hazardous materials and site restoration to a natural condition, should the use of the facility be discontinued.
2. The following standards apply to wind energy conversion facilities:
 - a. In the Agriculture District, wind turbines are limited to a maximum height of 30 m (98.4 ft). In all other zoning districts, wind turbines are limited to a maximum height of 15 m (49.2 ft).
 - b. Wind turbines shall be separated or kept clear of all property lines, accessory buildings, and habitable buildings on the site by a distance of 2 times their height.

- c. Wind turbines shall be set back at least 50 m (164.0 ft) from a municipal road allowance or railway right of way. Facilities adjacent to a provincial highway are subject to the setback requirements of the Ministry of Highways.
- d. Wind turbines shall be located at least 250 m (820.2 ft) from a habitable dwelling situated on an adjoining property. This requirement may be reduced where Council is satisfied that site terrain or vegetation will effectively reduce the noise level of the turbine or where the proponent furnishes a noise projection by a qualified professional engineer which recommends a reduced setback based on projected sound levels.

4.24 SATELLITE DISHES AND SOLAR ENERGY COLLECTOR

1. The installation and operation of a free-standing satellite dish or solar collector, and their supporting structures shall be permitted in all zoning districts, subject to the following:
 - a. Structures may not be located in any front yard, side yard or in the case of a corner site, in any portion of the rear yard which is within 3 m (9.8 ft) of the side property line adjacent to a flanking street unless it is screened from the flanking street to the satisfaction of the Development Officer;
 - b. Freestanding, shall not exceed a height of 10 m (32.8 ft) above grade level;
 - c. If attached to a principal building, shall not exceed a height of 10 m (32.8 ft) above the lowest elevation of: roof surface of a flat roof; the decking of a mansard roof; and the eaves of a gable, hip, or gambrel roof;
 - d. If attached to or erected upon an accessory building, shall not exceed the maximum permitted height of the accessory building upon which such structure is attached or erected;
 - e. If attached to a rooftop, the applicant may be required to provide confirmation that the roof can support the additional weight of the satellite dish or solar collector by a structural engineer; and,
 - f. A decommissioning plan addressing the manner of physical removal of the satellite dishes and/or solar collectors, removal of any hazardous materials and site restoration to a natural condition, should the use of the facility be discontinued.

4.25 LIQUOR LICENSED USES

1. Notwithstanding any other provision of this ZB, any use that is otherwise listed as a permitted use in a district shall become a discretionary use where the applicant requests or requires a liquor license under provincial legislation.

2. The Development Officer or Council shall have full discretion to consider and decide upon any application for a use requiring a liquor license, including the imposition of conditions relating to hours of operation, parking, screening, buffering, noise mitigation, or any other matter necessary to address potential impacts on adjacent or nearby properties.

4.26 CANNABIS

1. Cannabis related uses are prohibited as a home-based business.
2. A Cannabis Retail Store, Cannabis Wholesaler, Cannabis Production Facility, Cannabis Micro Production Facility and Cannabis Research & Testing Facility are subject to the following development standards:
 - a. The use should have consideration for the impact on adjacent properties with regard to use, design, intensity and operation. Any vertical integration of uses shall have regard to the total combined impact of the use in the area.
 - b. There shall be adequate infrastructure and utility services to service the proposed use, including roads, power, natural gas, telecommunications, water supply, and wastewater disposal systems. If upgrades are required, the applicant shall be solely responsible for the cost and the undertaking of such upgrades.
 - c. The applicant shall provide evidence of compliance with any applicable provincial and federal legislation or regulations, including approvals where required.
 - d. Outdoor storage of cannabis or cannabis related products or materials shall be compliant with federal regulations.
 - e. A Cannabis Retail Store shall not include a drive-through bay.
 - f. A Cannabis Retail Store will not be permitted within 200 m (656.2 ft) of an educational institutions, community facility, care facility, park/playground, places of worship, and other cannabis retail stores, as measured from property line to property line.

4.27 AUTOMOTIVE SERVICE USES AND GAS PUMPS

1. Fuel pumps and other apparatus for dispensing or storage of fuel, located all or partly above grade level, shall be at least 6 m (19.7 ft) from a site line and at least 15 m (49.2 ft) from the boundary of any site within a Residential District.
2. All automobile parts, dismantled vehicles, and similar articles or equipment are to be stored within a building.
3. Where service stations occupy a corner site, only one access point shall be on the flanking street.

4. Where a gas bar is allowed to operate in conjunction with another use on a site, the site shall have at least two separate entrances for vehicles, at least 15 m (49.2 ft) apart.
5. Access to, and parking for, fuel dispensing apparatus shall not obstruct access to the site, or other required off-street parking spaces on the site.
6. Above-ground fuel storage tanks and fuel pumps shall be protected from vehicles with suitable posts, guardrails, or other similar means.
7. Truck Stops:
 - a. Truck stops shall not be constructed within 300 m (984.3 ft) of a school, education facility, playground, library, or place of worship.
 - b. The minimum width of a driveway in a truck stop shall be 9.2 m (30.2 ft).
 - c. No more than two access driveways shall connect a truck stop to any street.
8. The applicant shall provide evidence of compliance with any applicable *The Fire Protection Act, Environmental Management and Protection Act, 2010*, and provincial and federal legislation or regulations, including approvals where required.
9. An Emergency Management Plan shall be submitted to the RM.

4.28 KENNELS (BOARDING AND BREEDING)

1. The applicant shall provide the following:
 - a. The number and type of animals proposed;
 - b. Waste generation and disposal methods; and,
 - c. A site plan showing all indoor and outdoor animal holding facilities.
2. An outdoor area shall be provided for animals to run free, without being chained, in an area enclosed by a fence which provides safety for the animals and neighbours to the satisfaction of Council.
3. All exterior exercise areas shall be behind the principal building unless otherwise approved by Council.
4. No building or exterior exercise area(s) to be used to accommodate the animals shall be allowed within 300 m (984.3 ft) of any dwelling located on adjacent lots.



5. The maximum number of animals to be kept on-site that are not normally attributed to the host site shall be determined by Council.
6. Soundproofing of pens, rooms, exercise runs and holding stalls may be required.
7. The visual screening of all animal facilities from existing dwellings on adjoining lots may be required.
8. No animals shall be allowed outdoors unattended between the hours of 10:00 p.m. and 6:00 a.m. daily. During this time period, all animals shall be kept indoors.
9. Boarding kennels shall at no time unduly interfere with the character of the neighbourhood or the general enjoyment of adjoining sites.
10. Boarding kennels shall be subject to relevant bylaws and legislation governing noise and public health.

4.29 AUCTION MARKET

1. Outside storage shall not be permitted at auction markets except for the display of motor vehicles, farm machinery, and heavy farm equipment;
2. Council may require that additional parking spaces be provided for auction markets.
3. Temporary storage and accessory repair of goods and materials to be sold shall be permitted.
4. Wrecking, destruction or dismantling of goods and materials shall not be permitted.

4.30 AGGREGATE

1. An application for excavating, stripping, or grading of sand, gravel, clay or similar materials, such as gravel pits and gravel crushing operations, shall include the following documentation:
 - a. A plan showing the location of the area of the operation relative to the site boundaries, the depth of excavation, and the quantity of material to be removed;
 - b. A plan showing the distances to the adjoining land uses as listed in “Table 1 - Required Separation Distances Between Uses” of the OCP;
 - c. A description of the excavation, stripping or grading operation proposed;
 - d. A detailed timing and phasing program covering the time span of the proposed operation;
 - e. A description of reclamation and rehabilitation measures to be conducted both during and following the operation consistent with The Reclamation Guidelines for Sand and Gravel Operations provided by the Ministry of Environment.

- f. A description of the measures to be taken for the prevention and lessening of dust and other nuisances during and after the operation; and,
 - g. Road maintenance measures, and proposed truck routes.
2. Council may impose requirements in addition to those set out above. Council may also require a performance bond from any person or company undertaking any work outlined in Section 4.29.1 to ensure that the development is carried out in the manner specified. The amount of the performance bond is to be set at the discretion of Council.
 3. In reviewing an application, Council shall consider the environmental implications of the operation, including plans for site restoration.
 4. The following setbacks shall be met at all times:
 - a. Unless permitted by the Director of Public Works, no excavation, stockpiling, or structures shall be permitted within:
 - i. 60 m (196.9 ft) of the centre line of any Highway; or
 - ii. 46 m (150.9 ft) of the property line of a municipal road or right-of-way



b. No material is to be stored or piled on any road allowance or within 30 m (98.4 ft) of the bank of any river or watercourse or the shore of any water body.

c. Additional setbacks maybe required based on local circumstances at the discretion of the Director of Public Works and/or Council.

d. Excavation within 90 m (196.9 ft) of the centre line of a provincial highway or roadway may require approval from the Ministry of Highways.

5. Council shall enter into a formal road maintenance agreement with the developer or contractor.
6. Council shall enter into a development agreement with the developer or contractor. Any of the following criteria, along with any additional criteria in accordance with an agreement set by Council and the developer, may be prescribed in such an agreement:
 - a. Conditions respecting the operation of the pit or quarry;
 - b. Responsibilities of the developer and/or operator concerning the reclamation of the site;
 - c. The routing of trucks to and from the site;

- d. The planting of trees on and/or near the site, and/or in another location to the satisfaction of Council;
- e. The erection of fencing and signs;
- f. The maintenance of municipal roadways; and/or,
- g. The posting by the developer of a performance bond to guarantee adherence to the above or any other requirements that Council may specify.

DRAFT



5

Zoning Districts

5. ZONING DISTRICTS

5.1 CLASSIFICATION OF ZONING DISTRICTS

1. In order to carry out the purpose and provisions of this ZB, the Rural Municipality 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 symbols.

Table 5-1 Zoning Districts				
District Type	Section	Symbol	Zoning District	Page
Agricultural	6	A	Agricultural	84
Residential	7	CR1	Low Density Country Residential	89
	8	CR2	Medium Density Country Residential	93
	9	CR3	High Density Country Residential	98
	10	CR4	Premium Density Country Residential	102
	11	H	Hamlet	106
	12	RMH	Residential Mobile Home	110
Commercial	13	C1	General Commercial	114
	14	C2	Highway Commercial	118
Industrial	15	M	Industrial	124
Conservation	16	CON1	Conservation and Active Recreation District	128
	17	CON2	Conservation and Passive Recreation District	131

- a. Agricultural (A): The objective of the A - Agriculture District is to provide for the primary use of land in the form of agricultural development, associated residences, limited single-parcel country residential development, location-dependent natural resource development and other uses compatible with agricultural development.
- b. Low Density Country Residential (CR1): The objective of the CR1 - Low Density Country Residential District is to provide for low density, multiple-lot country residential development and other compatible development in specific areas with standards for such development which does not directly support agriculture.
- c. Medium Density Country Residential (CR2): The objective of the CR2 - Medium Density Country Residential District is to provide for medium density, multiple-lot country residential development, clusters and other compatible development in specific areas with standards for such development which does not directly support agriculture.
- d. High Density Country Residential (CR3): The objective of the CR3 - High Density Country Residential District is to provide for high density, multiple-lot country residential development and other compatible development in specific areas with standards for such development which does not directly support agriculture.

- e. Premium Density Country Residential (CR4): Premium Density Country Residential District provides for the highest density of multiple lot country residential development, which incorporates innovative sustainable building techniques and subdivision design and other compatible development in specific areas with standards for such development which does not directly support agriculture.
- f. Hamlet (H): The objective of the H - Hamlet District is to provide for limited residential and commercial growth in the form of infilling existing vacant land in existing unorganized hamlets.
- g. Residential Mobile Home (RMH): The objective of the RMH – Residential Mobile Home District is to provide for residential development in the form of mobile and modular homes, and compatible development on individual sites.
- h. General Commercial (C1): The objective of the C1 - General Commercial District is to provide for general commercial and other compatible development in specific areas, with standards for such development.
- i. Highway Commercial (C2): The objective of the C2 - Highway Commercial District is to provide for commercial, light industrial and other compatible development in specific areas, with standards for such development.
- j. Industrial (M): The objective of the M - Industrial District is to provide for light industrial, heavy industrial and other compatible development in specific areas, with standards for such development.
- k. Conservation and Active Recreation (CON1): The objective of the CON1 - Conservation and Active Recreation District is to provide for Crown Provincial Forest Disposition and use as provided for under the direction of Saskatchewan Environment. Subdivision and private development will be considered through the rezoning process to another district.
- l. Conservation and Passive Recreation (CON2): The objective of the CON2 - Conservation and Passive Recreation District is to provide for Crown Provincial Forest Disposition and use as provided for under the direction of Saskatchewan Environment. Subdivision and private development will be considered through the rezoning process to another district.

5.2 MAPS

1. The map, bearing the statement "This is the Zoning District Map which accompanies Bylaw Number 17 of 2025 adopted by the Rural Municipality of Prince Albert No. 461" and signed by the Reeve and CAO under the seal of the Rural Municipality shall be known as the "Zoning District Map" and such map is hereby declared to be an integral part of this Bylaw.

5.3 BOUNDARIES

1. The boundaries of such districts referred to, together with explanatory legend, notation, and reference, are shown on the map entitled "Zoning District Map".
2. All streets, lanes, and road allowances, if not otherwise specifically designated, shall be deemed to be in the same zoning district as the property immediately abutting upon such streets, lanes and road allowances. If the land abutting each side of a street, lane or road allowance is located in different zoning districts, the centre line of such street, lane or road allowance shall be deemed to be the district boundary, unless otherwise specifically designated.
3. Where a boundary of a district crosses a parcel, the boundaries of the districts shall be determined by the use of the scale shown on the map.
4. Where the boundary of a district is also a parcel boundary and the parcel boundary moves by the process of subdivision, the district boundary shall move with that parcel boundary, unless the boundary is otherwise located by amendment to this ZB.

5.4 REGULATIONS

1. Regulations for the zoning districts are outlined in the following sections of this ZB.

5.5 TRANSITIONAL ZONING PROVISIONS

1. Former Permitted and Discretionary Uses

Land uses or developments in existence on a site that were listed as permitted or discretionary uses under Zoning Bylaw No. 2 - 1991, Zoning Bylaw 3 of 2010 or any amendment thereto, and are listed as discretionary uses under this ZB, shall be considered permitted uses; however, no alteration or enlargement of the land use or development shall take place except in conformity with relevant development standards in this ZB.

5.6 PROPERTIES WITH MORE THAN ONE ZONING DISTRICT

1. Where a site or lot is divided into more than one zoning district, each portion of the site or lot shall be developed and used in accordance with the provisions of the applicable zoning district.



An aerial photograph of a rural landscape. In the foreground, a combine harvester is working in a field, kicking up a cloud of dust. The field is divided into sections of dark, tilled soil and golden-yellow harvested grain. In the background, there are rolling hills, a line of trees with autumn foliage, and a small body of water. The sky is a clear, bright blue. A semi-transparent yellow rectangular box is overlaid on the lower-left portion of the image, containing the number '6' and the text 'Agricultural District (A)'.

6

Agricultural District (A)

6. Agricultural District (A)

6.1 PERMITTED AND DISCRETIONARY USES

1. All uses not listed as permitted or discretionary are prohibited in the Agricultural District (A).
2. Permitted Uses:
 - a. Essential Service Facilities
 - b. Family Child Care Homes & Group Family Child Care Homes, subject to Section 4.14
 - c. Farm Operations
 - d. Greenhouse, private
 - e. Guest house, subject to Section 4.8
 - f. Historical and Archeological sites
 - g. Home Office
 - h. Mobile Home, subject to Section 4.6
 - i. Modular Home, subject to Section 4.6
 - j. Municipal Facilities
 - k. Municipal Services, excluding solid and liquid waste disposal sites
 - l. Non-intensive livestock operations, subject to Section 4.19 and Section 3.6 of the OCP
 - m. Petroleum extraction development including pipeline, compressor station and storage facility
 - n. Roadside Stand, subject to Section 4.4
 - o. Single Detached Dwelling
 - p. Solar Energy System, private, subject to Section 4.24
 - q. Swimming Pools, subject to Section 4.16
 - r. Wildlife and ecological conservation areas
3. Discretionary Uses:
 - a. Abattoir
 - b. Agricultural Support Service
 - c. Agriculturally related commercial and industrial uses
 - d. Airports and private airstrips
 - e. Bed and Breakfast and Vacation Farms, subject to Section 4.7
 - f. Campgrounds, subject to Section 4.11
 - g. Cannabis Production Facility (micro), subject to Section 4.25
 - h. Cemetery and crematoria
 - i. Community Halls
 - j. Detention Centres and correctional institutions
 - k. Golf Courses
 - l. Grain Elevators
 - m. Gravel Pits and Gravel Crushing Operations, subject to Table 1 of the OCP
 - n. Greenhouse, commercial

- o. Home-Based Business, rural and Farm-Based Business subject to Section 4.3 and Section 3.4 of the OCP
- p. Intensive agriculture operations, subject to Section 4.18
- q. Intensive livestock operations, subject to Section 4.19 and Section 3.6 of the OCP
- r. Kennels, subject to Section 4.27
- s. Machine Shops and Metal Fabricators
- t. Manure Disposal for an ILO subject to Section 4.20
- u. Mineral resource exploration and extraction, excluding gravel pits, subject to Section 3.7 of the OCP
- v. Outfitter base camps and Tourist camps, subject to Section 4.12
- w. Personal Cultural Facility
- x. Places of Worship
- y. Private care home, residential care home, and residential care facilities, subject to Section 4.13
- z. Public/Commercial Shooting range
- aa. Radar Stations
- bb. Recreation facilities
- cc. Recreational vehicle storage
- dd. Research facilities
- ee. Schools and educational facilities
- ff. Secondary Dwelling Unit, subject to Section 4.5
- gg. Short-term Rental, subject to Section 4.9
- hh. Solar System, commercial, subject to Section 4.24
- ii. Solid and liquid waste disposal facilities including soil farms for the rehabilitation of contaminated soils, subject to Section 3.4.3
- jj. Solid waste disposal sites, sewage lagoons, pesticide container collection sites, and associated facilities
- kk. Special Care Facility
- ll. Telecommunications facilities
- mm. Veterinary clinics and hospital, including large animal boarding
- nn. Wind energy conversion facilities, including wind farms, subject to Section 4.23



Photo Credit Pamela Grassick

6.2 ACCESSORY BUILDINGS AND USES

1. A permitted accessory use/building shall be defined as any building, structure or a use which is customarily accessory to the principal use of the parcel, but only if the principal permitted use or discretionary use has been established.
2. Accessory buildings and uses, except dwelling units, shall be permitted subject to Section 3.11.
3. All other required setbacks are provided in Section 3.11.

6.3 REGULATIONS

1. Keeping of Animals
 - a. Animals shall not be pastured within 15.25 m (50.0 ft) of any dwelling not owned by the operator of the pasture or owner of the animals, and no building or structures intended to contain animals shall be located within 30 m (98.4 ft) of a property line.
2. Discretionary Commercial Uses
 - a. Where ancillary to a farm operation, or single detached dwelling, Council may prescribe specific development standards in the issuing of a development permit limiting the size of operation, buildings used for the operation, and the number of non-resident employees. Any increase in the area of land for a commercial use, or the number or size of buildings used for the commercial operation, shall require a new discretionary approval by Council.
 - b. Council may specify specific development standards for the location, setback, 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.
3. Subject to all applicable regulations within Section 3 – General Regulations and Section 4 – Specific Uses.

6.4 SUBDIVISION AND DEVELOPMENT SITE STANDARDS

1. For subdivisions, the following provisions are referenced directly from the OCP and are included here for convenience. In the case of any inconsistency, the policies and regulations of the OCP shall prevail:
 - a. The minimum parcel size to constitute an agricultural holding is 26.3 ha (65.0 ac).
 - b. Two subdivided residential parcels shall be permitted per quarter section, unless indicated as Highway Commercial or Future Urban Growth on Figure 4 of the OCP, and are subject to rezoning and compliance with all relevant area, frontage and setback requirements.

- c. River lots are eligible for two subdivided parcels as permitted by the OCP, subsection 4.4.5;
- d. Single parcel country residential sites shall be a minimum area of 1.01 ha (2.5 ac) and a maximum of 6.07 ha (15.0 ac), except, at Council's discretion per OCP subsection 4.4.6.

2. Development Site Standards:

- a. The following uses shall be exempt from the development standards:

- i. Cemeteries and crematoria
- ii. Community Halls
- iii. Emergency Service Facility
- iv. Gravel pits and gravel crushing operations
- v. Historical and Archeological sites
- vi. Mineral resource exploration and extraction
- vii. Municipal Facilities
- viii. Parks and Playgrounds
- ix. Public Works, excluding solid and liquid waste facilities
- x. Radar Stations



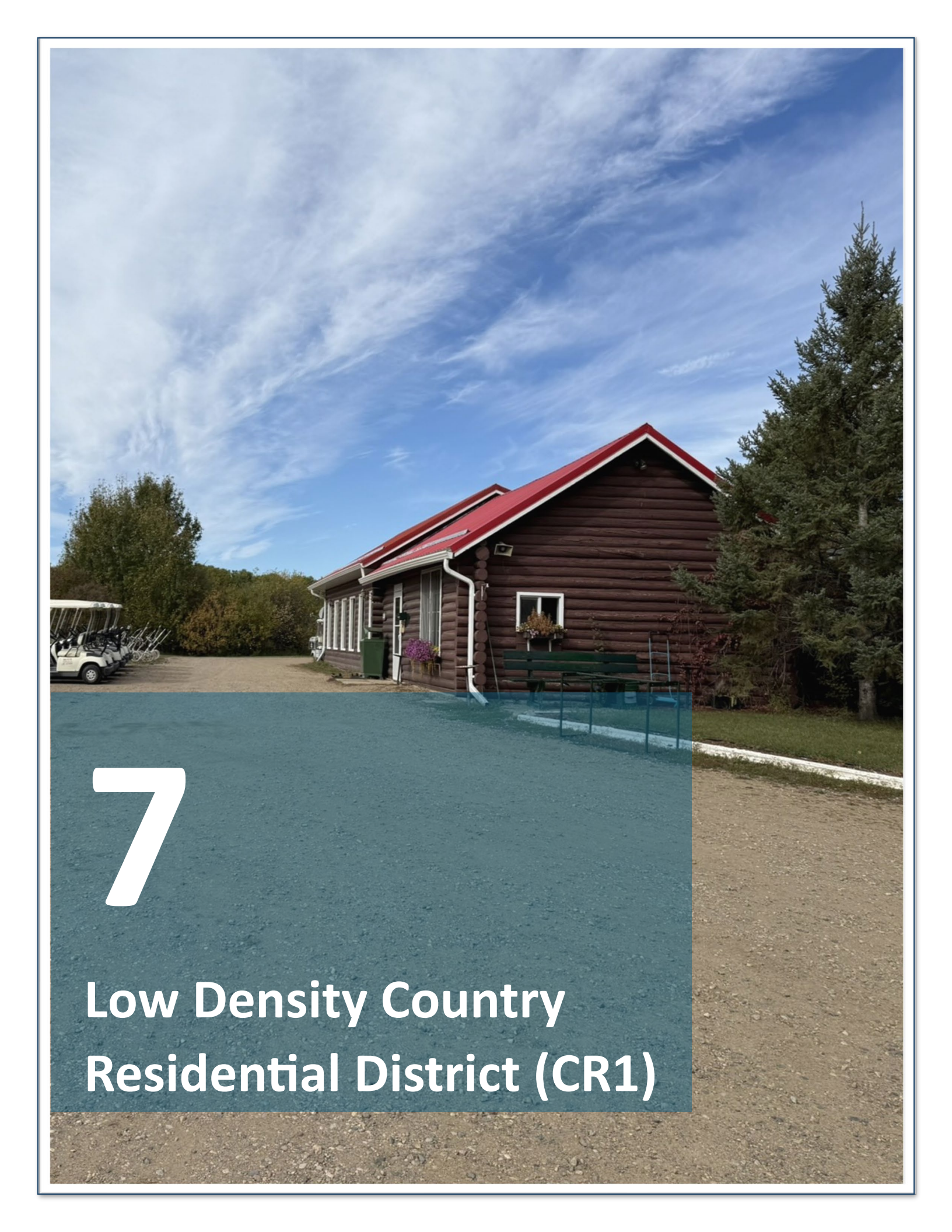
- b. Minimum Site Area shall be 1.01 ha (2.5 ac);
- c. Minimum site frontage shall be 30 m (98.4 ft);
- d. Minimum front yard setback shall be 15 m (49.2 ft), except where all or a portion of yard abuts municipal road allowance or highway refer to Section 3.12;
- e. Minimum side yard setback shall be 15 m (49.2 ft) except where all or a portion of yard abuts municipal road allowance or highway refer to Section 3.12;
- f. Minimum rear yard setback shall be 15 m (49.2 ft);
- g. Council may require a more stringent standards, as part of the discretionary use process, should safety, noise, pollution, or other concerns require.

6.5 OUTSIDE STORAGE

- 1. Outside storage, including garbage storage, is subject to Section 3.15.

6.6 OFF-STREET PARKING AND LOADING

- 1. Off-street parking and loading requirements are subject to Section 3.13.



7

Low Density Country
Residential District (CR1)

7. Low Density Country Residential District (CR1)

7.1 PERMITTED AND DISCRETIONARY USES

1. All uses not listed as permitted or discretionary are prohibited in the Low-Density Country Residential District (CR1).
2. Permitted Uses:
 - a. Emergency Services Facilities
 - b. Greenhouse, private
 - c. Historical and archaeological sites
 - d. Home Office
 - e. Municipal facilities
 - f. Municipal services, excluding solid and liquid waste disposal sites
 - g. Parks and playgrounds
 - h. Roadside Stand, subject to Section 4.4
 - i. Single detached dwellings as a principal residence
 - j. Solar Energy System, private, subject to Section 4.24
 - k. Swimming Pools, subject to Section 4.16
 - l. Wildlife and ecological conservation area
3. Discretionary Uses:
 - a. Bed and breakfasts, subject to Section 4.7
 - b. Child Care Centre, subject to Section 4.15
 - c. Community Halls
 - d. Family Child Care Home & Group Family Child Care Home, subject to Section 4.14
 - e. Guest House, subject to Section 4.8
 - f. Home-based business, residential, subject to Section 4.2
 - g. Personal Cultural Facility
 - h. Places of worship
 - i. Private care home, residential care home, and residential care facilities, subject to Section 4.13
 - j. Recreation facilities
 - k. Schools and educational facilities
 - l. Secondary Dwelling Unit, subject to Section 4.5
 - m. Short-term Rental, subject to Section 4.9
 - n. Telecommunications facilities
 - o. Wind energy conservation facilities, subject to Section 4.23

7.2 ACCESSORY BUILDINGS AND USES

1. A permitted accessory use/building shall be defined as any building, structure, or use which is customarily accessory to the principal use of the parcel, but only if the principal permitted use or discretionary use has been established.
2. The following accessory buildings and uses shall be permitted and are subject to Section 3.11:



Photo Credit: Lynn Walker

- a. Private garages, whether detached or attached to a dwelling unit.
- b. Garden sheds used for the storage of non-industrial yard maintenance equipment.
- c. Shipping Containers.
- d. Greenhouses where accessory to a residential use.
- e. Keeping of animals on the same site as the residence, subject to Section 7.3.1.
- f. Barns, stables, and coops for animals permitted by Section 7.3.1.
- g. Orchards and vegetable, horticultural or fruit gardens, where accessory to a residence.
- h. Field crops.

3. All other required setbacks are provided in Section 3.11.

7.3 REGULATIONS

1. Keeping of Animals:

- a. Large livestock animals, which include only horses, cattle (no bulls), sheep, goats, llamas, and alpacas, will be permitted, in numbers not exceeding two (2) animal units, on a site of at least 4 ha (9.9 ac). Poultry will be permitted, in numbers not exceeding one (1) animal unit. All other animals shall be limited to domestic pets and shall be subject to relevant bylaws and legislation governing noise, limit, and public health.
- b. Animals shall not be pastured within 15.25 m (50.0 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 animals shall be located within 30 m (98.4 ft) of a property line.
- c. The use of vacant residential sites for the pasture of animals is prohibited.

2. Subject to all applicable regulations within Section 3 – General Regulations and Section 4 – Specific Uses.

7.4 SUBDIVISIONS AND DEVELOPMENT STANDARDS

1. Subdivisions are subject to Section 4 of the OCP.
2. Development Standards:
 - a. The following uses shall be exempt from the development standards:
 - i. Community halls
 - ii. Emergency Service Facility
 - iii. Historical and archaeological sites
 - iv. Municipal facilities
 - v. Municipal services, excluding solid and liquid waste disposal sites
 - vi. Parks and playgrounds
 - vii. Recreational facilities
 - viii. Wildlife and ecological conservation areas
 - b. Minimum site area shall be 4.0 ha (9.9 ac);
 - c. Maximum site area shall be 6.0 ha (14.8 ac);
 - d. Minimum site frontage 30 m (98.4 ft);
 - e. Minimum front yard setback shall be 10 m (32.8 ft), except where all or a portion of yard abuts municipal road allowance or highway refer to Section 3.12;
 - f. Minimum side yard setback shall be 15 m (49.2 ft) except where all or a portion of yard abuts municipal road allowance or highway refer to Section 3.12;
 - g. Minimum rear yard setback shall be 10 m (32.8 ft); and,
 - h. Maximum building height shall be 15 m (49.2 ft).

7.5 OUTSIDE STORAGE

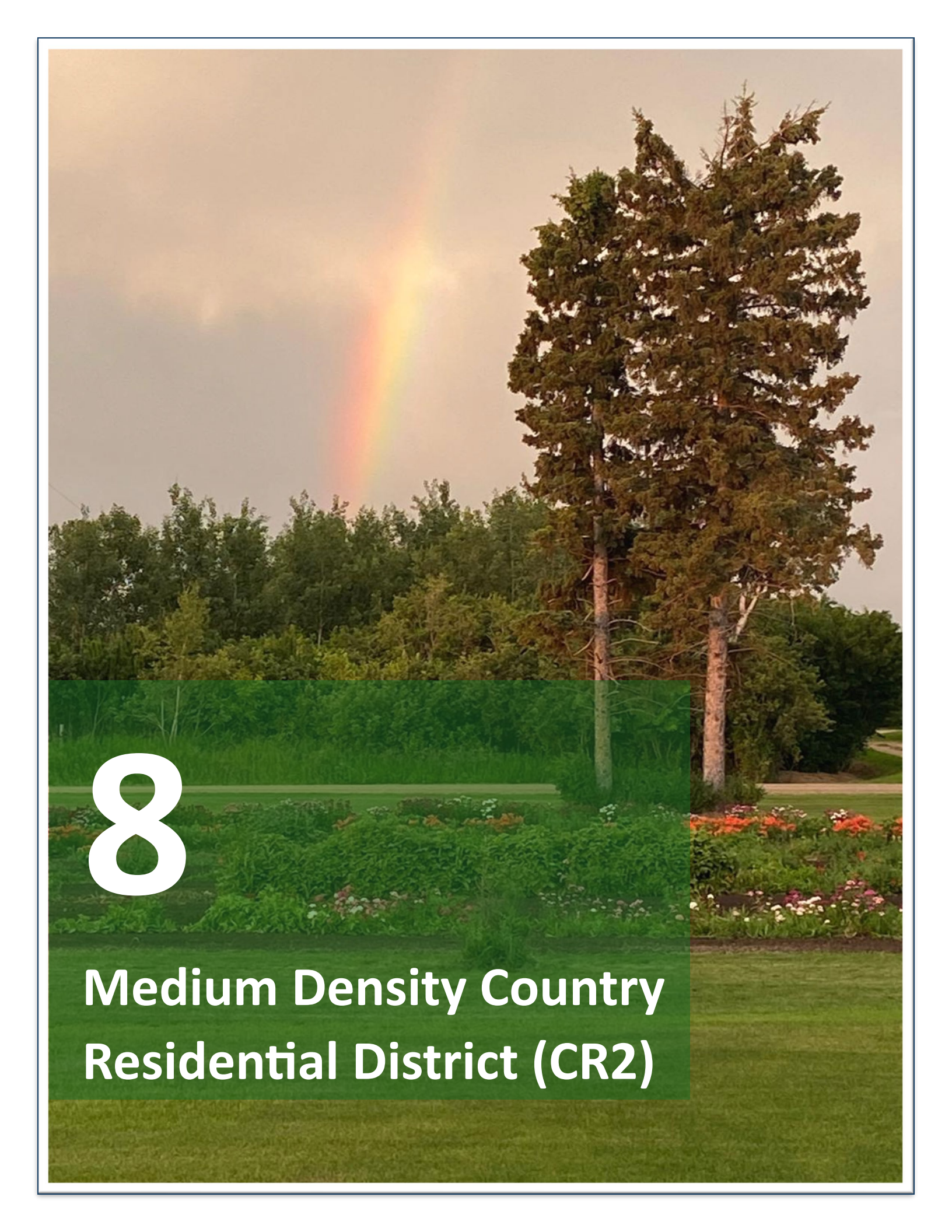
1. Outside storage, including garbage storage, is subject to Section 3.15.

7.6 OFF-STREET PARKING AND LOADING

1. Off-street parking and loading requirements are subject to Section 3.13.



Photo Credit: Treena Harris

A landscape photograph of a golf course. In the foreground, there is a green semi-transparent text box. To the right, a large, mature evergreen tree stands prominently. In the background, a line of trees is visible under a sky with a faint rainbow. The overall scene is peaceful and scenic.

8

**Medium Density Country
Residential District (CR2)**

8. Medium Density Country Residential District (CR2)

8.1 PERMITTED AND DISCRETIONARY USES

1. All uses not listed as permitted or discretionary are prohibited in the Medium Density Country Residential District (CR2).
2. Permitted Uses:
 - a. Emergency Services Facilities
 - b. Greenhouse, private
 - c. Historical and archaeological sites
 - d. Home Office
 - e. Municipal facilities
 - f. Municipal services, excluding solid and liquid waste disposal sites
 - g. Parks and playgrounds
 - h. Roadside Stand, subject to Section 4.4
 - i. Single detached dwellings as a principal residence
 - j. Solar Energy System, private, subject to Section 4.24
 - k. Swimming Pools, subject to Section 4.16
 - l. Wildlife and ecological conservation area
3. Discretionary Uses:
 - a. Bed and breakfasts, subject to Section 4.7
 - b. Child Care Centre, subject to Section 4.15
 - c. Community Halls
 - d. Family Child Care Home & Group Family Child Care Home, subject to Section 4.14
 - e. Guest House, subject to Section 4.8
 - f. Home-based business, residential, subject to Section 4.2
 - g. Private care home, residential care home, and residential care facilities, subject to Section 4.13
 - h. Personal Cultural Facility
 - i. Places of worship
 - j. Recreation facilities
 - k. Schools and educational facilities
 - l. Secondary Dwelling Unit, subject to Section 4.5
 - m. Short-term Rental, subject to Section 4.9
 - n. Telecommunications facilities
 - o. Wind energy conservation facilities, subject to Section 4.23

8.2 ACCESSORY BUILDINGS AND USES

1. A permitted accessory use/building shall be defined as any building, structure or use which is customarily accessory to the principal use of the parcel, but only if the principal permitted use or discretionary use has been established.
2. The following accessory buildings and uses shall be permitted and are subject to Section 3.11:
 - a. Private garages, whether detached or attached to a dwelling unit.
 - b. Garden sheds used for the storage of non-industrial yard maintenance equipment.
 - c. Shipping container.
 - d. Greenhouses, where accessory to a residential use.
 - e. Keeping of animals on the same site as the residence, subject to Section 8.3.1
 - f. Barns, stables, and coops for animals permitted by Section 8.3.1
 - g. Orchards and vegetable, horticultural or fruit gardens, where accessory to a residence.
 - h. Field crops.
3. All other required setbacks are provided in Section 3.11.

8.3 REGULATIONS

1. Keeping of Animals:
 - a. On site of at least 2.43 ha (6.0 ac) the following will be permitted:
 - i. Two (2) animal units of large livestock animals, which include only horses, cattle (no bulls), sheep, goats, llamas, and alpacas.
 - ii. 0.5 animal units of poultry will be permitted.
 - iii. Animals shall not be pastured within 15.25 m (50.0 ft) of any dwelling not owned by the operator of the pasture or owner of the animals, and no building or structures intended to contain animals shall be located within 30 m (98.4 ft) of a property line.
 - iv. The use of vacant residential sites for the pasture of animals is prohibited.
 - b. On site below 2.43 ha (6.0 ac) the following will be permitted:
 - i. The keeping of livestock is not permitted.
 - ii. The keeping of chickens, ducks, and turkeys shall be permitted in accordance with the following conditions:
 - a) No more than twelve (12) hens shall be kept on one site.

- b) The keeping of roosters, drakes and toms is prohibited.
 - c) The site and coop shall be properly secured and maintained so as to deter predators and to limit excessive smells or noise.
 - d) All hens shall remain in the coop or an enclosure and secured at all times.
 - e) Coops shall be located in the rear yard of the property
 - f) No coops shall be located within 30 m (98.4 ft) of an adjacent dwelling or property line.
- c. All other animals shall be limited to domestic pets and shall be subject to relevant bylaws and legislation governing noise, limits, and public health.
2. Subject to all applicable regulations within Section 3 – General Regulations and Section 4 – Specific Uses.

8.4 SUBDIVISIONS AND DEVELOPMENT STANDARDS

1. Subdivisions are subject to Section 4 of the OCP.
2. Development Standards:
 - a. The following uses shall be exempt from the development standards:
 - i. Community halls;
 - ii. Emergency Service Facility;
 - iii. Historical and archaeological sites;
 - iv. Municipal facilities;
 - v. Municipal services, excluding solid and liquid waste disposal sites;
 - vi. Parks and playgrounds;
 - vii. Recreational facilities; and,
 - viii. Wildlife and ecological conservation areas.
 - b. Minimum site area shall be 2.0 ha (4.9 ac);
 - c. Maximum site area shall be 3.99 ha (9.9 ac);
 - d. Minimum site frontage 30 m (98.4 ft);
 - e. Minimum front yard setback shall be 10 m (32.8 ft), except where all or a portion of yard abuts municipal road allowance or highway, refer to Section 3.12;
 - f. Minimum side yard setback shall be 15 m (49.2 ft) except where all or a portion of yard abuts municipal road allowance or highway, refer to Section 3.12;
 - g. Minimum rear yard setback shall be 15 m (49.2 ft); and,

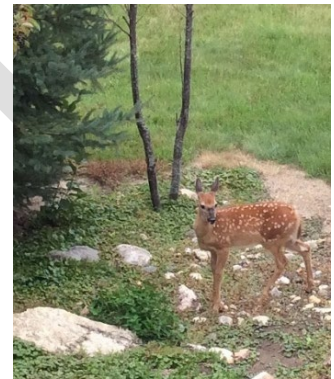


Photo Credit: Rick and Kathleen Bacon

- h. Maximum building height shall be 10 m (32.8 ft).

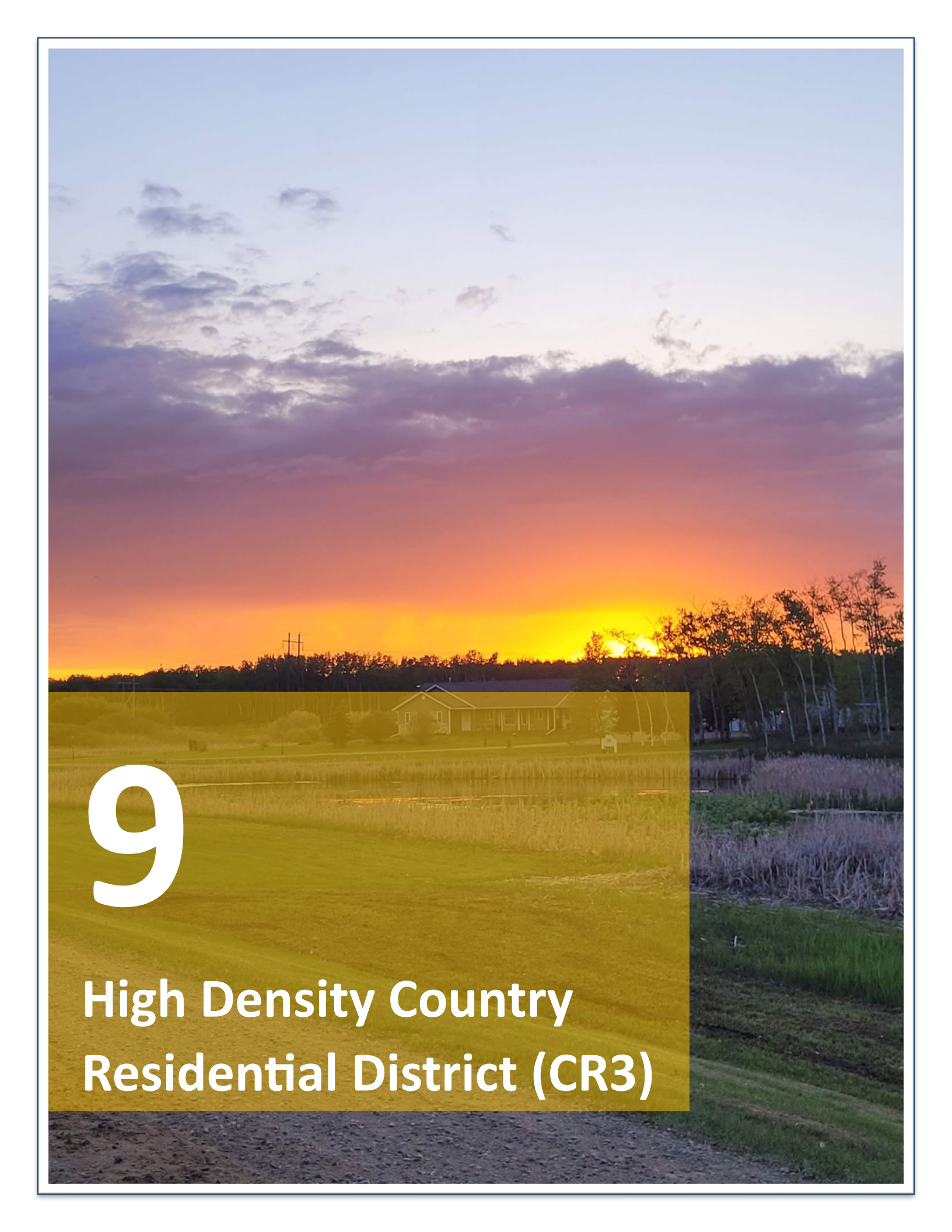
8.5 OUTSIDE STORAGE

- 1. Outside storage, including garbage storage, is subject to Section 3.15.

8.6 OFF-STREET PARKING AND LOADING

- 1. Off-street parking and loading requirements are subject to Section 3.13.





9

**High Density Country
Residential District (CR3)**

9. High Density Country Residential District (CR3)

9.1 PERMITTED AND DISCRETIONARY USES

1. All uses not listed as permitted or discretionary are prohibited in the High Density Country Residential District (CR3).
2. Permitted Uses:
 - a. Emergency Services Facilities
 - b. Greenhouse, private
 - c. Historical and archaeological sites
 - d. Home Office
 - e. Municipal facilities
 - f. Municipal services, excluding solid and liquid waste disposal sites
 - g. Parks and playgrounds
 - h. Roadside Stand, subject to Section 4.4
 - i. Single detached dwellings as a principal residence
 - j. Solar Energy System, private, subject to Section 4.24
 - k. Swimming Pools, subject to Section 4.16
 - l. Wildlife and ecological conservation area
3. Discretionary Uses:
 - a. Bed and breakfasts, subject to Section 4.7
 - b. Child Care Centre, subject to Section 4.15
 - c. Community Hall
 - d. Family Child Care Home & Group Family Child Care Home, subject to Section 4.14
 - e. Home-based business, residential, subject to Section 4.2
 - f. Personal Cultural Facility
 - g. Places of worship
 - h. Private care home, residential care home, and residential care facilities, subject to Section 4.13
 - i. Recreation facilities
 - j. Schools and educational facilities
 - k. Secondary Dwelling Unit, subject to Section 4.5
 - l. Short-term Rental, subject to Section 4.9
 - m. Telecommunications facilities
 - n. Wind energy conservation facilities, subject to Section 4.23

9.2 ACCESSORY BUILDINGS AND USES

1. A permitted accessory use/building shall be defined as any building, structure or use which is customarily accessory to the principal use of the parcel, but only if the principal permitted use or discretionary use has been established.
2. The following accessory buildings and uses shall be permitted and are subject to Section 3.11:
 - a. Private garages, whether detached or attached to a dwelling unit.
 - b. Garden sheds used for the storage of non-industrial yard maintenance equipment.
 - c. Shipping Container.
 - d. Greenhouses, where accessory to a residential use.
 - e. Keeping of animals on the same site as the residence, subject to Section 9.3.1.
 - f. Coops for animals permitted by Section 9.3.1.
 - g. Orchards and vegetable, horticultural or fruit gardens, where accessory to a residence.
3. All other required setbacks are provided in Section 3.11.

9.3 REGULATIONS

1. Keeping of Animals:
 - a. The keeping of large livestock is prohibited within this district.
 - b. The keeping of chickens, ducks, and turkeys shall be permitted in accordance with the following conditions:
 - i. No more than twelve (12) hens shall be kept on one site.
 - ii. The keeping of roosters, drakes and toms is prohibited.
 - iii. The site and coop shall be properly secured and maintained so as to deter predators and to limit excessive smells or noise.
 - iv. All hens shall remain in the coop or an enclosure and be secured at all times.
 - v. Coops shall be located in the rear yard of the property
 - vi. No coops shall be located within 30 m (98.4 ft) of an adjacent dwelling or property line.
 - c. All other animals shall be limited to domestic pets and shall be subject to relevant bylaws and legislation governing noise, limits, and public health.
2. Subject to all applicable regulations within Section 3 – General Regulations and Section 4 – Specific Uses.

9.4 SUBDIVISIONS AND DEVELOPMENT STANDARDS

1. Subdivisions are subject to Section 4 of the OCP.
2. Development Standards:
 - a. The following uses shall be exempt from minimum and maximum site area requirements:



Photo Credit Pamela Grassick

- i. Community halls
- ii. Emergency Service Facility
- iii. Historical and archaeological sites
- iv. Municipal facilities
- v. Municipal services, excluding solid and liquid waste disposal sites
- vi. Parks and playgrounds
- vii. Recreational facilities
- viii. Wildlife and ecological conservation areas

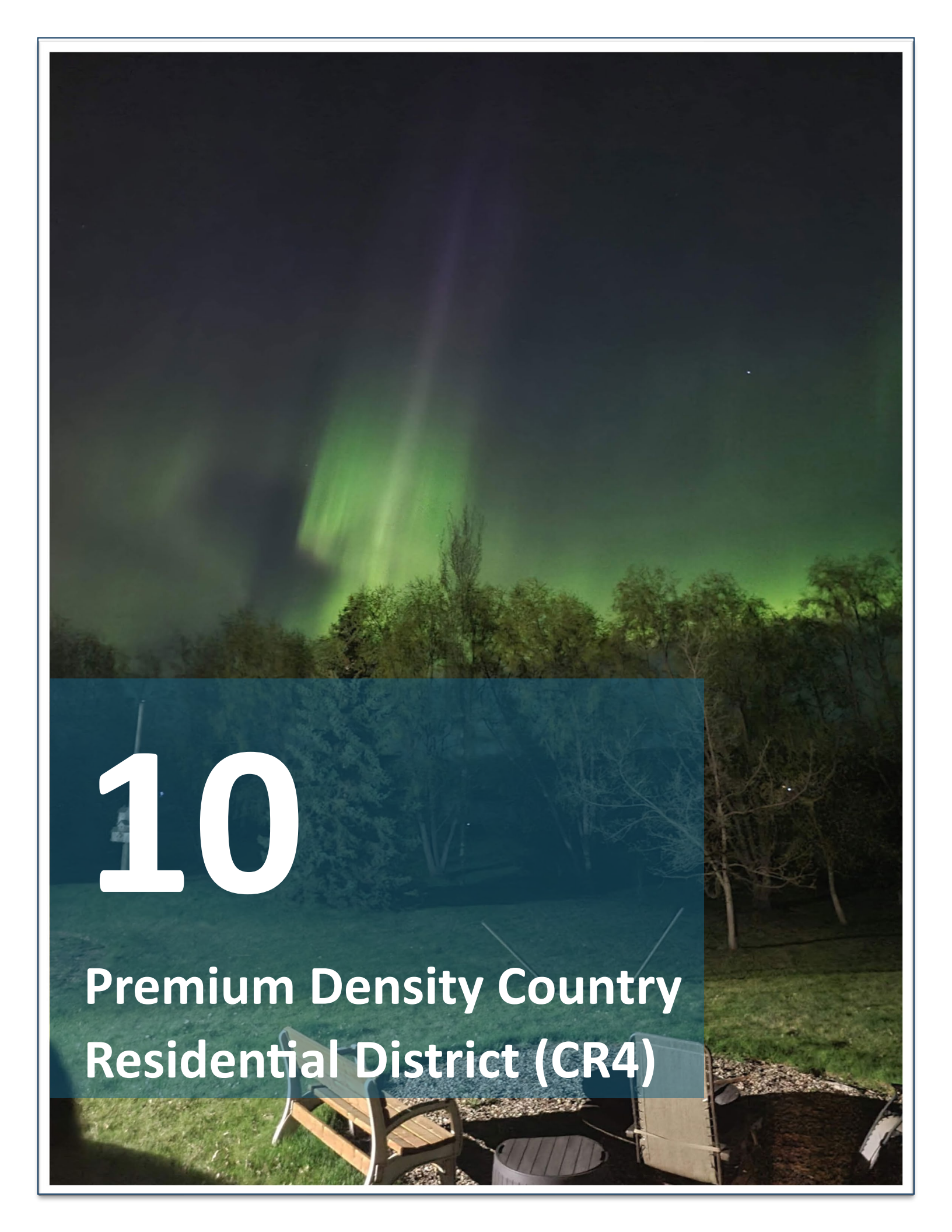
- b. Minimum site area shall be 1.0 ha (2.5 ac);
- c. Maximum site area shall be 1.99 ha (4.9 ac);
- d. Minimum site frontage 30 m (98.4 ft);
- e. Minimum front yard setback shall be 10 m (32.8 ft), except where all or a portion of yard abuts municipal road allowance or highway, refer to Section 3.12;
- f. Minimum side yard setback shall be 8 m (26.3 ft) except where all or a portion of yard abuts municipal road allowance or highway, refer to Section 3.12;
- g. Minimum rear yard setback shall be 8 m (26.3 ft); and,
- h. Maximum building height shall be 10 m (32.8 ft).

9.5 OUTSIDE STORAGE

1. Outside storage, including garbage storage, is subject to Section 3.15.

9.6 OFF-STREET PARKING AND LOADING

1. Off-street parking and loading requirements are subject to Section 3.13.



10

**Premium Density Country
Residential District (CR4)**

10. Premium Density Country Residential District (CR4)

10.1 PERMITTED AND DISCRETIONARY USES

1. All uses not listed as permitted or discretionary are prohibited in the Premium Density Country Residential District (CR4).
2. Permitted Uses:
 - a. Historical and archaeological sites
 - b. Home Office
 - c. Municipal facilities
 - d. Municipal services, excluding solid and liquid waste disposal sites
 - e. Parks and playgrounds
 - f. Roadside Stand, subject to Section 4.4
 - g. Single detached dwellings as a principal residence
 - h. Solar Energy System, private, subject to Section 4.24
 - i. Swimming Pools, subject to Section 4.16
 - j. Wildlife and ecological conservation area
3. Discretionary Uses:
 - a. Bed and breakfasts, subject to Section 4.7
 - b. Child Care Centre, subject to Section 4.15
 - c. Community Hall
 - d. Family Child Care Home & Group Family Child Care Home, subject to Section 4.14
 - e. Home-based business, residential, subject to Section 4.2
 - f. Private care home, residential care home, and residential care facilities, subject to Section 4.13
 - g. Recreation facilities
 - h. Schools and educational facilities
 - i. Secondary Dwelling Unit, subject to Section 4.5
 - j. Short-term Rental, subject to Section 4.9
 - k. Telecommunications facilities
 - l. Wind energy conservation facilities, subject to Section 4.23

10.2 ACCESSORY BUILDINGS AND USES

1. A permitted accessory use/building shall be defined as any building, structure or use which is customarily accessory to the principal use of the parcel, but only if the principal permitted use or discretionary use has been established.
2. The following accessory buildings and uses shall be permitted and are subject to Section 3.11:

- a. Private garages, whether detached or attached to a dwelling unit.
 - b. Garden sheds used for the storage of non-industrial yard maintenance equipment.
 - c. Greenhouses where accessory to a residential use.
 - d. Orchards and vegetable, horticultural or fruit gardens, where accessory to a residence.
 - e. Coops for animals permitted by Section 10.3.1.
 - f. Keeping of animals on the same site as the residence, subject to Section 10.3.1.
3. All other required setbacks are provided in Section 3.11.

10.3 REGULATIONS

1. Keeping of Animals:

- a. The keeping of large livestock is prohibited within this district.
 - b. The keeping of chickens, ducks, and turkeys shall be permitted in accordance with the following conditions:
 - i. No more than twelve (12) hens shall be kept on one site.
 - ii. The keeping of roosters, drakes and toms is prohibited.
 - iii. The site and coop shall be properly secured and maintained so as to deter predators and to limit excessive smells or noise.
 - iv. All hens shall remain in the coop or an enclosure and secured at all times.
 - v. Coops shall be located in the rear yard of the property
 - vi. No coops shall be located within 30 m (98.4 ft) of an adjacent dwelling or property line.
 - c. All other animals shall be limited to domestic pets and shall be subject to relevant bylaws and legislation governing noise, limits, and public health.
2. Subject to all applicable regulations within Section 3 – General Regulations and Section 4 – Specific Uses.

10.4 SUBDIVISIONS AND DEVELOPMENT STANDARDS

1. Subdivisions are subject to Section 4 of the OCP.
2. Development Standards:
- a. The following uses shall be exempt from the development standards:
 - i. Community halls
 - ii. Historical and archaeological sites
 - iii. Municipal facilities

- iv. Municipal services, excluding solid and liquid waste disposal sites
 - v. Parks and playgrounds
 - vi. Recreational facilities
 - vii. Wildlife and ecological conservation areas
- b. Minimum site area shall be 0.4 ha (0.99 ac);
 - c. Maximum site area shall be 0.99 ha (2.5 ac);
 - d. Minimum site frontage 16 m (52.5 ft);
 - e. Minimum front yard setback shall be 10 m (32.8 ft), except where all or a portion of yard abuts municipal road allowance or highway, refer to Section 3.12;
 - f. Minimum side yard setback shall be 5 m (16.4 ft) except where all or a portion of yard abuts municipal road allowance or highway, refer to Section 3.12;
 - g. Minimum rear yard setback shall be 6 m (19.7 ft);
 - h. Maximum building height shall be 15 m (49.2 ft); and,
 - i. Maximum site coverage shall be 65%.

10.5 OUTSIDE STORAGE

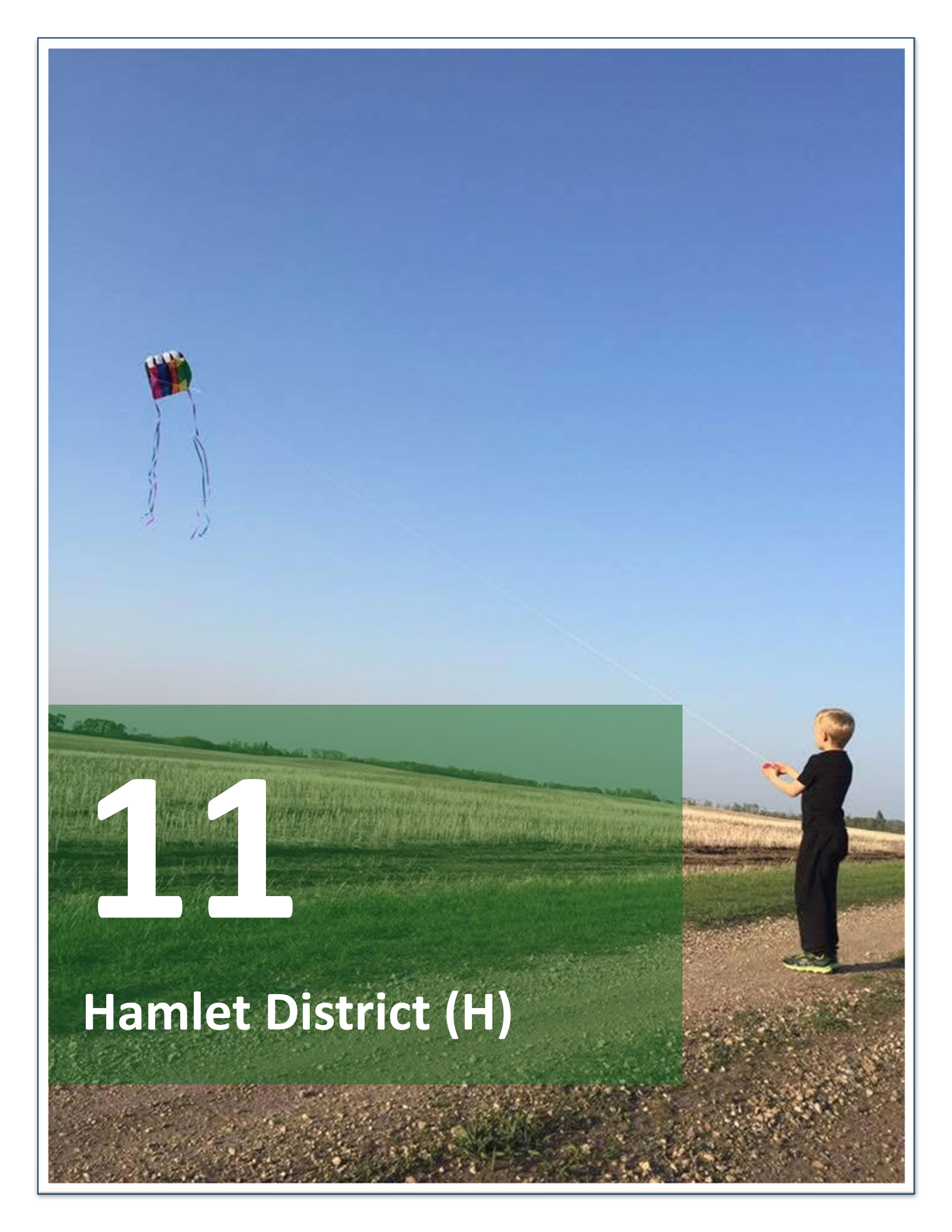
- 1. Outside storage, including garbage storage, is subject to Section 3.15.

10.6 OFF-STREET PARKING AND LOADING

- 1. Off-street parking and loading requirements are subject to Section 3.13.



Photo Credit Pamela Grassick

A photograph of a young child in a black shirt and pants standing on a gravel path, flying a colorful kite. The kite is high in a clear blue sky. The background features a green field and a distant treeline. A semi-transparent green box is overlaid on the lower-left portion of the image, containing the number '11' and the text 'Hamlet District (H)'.

11

Hamlet District (H)

11. Hamlet District (H)

11.1 PERMITTED AND DISCRETIONARY USES

1. All uses not listed as permitted or discretionary are prohibited in the Hamlet District (H).

2. Permitted Uses:

- a. Historical and archaeological sites
- b. Home Office
- c. Municipal facilities
- d. Municipal Services, excluding solid and liquid waste disposal sites
- e. Parks and playgrounds
- f. Roadside Stand, subject to Section 4.4
- g. Semi Detached Dwelling, no more than one per site
- h. Single Detached Dwelling as a principal use
- i. Solar Energy System, private, subject to Section 4.24
- j. Swimming Pools, subject to Section 4.16

3. Discretionary Uses:

- a. Bed and breakfasts, subject to Section 4.7
- b. Community Halls
- c. Cemeteries and crematoria
- d. Family Child Care Home, subject to Section 4.14
- e. Detention centres and correctional institutions
- f. Guest House, subject to Section 4.8
- g. Home-based business, residential, subject to Section 4.2
- h. Parking lots
- i. Private care home, and residential care home, subject to Section 4.13
- j. Recreation facilities
- k. Schools and educational facilities
- l. Secondary Dwelling Unit, subject to Section 4.5
- m. Short-term Rental, subject to Section 4.9
- n. Telecommunications facilities

11.2 ACCESSORY BUILDINGS AND USES

1. A permitted accessory use/building shall be defined as any building, structure or use which is customarily accessory to the principal use of the parcel, but only if the principal permitted use or discretionary use has been established.
2. The following accessory buildings and uses shall be permitted and are subject to Section 3.11:

- a. Private garages, whether detached or attached to a dwelling unit.
- b. Garden sheds used for the storage of non-industrial yard maintenance equipment.
- c. Greenhouses, where accessory to a residential use.
- d. Keeping of animals on the same site as the residence, subject to Section 11.3.1.
- e. Coop for animals permitted by Section 11.3.1.

3. All other required setbacks are provided in Section 3.11.

11.3 REGULATIONS

1. Keeping of Animals:

- a. The keeping of large livestock is prohibited within this district.
- b. The keeping of chickens, ducks, and turkeys shall be permitted in accordance with the following conditions:
 - i. No more than twelve (12) hens shall be kept on one site.
 - ii. The keeping of roosters, drakes and toms is prohibited.
 - iii. The site and coop shall be properly secured and maintained so as to deter predators and to limit excessive smells or noise.
 - iv. All hens shall remain in the coop or an enclosure and be secured at all times.
 - v. Coops shall be located in the rear yard of the property.
 - vi. No coops shall be located within 30 m (98.4 ft) of an adjacent dwelling or property line.
- c. All other animals shall be limited to domestic pets and shall be subject to relevant bylaws and legislation governing noise, limits, and public health.

2. Subject to all applicable regulations within Section 3 – General Regulations and Section 4 – Specific Uses.

11.4 SUBDIVISIONS AND DEVELOPMENT STANDARDS

1. Subdivisions are subject to Section 4 of the OCP.

2. Development Standards:

- a. The following uses shall be exempt from the development standards:
 - i. Historical and archaeological sites
 - ii. Municipal facilities
 - iii. Parking lots

- iv. Parks and playgrounds
 - v. Schools and educational facilities
-
- b. Minimum site frontage 19 m (62.3 ft);
 - c. Minimum front yard setback shall be 7.5 m (24.6 ft);
 - d. Minimum side yard setback shall be 3 m (9.8 ft);
 - e. Minimum rear yard setback shall be 3 m (9.8 ft);
 - f. Maximum building height shall be 10 m (32.8 ft); and,
 - g. Maximum site coverage shall be 65%.

11.5 OUTSIDE STORAGE

- 1. Outside storage, including garbage storage, is subject to Section 3.15

11.6 OFF-STREET PARKING AND LOADING

- 1. Off-street parking and loading requirements are subject to Section 3.13



12

Residential Mobile Home
District (RMH)

12. Residential Mobile Home District (RMH)

12.1 PERMITTED AND DISCRETIONARY USES

1. All uses not listed as permitted or discretionary are prohibited in the Residential Mobile Home District (RMH).
2. Permitted Uses:
 - a. Community Hall
 - b. Historical and archaeological sites
 - c. Home Office
 - d. Municipal facilities
 - e. Municipal services, excluding solid and liquid waste disposal sites
 - f. Parks and playgrounds
 - g. Roadside Stand, subject to Section 4.4
 - h. Mobile Home, subject to Section 4.6
 - i. Modular Home, subject to Section 4.6
 - j. Solar Energy System, private, subject to Section 4.22
 - k. Swimming Pools, subject to Section 4.16
 - l. Wildlife and ecological conservation area
3. Discretionary Uses:
 - a. Convenience store
 - b. Child Care Centre, subject to Section 4.15
 - c. Family Child Care Home & Group Family Child Care Home, subject to Section 4.14
 - d. Home-based business, residential, subject to Section 4.2
 - e. Laundromat
 - f. Recreation facilities
 - g. Schools and educational facilities

12.2 ACCESSORY BUILDINGS AND USES

1. A permitted accessory use/building shall be defined as any building, structure or use which is customarily accessory to the principal use of the parcel, but only if the principal permitted use or discretionary use has been established.
2. An accessory building or structure, which includes, but is not limited to, a porch, canopy, addition, fuel tank covering, and mobile home skirting must be designed and clad in keeping with the original mobile home.
3. Every mobile home site may have one private garage or carport, provided that such a structure is set back a distance of not less than 0.6 m (2.0 ft) from the side or rear site lines. If the main

garage door faces the rear site line abutting the street, the side yard shall not be less than 3 m (9.8 ft).

4. Every mobile home site may have one private storage building, provided that such a structure is set back a distance of not less than 0.6 m (2.0 ft) from the side or rear site lines. If the main door of such a building faces the rear site line, the rear setback shall be 1.2 m (3.9 ft). If the main door of such a building faces a side site line abutting a street, the side yard shall be 1.2 m (3.9 ft).



12.3 REGULATIONS

1. Keeping of Animals:
 - a. The keeping of livestock is prohibited within this district.
 - b. All other animals shall be limited to domestic pets and shall be subject to relevant bylaws and legislation governing noise, limits, and public health.
2. Subject to all applicable regulations within Section 3 – General Regulations and Section 4 – Specific Uses.

12.4 SUBDIVISIONS AND DEVELOPMENT STANDARDS

1. Subdivisions are subject to Section 4 of the OCP.
2. Development Standards:
 - a. The following uses shall be exempt from the development standards:
 - i. Community halls

- ii. Historical and archaeological sites
 - iii. Municipal facilities
 - iv. Municipal services, excluding solid and liquid waste disposal sites
 - v. Parks and playgrounds
 - vi. Recreational facilities
 - vii. Wildlife and ecological conservation areas
- b. Minimum site area shall be 450 m² (4,843.8 ft²), except for single-wide homes shall be 450 m² (4,843.8 ft²) and double wide homes shall be 500 m² (5,382.0 ft²);
- c. Minimum site frontage 16 m (52.5 ft);
- d. Minimum front yard setback shall be 6 m (19.7 ft);
- e. Minimum side yard setback shall be:
- f.
- i. Where no lane is provides: 4.5 m (14.8 ft);
 - ii. Where the main entrance door on the long side of the home faces a side site line: 4.5 m (14.8 ft) on that side;
 - iii. On corner site: 3 m (9.8 ft) on flanking street; and,
 - iv. Otherwise, 1.2 m (3.9 ft).
- g. Minimum rear yard setback shall be 4.5 m (14.8 ft);
- h. Maximum site coverage shall be 65%.
- i. Development shall be subject to the provisions of Section 4.6 of this ZB.

12.5 OUTSIDE STORAGE

1. Outside storage, including garbage storage, is subject to Section 3.15.

12.6 OFF-STREET PARKING AND LOADING

1. Off-street parking and loading requirements are subject to Section 3.13.

A photograph of a two-story, tan-colored motel building with a brown roof. A tall signpost stands in front of the building, displaying a sign that reads "TWILITE MOTEL". The building has several windows, some with white frames. In the background, there are trees and a clear sky with some clouds. A white car is parked on the right side of the building. The foreground is a gravel lot.

TWILITE
MOTEL

TWILITE
MOTEL AND RV PARK

13

General Commercial
District (C1)

13. General Commercial District (C1)

13.1 PERMITTED AND DISCRETIONARY USES

1. All uses not listed as permitted or discretionary are prohibited in the General Commercial District (C1).
2. Permitted Uses:
 - a. Amusement Park
 - b. Automotive Sales, Rentals and Repairs, including Recreational Vehicle Sales, Rental and Repairs
 - c. Bakery
 - d. Commercial Complex, One Building, subject to Section 4.21
 - e. Community Hall
 - f. Convenience Store
 - g. Emergency Services Facilities
 - h. Financial Institution
 - i. Food Service Use
 - j. Health Facility
 - k. Historical and Archaeological Sites
 - l. Municipal Facilities
 - m. Office and Office Building
 - n. Parks and Playgrounds
 - o. Personal Service Facility
 - p. Pet Care Facility
 - q. Public Works, Excluding Solid and Liquid Waste Disposal Sites
 - r. Recreational Facility
 - s. Retail Store, but not including Auction Markets
 - t. Roadside Stand, subject to Section 4.4
 - u. Solar Energy System, private, subject to Section 4.24
3. Discretionary Uses:
 - a. Automotive Service Station, or Car Wash or a Combination of these uses on one site, subject to Section 4.26
 - b. Brewery
 - c. Business Dwelling, subject to Section 4.5.13
 - d. Cannabis Retail Store, subject to Section 4.25
 - e. Cannabis Production Facility, subject to Section 4.25
 - f. Commercial Complex, Multiple Buildings, subject to Section 4.21
 - g. Commercial Service Establishment
 - h. Construction Trade Establishment
 - i. Child Care Centre, subject to Section 4.15
 - j. Distillery

- k. Equipment Sales/Rentals
- l. Hotel/Motel
- m. Indoor Storage Rental Facility
- n. Recycling and Collection Depot (Commercial)
- o. Tree Nurseries, Greenhouses and Garden Centre
- p. Parking Lot
- q. Places of Worship
- r. Telecommunications Facilities

13.2 ACCESSORY BUILDINGS AND USES

1. A permitted accessory use/building shall be defined as any building, structure or use which is customarily accessory to the principal use of the parcel, but only if the principal permitted use or discretionary use has been established.
2. All other required setbacks are provided in Section 3.11.

13.3 REGULATIONS

1. Subject to all applicable regulations within Section 3 – General Regulations and Section 4 – Specific Uses.

13.4 SUBDIVISIONS AND DEVELOPMENT STANDARDS

1. Subdivisions are subject to Section 5 of the OCP.
2. Development Standards:
 - a. The following uses shall be exempt from the development standards:
 - i. Emergency Service Facility
 - ii. Community Halls
 - iii. Historical and Archaeological Sites
 - iv. Municipal Facilities
 - v. Municipal Services, excluding solid and liquid waste disposal sites
 - vi. Parks and Playgrounds
 - b. Minimum site area shall be 577 m² (6,10.8 ft²);
 - c. No maximum site area;
 - d. Minimum site frontage 15 m (49.2 ft), except for Automotive Service Station, Car



Wash, or Hotel/Motel shall be 30 m (98.4 ft);

- e. Minimum front yard setback shall be 8 m (26.3 ft), except where all or a portion of yard abuts municipal road allowance or highway refer to Section 3.12;
- f. Minimum side yard setback shall be 3 m (9.8 ft) except where all or a portion of yard abuts municipal road allowance or highway refer to Section 3.12;
- g. Minimum rear yard setback shall be 3 m (9.8 ft);
- h. Maximum building height shall be 15 m (49.2 ft); and,
- i. Maximum site coverage shall be 65%.

13.5 OUTSIDE STORAGE

- 1. Outside storage, including garbage storage, is subject to Section 3.15.

13.6 OFF-STREET PARKING AND LOADING

- 1. Off-street parking and loading requirements are subject to Section 3.13.

13.7 LANDSCAPING

- 1. Landscaping is subject to Section 3.14.

13.8 SIGNAGE

- 1. Signage is subject to Section 3.18.



14

Highway Commercial
District (C2)

14. Highway Commercial District (C2)

14.1 PERMITTED AND DISCRETIONARY USES

1. All uses not listed as permitted or discretionary are prohibited in the Highway Commercial District (C2).
2. Permitted Uses:
 - a. Automotive Sales, Rentals and Repair, including Recreational Vehicle Sales, Rental and Repair
 - b. Commercial Complex, One Building, subject to Section 4.21
 - c. Community Hall
 - d. Crematorium
 - e. Emergency Services Facilities
 - f. Food Service Use
 - g. Historical and Archaeological Sites
 - h. Indoor Storage Rental Facility
 - i. Industrial Complex, one building, subject to Section 4.21
 - j. Municipal Facilities
 - k. Municipal Services, excluding solid and liquid waste disposal sites
 - l. Office and Office Building
 - m. Parks and Playgrounds
 - n. Personal Service Facility
 - o. Recreational Facility
 - p. Retail Store, but not including auction markets
 - q. Roadside Stand, subject to Section 4.4
 - r. Solar Energy System, private, subject to Section 4.24
3. Discretionary Uses:
 - a. Abattoir
 - b. Agricultural Supply Establishment, excluding fertilizer processing
 - c. Auction Markets, subject to Section 4.28
 - d. Auto Body and Paint Shops
 - e. Automotive Service Station, or Car Wash or a combination of these uses on one site, subject to Section 4.26
 - f. Brewery
 - g. Bulk Fuel Sales and Storage
 - h. Business Dwelling, subject to Section 4.5.13
 - i. Cannabis Production Facility, subject to Section 4.25
 - j. Cannabis Retail Store, subject to Section 4.25
 - k. Cannabis Wholesaler, subject to Section 4.25
 - l. Commercial Complex, Multiple Buildings, subject to Section 4.21

- m. Commercial Service Establishment
- n. Construction Trade Establishment
- o. Construction Yard
- p. Distillery
- q. Hotel/Motel
- r. Industrial Complex, multiple building, subject to Section 4.21
- s. Landscaping Establishment
- t. Light Manufacturing or Processing Facilities
- u. Lumber Yards, Home Improvement Centres, and Building Supply Establishments
- v. Motor Vehicle, Farm and Heavy Equipment-related uses
- w. Parking Lot
- x. Places of Worship
- y. Recycling and Collection Depot (Commercial)
- z. RTM, Mobile, and Mobile, Manufacturing and Sales
- aa. Shooting Range
- bb. Solar Energy System, commercial, subject to Section 4.24
- cc. Telecommunication Facility
- dd. Training Centre
- ee. Tree Nurseries, Greenhouses, and Garden Centres
- ff. Truck stop, subject to Section 4.26.7
- gg. Trucking Firm Establishment
- hh. Veterinary Clinic, not including the boarding of large animals
- ii. Warehouse
- jj. Welding and Machine Shop
- kk. Wholesale Establishment

14.2 ACCESSORY BUILDINGS AND USES

1. A permitted accessory use/building shall be defined as any building, structure or use which is customarily accessory to the principal use of the parcel, but only if the principal permitted use or discretionary use has been established.



2. All other required setbacks are provided in Section 3.11.

14.3 REGULATIONS

1. Subject to all applicable regulations within Section 3 – General Regulations and Section 4 – Specific Uses.

14.4 SUBDIVISIONS AND DEVELOPMENT STANDARDS

1. Subdivisions are subject to Section 5 of the OCP.

2. Development Standards:

a. The following uses shall be exempt from the development standards:

- i. Emergency Service Facility
- ii. Historical and archaeological sites
- iii. Municipal facilities
- iv. Municipal services, excluding solid and liquid waste disposal sites
- v. Parks and playgrounds

b. Minimum site area shall be as follows:

Table 14-1 Minimum Site Area in Highway Commercial District			
0.1 ha (0.24 ac)	0.3 ha (0.74 ac)	0.4 ha (0.99 ac)	1.0 ha (2.5 ac)
Telecommunication Facility	Abattoir	Agricultural Supply and Establishment	Industrial Complex, one building
Roadside Stand	Automotive Service Station, or Truck/Car Wash or a combination of these uses on one site	Auction Markets	Industrial Complex, multiple building
	Auto Body and Paint Shops	Automotive Sales, Rentals, and Repair including Recreational Vehicle Sales, Rental, and Repair	RTM, Mobile and Modular, Manufacturing and Sales
	Brewery	Bulk Fuel Sales and Storage	Solar Energy System, commercial
	Cannabis Retail Store	Business Dwelling	
	Cannabis Wholesaler	Cannabis Production Facility	
	Commercial Service Establishment	Commercial Complex, multiple buildings	
	Distillery	Commercial Complex, one building	
	Food Service Use	Community Hall	
	Office and Office Building	Construction Trade Establishment	
	Personal Service Facility	Construction Yard	
	Retail Store, but not including auction markets	Crematorium	
	Shooting Range	Hotel/Motel	
	Training Centre	Indoor Storage Rental Facility	

Minimum Site Area in Highway Commercial			
0.1 ha (0.24 ac)	0.3 ha (0.74 ac)	0.4 ha (0.99 ac)	1.0 ha (2.5 ac)
	Veterinary Clinic	Landscaping Establishment	
	Warehouse	Light Manufacturing Facility	
		Lumber Yards, Home Improvement Centres, and Building Supply Establishments	
		Motor Vehicle, Farm and Heavy Equipment-related uses	
		Tree Nurseries, Greenhouses, and Garden Centres	
		Parking Lot	
		Places of Worship	
		Recreational Facility	
		Recycling and Collection Depot (Commercial)	
		Truck Stop	
		Trucking Firm Establishment	
		Warehouse	
		Welding and Machine Shop	
		Wholesale Establishment	

- c. No maximum site area;
- d. Minimum site frontage 45 m (147.6 ft);
- e. Minimum front yard setback:
 - i. Site having frontage on a Provincial Highway: A minimum of 25 m (82.0 ft) from the centre line of the highway, or such greater distance as required by the Saskatchewan Department of Highways and Transportation.
 - ii. Site having frontage on a public roadway other than a provincial highway: A minimum of 15 m (49.2 ft), or such greater distance as required by Council.
- f. Minimum side yard setback shall be 8 m (26.3 ft) except where all or a portion of yard abuts municipal road allowance or highway refer to Section 3.12;

- g. Minimum rear yard setback shall be 8 m (26.3 ft);
- h. Maximum building height shall be 15 m (49.2 ft); and,
- i. Maximum site coverage shall be 65%.

14.5 OUTSIDE STORAGE

- 1. Outside storage, including garbage storage, is subject to Section 3.15.

14.6 OFF-STREET PARKING AND LOADING

- 1. Off-street parking and loading requirements are subject to Section 3.13.

14.7 LANDSCAPING

- 1. Landscaping is subject to Section 3.14.

14.8 SIGNAGE

- 1. Signage is subject to Section 3.18.





15

Industrial District (M)

15. Industrial District (M)

15.1 PERMITTED AND DISCRETIONARY USES

1. All uses not listed as permitted or discretionary are prohibited in the Industrial District (M).

2. Permitted Uses:

- a. Automotive Sales, Rentals and Repair, including Recreational Vehicle Sales, Rental and Repair
- b. Commercial Complex, One Building, subject to Section 4.21
- c. Construction Yard
- d. Emergency Services Facilities
- e. Equipment/Vehicle Storage Yards
- f. Historical and Archaeological Sites
- g. Indoor Storage Rental Facility
- h. Industrial Complex, one building, subject to Section 4.21
- i. Landscaping Establishment
- j. Municipal Facilities
- k. Parks
- l. Public Works, excluding solid and liquid waste disposal sites
- m. Roadside Stand, subject to Section 4.4
- n. Solar Energy System, private, subject to Section 4.24

3. Discretionary Uses:

- a. Abattoir
- b. Agricultural Supply Establishment
- c. Asphalt and Cement Plant, and Gravel Yard
- d. Auction Markets, subject to Section 4.28
- e. Auto body and paint shops
- f. Bulk Fuel Sales and Storage
- g. Business Dwelling, subject to Section 4.5.13
- h. Cannabis Production Facility, subject to Section 4.25
- i. Commercial Complex, Multiple Buildings, subject to Section 4.21
- j. Construction Trade Establishment
- k. Grain Elevators
- l. Grain Storage, Milling, Cleaning and/or Drying Facility
- m. Indoor Storage Rental Facility
- n. Industrial Complex, multiple building, subject to Section 4.21
- o. Kennel
- p. Light Manufacturing
- q. Lumber Yards, Home Improvement Centres, and Building Supply Establishments
- r. Manufacturing or Processing Facilities

- s. Mineral Resource Processing
- t. Motor Vehicle, Farm and Heavy Equipment-related uses
- u. Petroleum Products Storage and Wholesale
- v. Railway Freight Yards
- w. Recycling and Collection Depot (Commercial)
- x. Retail Store
- y. RTM, Mobile, and Modular, Manufacturing and Sales
- z. Salvage and Wrecking Yard
- aa. Sawmill, Wood Treatment Plant, and Associated Industries
- bb. Solar Energy System, commercial, subject to Section 4.24
- cc. Telecommunication Facility
- dd. Tree Nurseries, Greenhouses and Garden Centre
- ee. Truck stop, subject to Section 4.26.7
- ff. Trucking Firm Establishment
- gg. Veterinary Clinic, not including the boarding of large animals
- hh. Warehouse and Wholesale Facility
- ii. Welding and Machine Shop

15.2 ACCESSORY BUILDINGS AND USES

1. A permitted accessory use/building shall be defined as any building, structure or use which is customarily accessory to the principal use of the parcel, but only if the principal permitted use or discretionary use has been established.
2. All other required setbacks are provided in Section 3.11.

15.3 REGULATIONS

1. Subject to all applicable regulations within Section 3 – General Regulations and Section 4 – Specific Uses.

15.4 SUBDIVISIONS AND DEVELOPMENT STANDARDS

1. Subdivisions are subject to Section 5 of the OCP.
2. Development Standards:
 - a. The following uses shall be exempt from the development standards:
 - i. Emergency Service Facility
 - ii. Historical and archaeological sites;
 - iii. Municipal facilities;
 - iv. Municipal services, excluding solid and liquid waste disposal sites; and,



- v. Parks;
- b. Minimum site area shall be 1.0 ha (2.5 ac);
- c. No maximum site area;
- d. Minimum site frontage 60 m (196.9 ft);
- e. Minimum front yard setback shall be 7 m (23.0 ft), except where all or a portion of yard abuts municipal road allowance or highway, refer to Section 3.12;
- f. Minimum side yard setback shall be 8 m (26.3 ft) except where all or a portion of yard abuts municipal road allowance or highway, refer to Section 3.12;
- g. Minimum rear yard setback shall be 8 m (26.3 ft), where abutting railway track, no setback required;
- h. Maximum building height shall be 15 m (49.2 ft), except grain elevators have no height restriction; and,
- i. Maximum site coverage shall be 65%.

15.5 OUTSIDE STORAGE

- 1. Outside storage, including garbage storage, is subject to Section 3.15.

15.6 OFF-STREET PARKING AND LOADING

- 1. Off-street parking and loading requirements are subject to Section 3.13.

15.7 LANDSCAPING

- 1. Landscaping is subject to Section 3.14.

15.8 SIGNAGE

- 1. Signage is subject to Section 3.18.



16

Conservation and Active
Recreation District (CON1)

16. Conservation and Active Recreation District (CON1)

16.1 PERMITTED AND DISCRETIONARY USES

1. All uses not listed as permitted or discretionary are prohibited in the Conservation and Active Recreation District (CON1).
2. Permitted Uses:
 - a. Municipal Facilities
 - b. Public Works, excluding solid and liquid waste disposal sites
 - c. Own use wood cutting
 - d. Uses which assist in conserving, protecting, and managing water supplies, wildlife, vegetation, and other natural features
3. Discretionary Uses:
 - a. Forest Nurseries
 - b. Campgrounds
 - c. Commercial wood harvesting of salvage timber
 - d. Grazing of domestic livestock, excluding bison
 - e. Historical and Archaeological Sites
 - f. Open space passive recreational activities
 - g. Shooting ranges

16.2 ACCESSORY BUILDINGS AND USES

1. A permitted accessory use/building shall be defined as any building, structure or use which is customarily accessory to the principal use of the parcel, but only if the principal permitted use or discretionary use has been established.
2. All other required setbacks are provided in Section 3.11.

16.3 REGULATIONS

1. Subject to all applicable regulations within Section 3 – General Regulations and Section 4 – Specific Uses.

16.4 DEVELOPMENT STANDARDS

1. Development Standards:
 - a. The following uses shall be exempt from the development standards:

- i. Forest Nurseries
- ii. Commercial wood harvesting of salvage timber
- iii. Grazing of domestic livestock, excluding bison
- iv. Historical and Archaeological Sites
- v. Open space passive recreational activities
- vi. Municipal Facilities
- vii. Public Works, excluding solid and liquid waste disposal sites
- viii. Own use wood cutting
- ix. Uses which assist in conserving, protecting, and managing water supplies, wildlife, vegetation, and other natural features

b. Minimum site area shall be 0.808 ha (2.0 ac);

c. No maximum site area;

d. Minimum site frontage 60 m (196.9 ft);

e. Minimum front yard setback shall be 15 m (49.2 ft), except where all or a portion of yard abuts municipal road allowance or highway, refer to Section 3.12;

f. Minimum side yard setback shall be 15 m (49.2 ft) except where all or a portion of yard abuts municipal road allowance or highway, refer to Section 3.12;

g. Minimum rear yard setback shall be 15 m (49.2 ft);

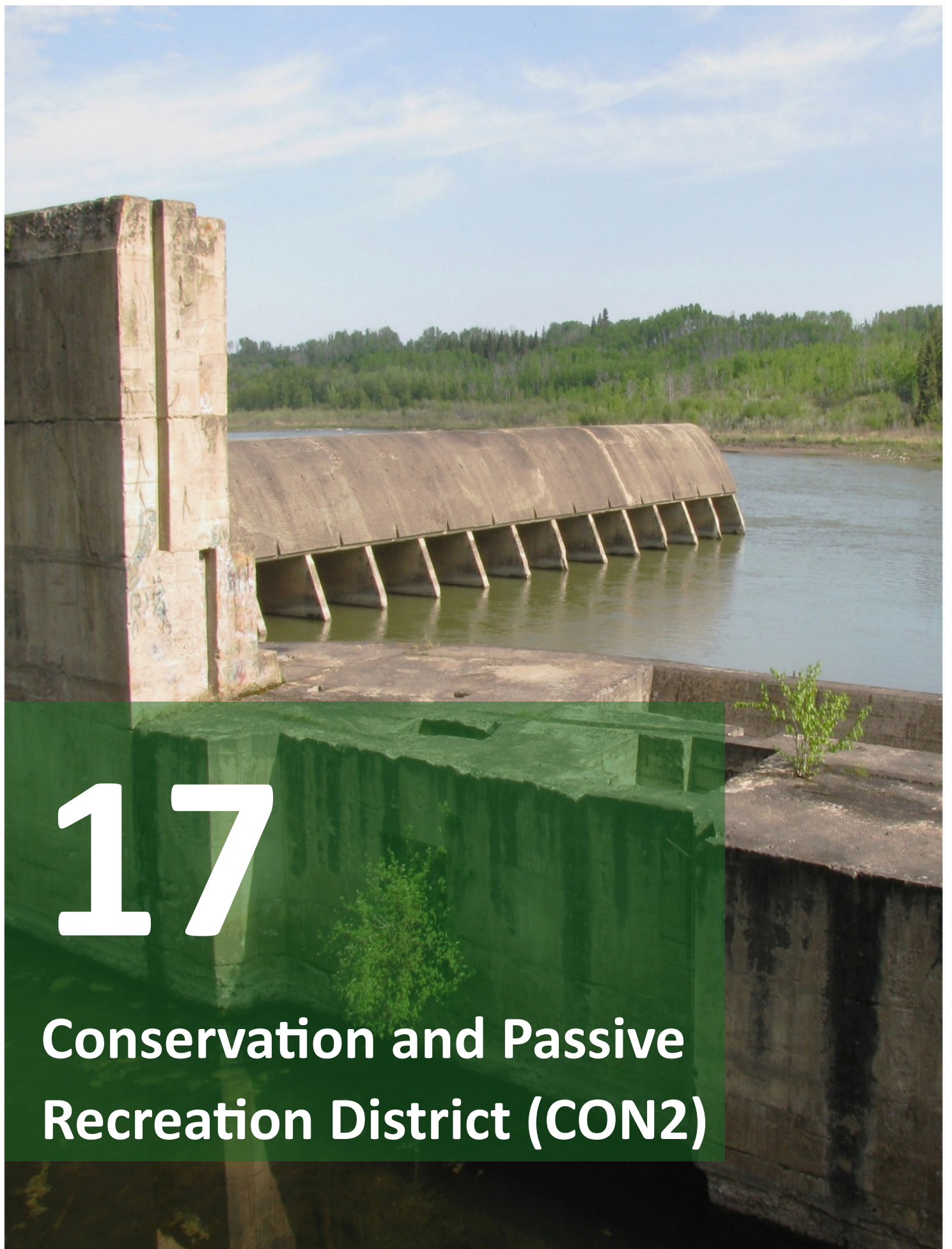
16.5 OUTSIDE STORAGE

1. Outside storage, including garbage storage, is subject to Section 3.15.

16.6 OFF-STREET PARKING AND LOADING

1. Off-street parking and loading requirements are subject to Section 3.13.





17

Conservation and Passive
Recreation District (CON2)

17. Conservation and Passive Recreation District (CON2)

17.1 PERMITTED AND DISCRETIONARY USES

1. All uses not listed as permitted or discretionary are prohibited in the Conservation and Passive Recreation District (CON2).
2. Permitted Uses:
 - a. Municipal Facilities
 - b. Public Works, excluding solid and liquid waste disposal sites
 - c. Own use wood cutting
 - d. Uses which assist in conserving, protecting, and managing water supplies, wildlife, vegetation, and other natural features
3. Discretionary Uses:
 - a. Historical and Archaeological Sites
 - b. Open space passive recreational activities

17.2 ACCESSORY BUILDINGS AND USES

1. A permitted accessory use/building shall be defined as any building, structure or use which is customarily accessory to the principal use of the parcel, but only if the principal permitted use or discretionary use has been established.
2. All other required setbacks are provided in Section 3.11.

17.3 REGULATIONS

1. Subject to all applicable regulations within Section 3 – General Regulations and Section 4 – Specific Uses.

17.4 DEVELOPMENT STANDARDS

1. Development Standards:
 - a. No minimum site area;
 - b. No maximum site area;
 - c. No minimum site frontage;
 - d. No minimum front yard setback;

- e. No minimum side yard setback; and,
- f. No minimum rear yard setback.

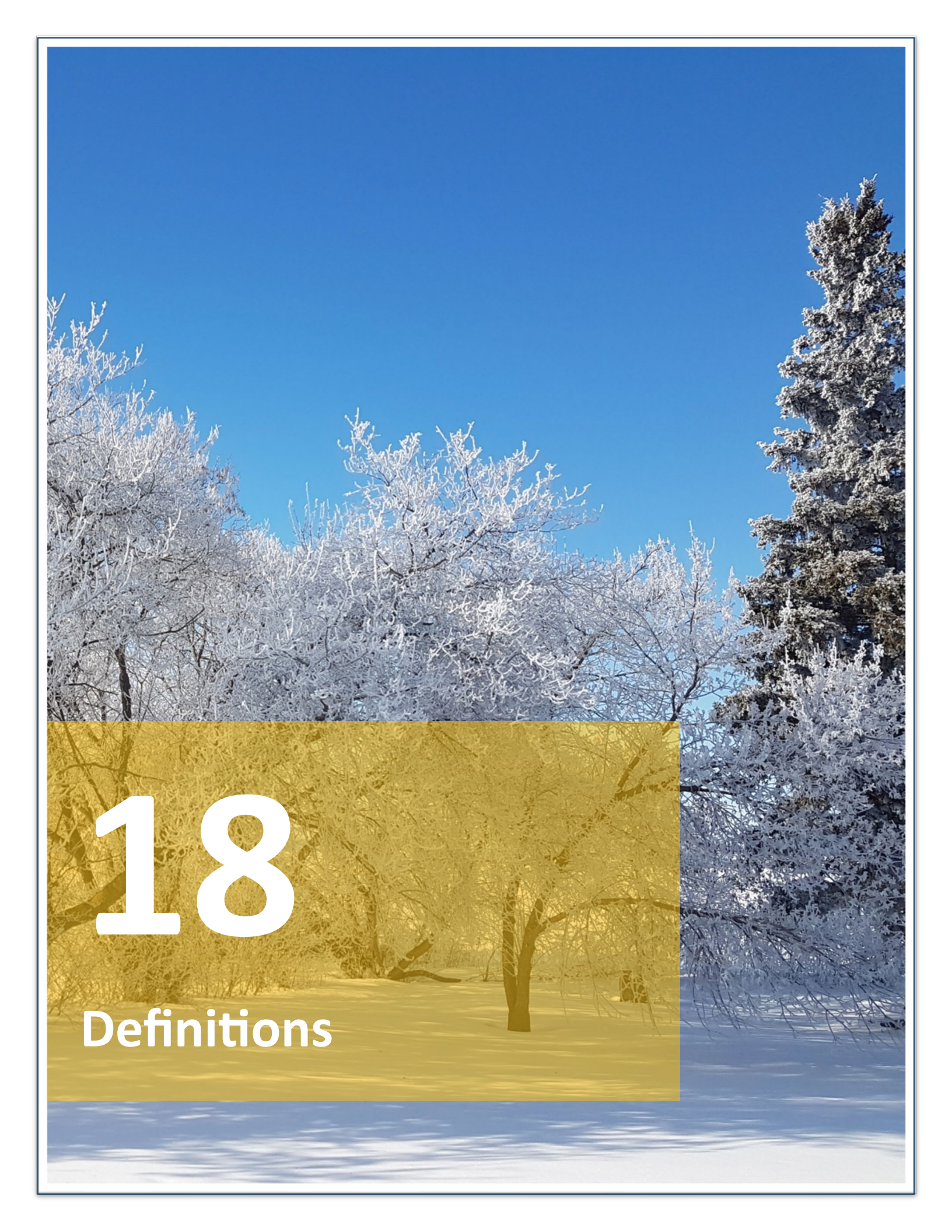
17.5 OUTSIDE STORAGE

1. Outside storage, including garbage storage, is subject to Section 3.15.

17.6 OFF-STREET PARKING AND LOADING

1. Off-street parking and loading requirements are subject to Section 3.13.





18

Definitions

18. Definitions

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

A

1. **Abattoir:** means a building where animals are slaughtered for the purpose of processing meat into food for human consumption and may include the packing, treating, storing, and sale of the products on site as an accessory use.
2. **Accessory Building or Use:** means a building or use which:
 - a. is subordinate to and serves the principal building or principal use;
 - b. is subordinate in area, extent and purpose to the principal building or principal use served;
 - c. contributes to the comfort, convenience, or necessity of occupants of the principal building or principal use served; and,
 - d. is located on the same site as the principal building or principal use served.
3. **Act:** means *The Planning and Development Act, 2007*, as amended.
4. **Adjacent:** means a contiguous or would be contiguous if not for a river, stream, railway, road, utility right-of-way or reserve land; and any other land identified in this ZB as adjacent land for notifications.
5. **Agricultural:** means a use of land, buildings or structures for animal husbandry, fallow, field crops, forestry, market gardening, pasturage, private greenhouses and includes the growing, packing, treating, storing and sale of produce produced on the premises and other similar uses customarily carried on in the field of general agriculture.
6. **Agricultural Supply Establishment:** means the use of land, buildings or structures for the purposes of supply of goods, materials or services that support agricultural uses as defined by this Bylaw. These shall include such goods and services as the sale and storage of seed, feed, fertilizer, chemical products, farm machinery and equipment sales and service. For clarity, fertilizer processing is considered part of this use but is only permitted in the Industrial District.
7. **Agricultural Support Services:** means development providing products or services directly related to the agricultural industry, including processing, distribution and sales. Without restricting the generality of the foregoing, this shall include such facilities as feed mills and farm implement dealerships.
8. **Agriculturally Related Commercial and Industrial Uses:** means:
 - a. Grain and seed storage, cleaning, drying, and distribution;

- b. Fertilizing mixing sales (subject to provincial regulations);
 - c. Livestock and poultry holding and breeding services; and,
 - d. other agriculturally related services, excluding Cannabis Production Facilities.
9. **Agroforestry:** means a collective name for the practice of intentionally using trees within land use systems and practices in which woody perennials are deliberately integrated with crops and/or animals on the same land management unit, either in a spatial or temporal sequence.
10. **Airport:** means an area of land or water, including the frozen surface thereof, or other supporting surface used or intended to be used either in whole or in part for the storage, arrival or departure, movement, maintenance, servicing, rebuilding, manufacturing of component parts, and assembly of aircraft, and includes any building, installation or equipment in connection therewith, and for which an airport license has been issued by the Minister of Transport.
11. **Alteration or Alter:** means any structural change or addition to any building, structure, use or any other item regulated by this ZB.
12. **Amusement Park:** means developments, having a room, area, or building used indoors or outdoors for purposes of providing entertainment and amusement to patrons on a commercial fee for admission or service basis, including go-kart, paintball, miniature golfing facilities, concessions, arcades, swimming pools, water slides, batting cages, and other similar uses.
13. **Ancillary Use:** means building, structure, or use of a specific site which is related in a subsidiary manner to the principal building, principal structure, or principal use of the same site.
14. **Animal Unit:** means the kind and number of livestock animals calculated in accordance with the following:

Table 18-1 Animal Units	
Type of Animal	Number that equals one animal unit
1. Poultry	
i. Hens, cockerels, capons	100
ii. Chicks, broiler chickens	200
iii. Turkeys, geese, ducks	50
iv. Ostriches	7
v. Emus	16
2. Hog	
i. Boars or sows	3
ii. Gilts	4
iii. Feeder pigs	6
iv. Weanlings	20

3. Sheep	
i. Rams or ewes	7
ii. Lambs	14
4. Goats, Llamas, and Alpacas	7
5. Cattle	
i. Cows or bulls	1
ii. Feeder cattle	1.5
iii. Replacement heifers	2
iv. Calves	4
6. Horses	
i. Colts, ponies, miniature horses, and miniature donkeys	2
ii. Other than colts or ponies	1
iii. Donkeys or mules	1
7. Bison	
i. Cows or Bulls	1
ii. Calves	4
8. Fallow Deer	
i. Fallow deer	4
ii. Fallow deer fawns	30
9. Domestic Indigenous	
i. Elk	4
ii. Elk calves	20
iii. White-tailed deer	7
iv. White-tailed deer fawns	30
v. Mule deer	7
vi. Mule deer fawns	30
vii. Reindeer	4
viii. Reindeer fawns	20

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

16. **Applicant:** means a developer or person applying for a development permit under this ZB.

17. **Approach/Driveway:** means an area, construction or improvement between the roadway of a public street or road and an area of a private property intended and used for access and egress of motor vehicles.

18. **Asphalt and Cement Plant:** means a facility where asphalt and cement mixes are manufactured by blending aggregate, bitumen, and other additives to produce hot mix asphalt or warm mix asphalt for road, driveway, or pathway surfacing.

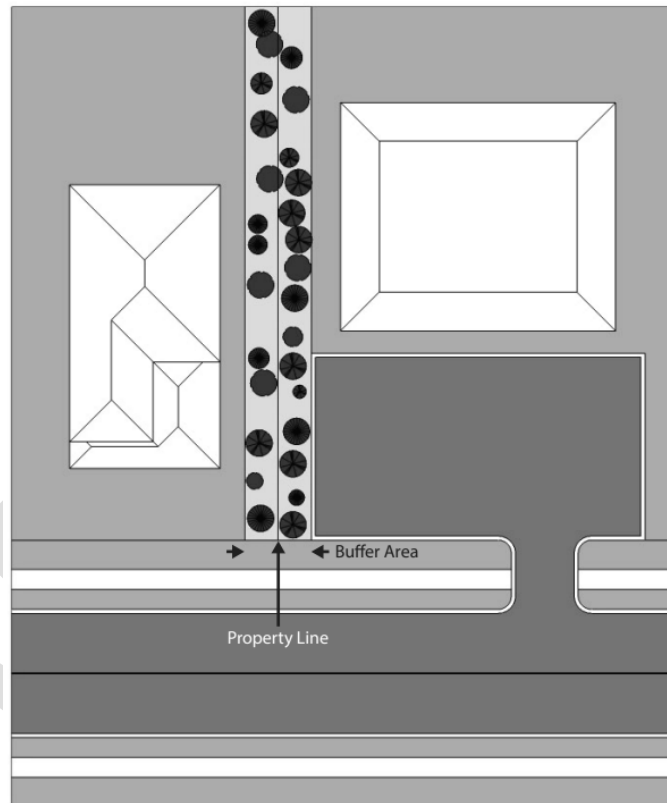
19. **Auction Market:** means building or structure, or lot, or part thereof, used as a premises where goods, materials, and livestock are to be stored and sold by public auction.
20. **Auto body and paint shop:** means a building primarily used for the commercial repair and painting of automobile chassis damage, including major and minor collision repairs, as well as frame and body work.
21. **Automotive Rentals:** means vehicles for short-term or long-term lease or rental.
22. **Automotive Repair:** means a building used or intended to be used for motor vehicle inspections and for repairs to motor vehicles, trailers and parts thereof, but does not include the manufacture, assembly or body building of motor vehicles nor the manufacturing of parts.
23. **Automotive Sales:** means the sale of new or used vehicles, as well as any related activities like vehicle maintenance and repair, parts sales, and financing.
24. **Automotive Service Station:** means an establishment where vehicle fuels, lubricants, and automobile-related accessories are offered for retail sale, and which may include a car washing establishment and a convenience store.

B

25. **Bakery:** means a building, establishment, or factory for producing, mixing, compounding or baking bread, biscuits, ice cream cones, cakes, pies, buns, or any other bakery product of which flour or meal is the principal ingredient, but does not include a food services or other premises where any such product is made for consumption on the premises or a bake shop.
26. **Bed and Breakfast:** means a dwelling unit in which the occupants thereof use a portion of the dwelling unit for the purpose of providing, for remuneration, sleeping accommodation and one meal per day for members of the general public, for periods of one week or less, and in which:
- a. not more than three bedrooms within the dwelling unit are used to provide such sleeping accommodation;
 - b. the dwelling unit is the principal residence of the persons receiving the remuneration and providing the sleeping accommodation and one meal per day; and,
 - c. the meal which is provided is served before noon each day.
27. **Billboard:** means a private, permanent free-standing sign, including supporting structures, which advertises goods, products, services, organizations, or facilities that are available from, located on, or refer to a site other than the site on which the sign is located.

28. **Brewery:** means a building or establishment for brewing beer or other malt liquors and many include accessory public space for consumption of products produced on site and for off-site sales.
29. **Buffer:** means a strip of land, vegetation, berm, landscaping or land use that physically or visually separates two or more incompatible land uses (refer to Figure 18-1).

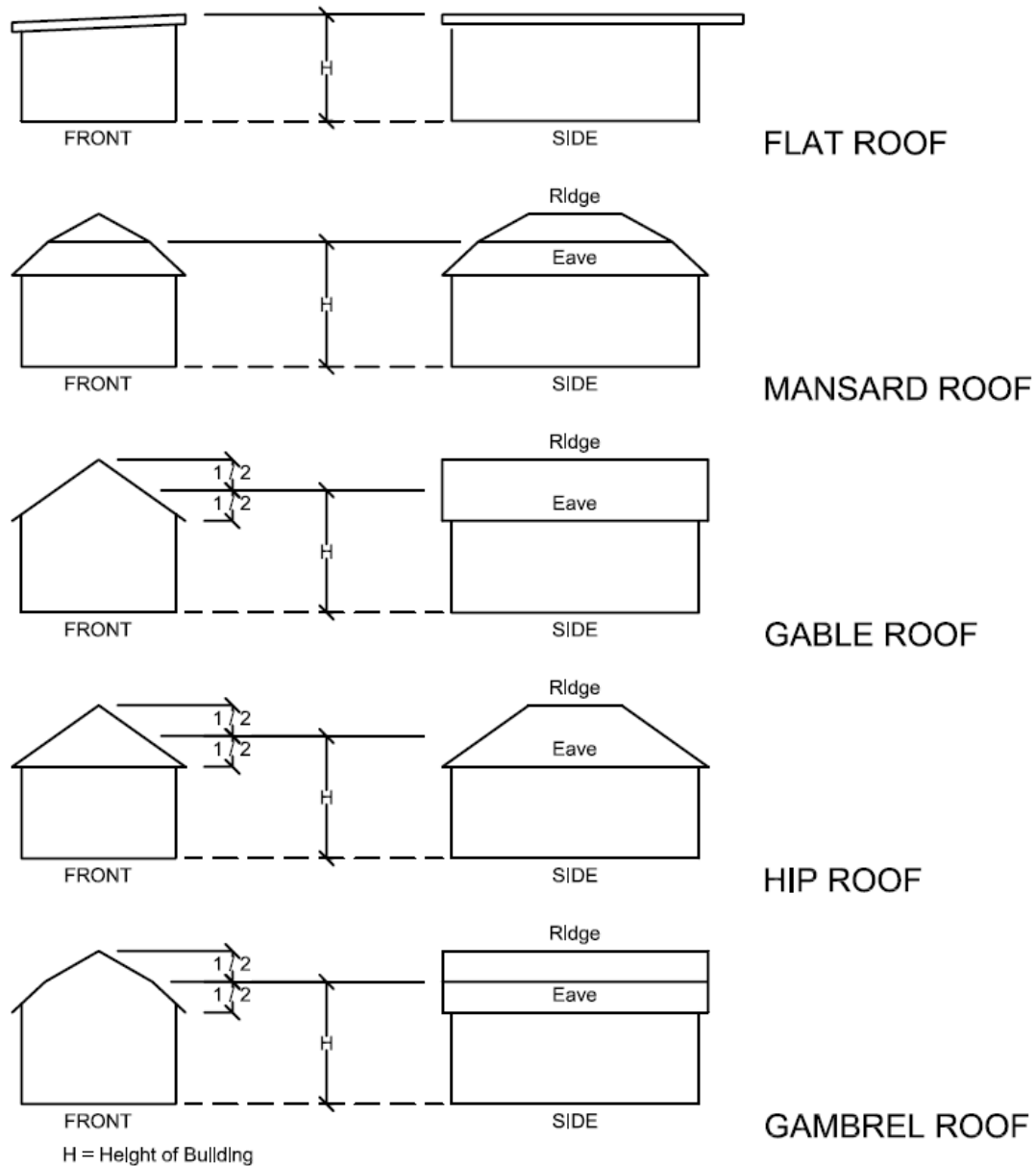
Figure 18-1
Buffer Area



30. **Building:** means a structure used for the shelter or accommodation of persons, animals, or goods.
31. **Building Bylaw:** means any bylaw of the Rural Municipality of Prince Albert No. 461 regulating the erection, alteration, repair, occupancy or maintenance of buildings or structures.
32. **Building Floor Area:** means the maximum habitable area contained within the outside walls of a building, excluding in the case of a dwelling unit, any private garage, porch, sunroom, unfinished attic, or unfinished basement.

33. **Building Height:** means the vertical distance of a building measured from grade level to the highest point of the roof surface, if a flat roof; to the deck line of a mansard roof; and to the mean height level between eaves and ridge for a gable, hip or gambrel roof (refer to Figure 18-2).

Figure 18-2
Building Height Measurement Interpretation



34. **Building Permit:** means a permit issued under a building bylaw of the municipality authorizing the construction of all or part of any building

35. **Building, Principal:** means the main building in which the principal use of the site is conducted.
36. **Building, Residential:** means a building that is designed, built, or used for people to live in, containing one or more dwelling units as permitted by this ZB. This includes single detached dwellings, semi-detached dwellings, and any secondary dwelling units. A residential building also includes accessory uses and structures normally incidental to such dwellings, but does not include hotels, motels, institutional accommodations, or other non-residential buildings except where specifically permitted.
37. **Building Site:** means a physical area where a principal or accessory building is located, is currently under construction, or shall be constructed.
38. **Building Supply Establishment:** means a development used for the retail or wholesale sale of building materials, construction products, and related goods, including lumber, drywall, roofing, insulation, windows, doors, plumbing and electrical supplies, and similar materials.
39. **Bulk Fuel Sales and Storage:** means lands, buildings, and structures for the storage, and distribution of fuels and oils, including retail sales or key lock operations.
40. **Business Dwelling:** means an accessory dwelling unit accessory to a commercial or industrial use in a commercial or industrial zoning district that is intended to accommodate an owner, manager, employee of the company who must live onsite to accomplish their tasks.
41. **Bylaw:** means this Rural Municipality of Prince Albert No. 461 Zoning Bylaw.

C

42. **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 travellers and tourists.
43. **Campsite:** means a designated and delineated area within a campground, or tourist camp that is intended to accommodate a single tent, tent party or recreational vehicle.
44. **Cannabis:** means as defined in *The Cannabis Act (Canada)*.
45. **Cannabis Production Facility:** means a facility approved under federal and provincial regulations that is used in whole or in part for the planting, cultivation, testing, harvesting, processing, and distribution of the cannabis plant and any of its derivatives.
46. **Cannabis Production Facility (micro):** means a Cannabis Production Facility located within a building that has less than 200 m² of production space.

47. **Cannabis Retail Store:** means a provincially- licensed retail store where cannabis or cannabis products are sold, and which may include the sale of cannabis accessories and cannabis related ancillary items. A Cannabis Retail Store may be integrated ancillary use in a Cannabis Wholesaler.
48. **Cannabis Wholesaler:** means a provincially-licensed warehouse and distribution facility that purchases cannabis from federally licensed producers or other provincially-licensed wholesalers for storage, distribution, and sale to Cannabis Retail Stores or other provincially-licensed Cannabis Wholesalers. A Cannabis Wholesaler may be permitted as an integrated ancillary use in a Cannabis Retail Store.
49. **Carport:** means a roofed enclosure for the parking of a motor vehicle or motor vehicles which has less than 60% of the total perimeter enclosed by walls, doors or windows and is attached to a principal building.
50. **Car Wash:** means a building or portion of a building which is used for the washing of vehicles, including full service, automatic and hand-operated facilities.
51. **Cemetery:** means property used for the interment of the dead and may include facilities for the storage of ashes of human remains that have been cremated.
52. **Chief Administrative Officer (CAO):** means the Administrator as appointed by the Council for the Rural Municipality of Prince Albert No. 461.
53. **Child Care:**
- a. **Child Care Centre:** means a licensed facility that offers childcare services, supervision, and protection for children under 13 years of age. These services are provided for periods exceeding 3 hours but less than 24 consecutive hours, and for a minimum of 12 consecutive weeks each year.
 - b. **Family Child Care Home:** means a private residence in which childcare services supervision, and protection for not more than 8 children at any one time, that are under 13 years of age. These services are provided for periods exceeding 3 hours but less than 24 consecutive hours, and for a minimum of 12 consecutive weeks each year.
 - c. **Group Family Child Care Home:** means a private residence in which childcare services, supervision, and protection for not more than 12 children at any one time, that are under 13 years of age. These services are provided for periods exceeding 3 hours but less than 24 consecutive hours, and for a minimum of 12 consecutive weeks each year.

54. **Clean Fill:** means clean and inert concrete, reinforced concrete, stone, bricks, cinder Crete, tile/ceramics, soil and sand that does not cause any adverse environmental impacts or any public health or safety concerns.
55. **Club:** means a group of people organized for a common purpose, to pursue common goals, interests or activities, usually characterized by certain membership qualifications, payment of dues or fees, regular meetings, and a constitution and bylaws; and shall include lodges and fraternal organizations.
56. **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.
57. **Commercial Complex:** means a multi-unit building or a group of two or more detached principal buildings located on the same site and where each form of development comprising the complex is otherwise permitted or discretionary use in the zoning district. A commercial complex shall not exceed 10,000 m² (107,639.1 ft²) of combined building floor area on a site.
58. **Commercial Service Establishment:** means a building or facility used for providing commercial services to the public, rather than selling goods, for example laundromat, dog grooming, an accountant, a tailor, etc.
59. **Community Hall:** means a building or facility used for recreational, social, educational or cultural activities and which is owned by a municipal corporation, non-profit corporation or other non-profit organization.
60. **Construction Trade Establishment:** means offices, shops and warehouses, with or without associated retail sales of plumbing and heating, electrical, carpentry, masonry and other trades associated with the construction of buildings.
61. **Construction Yard:** means the yard of a contractor or company used as a depot for the storage and maintenance of equipment used by the contractor or company, and includes facilities for the administration of management of the business and the stockpiling or storage of supplies used in the business.
62. **Convenience Store:** means a store offering for sale primarily food products, beverages, tobacco, personal care items, hardware and printed matter and which primarily provides a convenient day-to-day service to residents in the vicinity.
63. **Council:** means the Council of the Rural Municipality of Prince Albert No. 461.
64. **Country Residential Development** – means residential development contained within lands subdivided from an agricultural holding where the essential land requirement is for a residential building site and space rather than the productive agricultural purposes.

65. **Crematorium:** means a building fitted with the proper appliance for the purposes of the cremation of human and animal remains and includes everything incidental or ancillary thereto.

D

66. **Deck:** means a raised open platform, with or without rails, covered or uncovered, attached to a principal building.
67. **Demolition Permit:** means a permit issued for the removal or dismantling of a building or structure within the Municipality's boundaries.
68. **Detention Centre or Correctional Institution:** means a building or part of a building used for the secure custody, care, or confinement of persons awaiting trial or sentencing or serving terms of imprisonment.
69. **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 use of any building or land, the moving of any building or structure onto land, the moving of a mobile home or trailer coach onto land, and the opening or stripping of land for the purpose of removing therefrom sand, gravel or other aggregate resources.
70. **Development Agreement:** means the legal agreement between a developer and the Municipality which specifies the obligations and the terms and conditions for the approval of a development pursuant to provisions of the Act.
71. **Development Officer:** means the CAO, or an employee of the Municipality appointed by the CAO to act as a Development Officer to administer this ZB.
72. **Development Permit:** means a document issued by the Development Officer authorizing a development issued pursuant to this ZB but does not include a building permit.
73. **Directional Sign:** means signage located off site providing direction to and information about a specific enterprise or activity occurring onsite but does not contain general advertising.
74. **Director of Public Works:** means an employee of the Municipality appointed by the CAO to act as Director of Public Works to oversee public services and infrastructure within the Municipality's boundaries.
75. **Discretionary Use:** means a use or form of development specified in this Bylaw, which may be allowed following application to, and approval of, the Council; and which complies with the development standards, as required by Council, contained in this Bylaw pursuant to Section 56 of the Act.

76. **Distillery:** means a building or establishment for the distilling of alcoholic liquor and may include accessory public space for consumption of products produced on site and for off-site sales.
77. **Domestic Pets:** shall include cats, dogs, and any other animal that is provided regular care and kept mostly indoors but excludes domestic chickens.
78. **Driveway:** see “Approach/Driveway.”
79. **Dwelling Group:** means a group of two or more detached one-unit dwellings, two-unit dwellings, multiple-unit dwellings, townhouses, boarding houses, boarding apartments, residential care homes, special care homes or combinations thereof occupying the same site, provided that each form of development comprising the dwelling group is otherwise a permitted or discretionary use in the zoning district.
80. **Dwelling, Mobile Home:** means a factory-built dwelling unit designed to be transported to a building site, intended for year-round occupancy, and capable of being connected to water supply and sewage disposal systems, placed on either a temporary or permanent foundation. This term includes:
- a. Mobile homes, which are units constructed prior to the adoption of the CSA Z240 MH Series Standard (generally before 1976) and do not comply with that standard; and,
 - b. Manufactured homes, which are units constructed in compliance with the CSA Z240 MH Series Standard (generally after 1976).
81. **Dwelling, Modular Home:** means a dwelling that is manufactured as a whole or modular in a factory, intended for year-round occupancy, is designed to be moved on a removable chassis, placed on a permanent foundation, and is certified by the manufacturer that it complies with the Canadian Standards Association Code CSA-A277 standard.
82. **Dwelling, Ready-To-Move (RTM):** means a dwelling that is manufactured off-site as a whole or modular unit, intended for year-round occupancy, is designed to be moved on a removable chassis, placed on a permanent foundation, and is certified by the manufacturer that it complies with the Canadian Standards Association Code CSA-A277 standard.
83. **Dwelling, Semi-Detached:** means a dwelling unit on its own site, attached to another dwelling unit on its own site, with a common wall dividing the two dwelling units throughout at least 40% of the length of the entire structure, measured from the front to the rear building lines.
84. **Dwelling, Single Detached:** means a detached building consisting of one dwelling unit as herein defined, including an RTM when attached to a foundation on the site, but shall not include a manufactured, mobile, modular home or a recreational vehicle, as defined.

85. **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.

E

86. **Educational Facility:** means a post-secondary college, university, or technical institution, but shall not include a private school.
87. **Elevation:** means the height of a point on the Earth's surface above sea level
88. **Elevation Certificate:** means a document created by a licensed surveyor in Saskatchewan that details the elevation of the lowest opening of a building to meet the minimum building elevation requirements.
89. **Emergency Management Plan:** means a document prepared in accordance with applicable provincial and federal legislation that sets out the framework, procedures, and measures to prevent, mitigate, prepare for, respond to, and recover from an emergency or disaster. The Plan identifies the roles and responsibilities of the municipality, emergency services, supporting agencies, and other stakeholders in coordinating an effective response.
90. **Emergency Services Facility:** means a facility used for the operation and administration of emergency response services, including but not limited to fire protection, policing, ambulance services, search and rescue, and emergency management coordination.
91. **Environmental Impact Assessment Letter:** Means a written report prepared by a qualified professional to identify potential environmental impacts of a proposed development, including the effects of previous land uses that could impact soil, water, vegetation, wildlife, or surrounding lands, and measures to mitigate those impacts.
92. **Equipment Sales/Rentals:** means a development for the retail sale, wholesale distribution, rental and/or service of new or used heavy equipment, heavy vehicles, machinery or mechanical equipment associated with construction, resource, freight hauling and agricultural industries, together with incidental maintenance service and sales of parts.
93. **Existing:** means in place or taking place on or before the date of the adoption of this bylaw.

F

94. **Factor of Safety:** means the ratio of resisting forces to driving forces on a slope, indicating how close the slope is to failure as determined by a professional engineer.
95. **Farm:** means the land, buildings, and machinery used in the commercial production of farm products.

96. **Farm-Based Business:** means an occupation carried on by the operators of a farm, ancillary to the principal use.

97. **Farm Building:** means, subject to the regulations, a building that:

- a. does not contain a residential occupancy;
- b. is located on land used for an agricultural operation as defined in *The Agricultural Operations Act*; and
- c. is used for the following purposes:
 - i. the housing of livestock;
 - ii. the production, storage or processing of primary agricultural and horticultural crops or feeds;
 - iii. the housing, storage or maintenance of equipment or machinery associated with an agricultural operation;
 - iv. Any other prescribed purpose.

98. **Farmhand Dwelling:** means an accessory dwelling on a farm that is intended to accommodate farm workers.

99. **Farm Operation:** means conditions or activities which occur on a farm in connection with the commercial production of farm products, including agroforestry, but not including Intensive Livestock Operations, Intensive Agricultural Operations, and cannabis production, and cultivation.

100. **Farm Product:** means those plants and animals useful to man and including, but not limited to:

- a. forages and sod crops;
- b. grains and feed crops;
- c. dairy and dairy products;
- d. poultry and poultry products;
- e. livestock, including breeding and grazing;
- f. fruits;
- g. vegetables;
- h. flowers;
- i. seeds;
- j. grasses;
- k. trees;
- l. apiaries and honey production;
- m. equine and other similar products; and,
- n. other products which incorporate the use of food, feed, fibre or fur.

101. **Fascia Signage:** means a sign that is attached flat to the face of a building or structure and does not extend above the roofline or beyond the building's edge. It is typically mounted on the front wall of a business.
102. **Fence:** means an artificially constructed barrier erected to enclose or screen areas of land.
103. **Fill:** means soil, rock, rubble, or other approved, non-polluting waste that is transported and placed on the existing, usually natural surface of soil or rock, following the removal of vegetation cover, topsoil, and other organic material.
104. **Financial Institution:** means a bank, credit union, trust company, or similar establishment.
105. **Flank:** means the side site line of a corner site which abuts the street.
106. **Flood:** means a temporary rise in the water level that results in the inundation of an area not ordinarily covered by the Floodway and Flood Fringe.
107. **Flood, 1:200-Year:** means:
- a. a 1:200-year flood; or
 - b. a flood having a return period equal to 200-years; or
 - c. a flood having water surface elevations equal to a 200-year flood; or
 - d. a flood having approximately 0.5 percent risk of occurring during any one year.
108. **Flood Fringe:** means a zone within the flood hazard area where some types of development may occur if suitably flood-proofed. The Flood Fringe is typically defined as that portion of the flood hazard area where:
- a. depth of inundation above natural ground is less than 1.0 m (3.3 ft);
 - b. flow velocities are less than 1.0 m (3.3 ft) per second; and,
 - c. encroachment (fill) into the Flood Fringe would raise upstream water levels by less than 0.3 m (1.0 ft).
109. **Flood Hazard Area:** means the flood hazard area means the area below the 1:200-year flood elevations. The flood hazard area has two zones: the Flood Fringe and the Floodway.
110. **Flood Plain:** means the area prone to flooding from a water body or watercourse that comprises the combined area of the Floodway and Flood Fringe.

111. **Flood Proofing:** means a measure or combination of structural and nonstructural measures, incorporated into the design of a structure that reduces or eliminates the risk of flood damage to a defined elevation.
112. **Floodway:** means a zone within the flood hazard area where typically only necessary infrastructure is allowed (e.g. water intakes and outfalls, bridge piers and abutments, etc.) or development that is of low value and non-obstructive (e.g. parks, nature areas, parking lots, and recreational trails). The Floodway contains the deepest, fastest, and most destructive floodwater and is typically defined as that portion of the flood hazard area where:
- a. depth of inundation above natural ground is more than 1.0 m (3.3 ft);
 - b. flow velocities are greater than 1.0 m (3.3 ft) per second; or,
 - c. encroachment (fill) into the Floodway would raise upstream water levels by more than 0.3 m (1.0 ft).
113. **Floor Area:** means the space on any storey of a building between exterior walls and required firewalls, including the space occupied by interior walls and partitions, but not including exits, vertical service spaces, and their enclosing assemblies.
114. **Food Services:** means establishments primarily engaged in preparing meals, snacks and beverages for customer orders for immediate consumption on and off the premises and may include a drive-thru service window.
115. **Free-Standing Signage:** means a sign, except a billboard, independently supported and visibly separated from a building or other structures and permanently fixed to the ground.
116. **Frontage:** the side of a lot abutting a municipal roadway. In the case of a corner lot, the frontage is determined by Figure 3-1.

G

117. **Garage:** means a building or part of a building intended to be used for the storage, servicing, and repairing of personal motor vehicles but not for commercial purposes unless approved as a home-based business.
118. **Garage Suite:** means a secondary residential unit attached to a detached garage or permitted accessory building, located either above or at grade level.
119. **Garden Suite:** means a temporary, self-contained dwelling located in the rear or side yard of a property with a single detached home, serving as an accessory to the main residence.
120. **Gas Bar:** means a building or facility used for the retail sale of motor vehicle fuels from fixed pumps, which may include a convenience store.

121. **Geotechnical Report:** means an assessment or estimation by a qualified expert of the earth's subsurface and the quality and/or quantity of environmentally mitigative measures that would be necessary for development to occur, including recommendations for the structural and construction requirements for a building to be developed safely considering the subsurface conditions.
122. **Golf Course:** means a public or private area operated for the purpose of playing golf, and includes a par 3 golf course, accessory driving ranges, pro-shops, mini-golf course, and clubhouse facilities including food services and licensed dining rooms.
123. **Grain Elevator:** means a commercial facility or structure used for the storage and handling of grain and other agricultural products prior to shipment or processing.
124. **Granary:** a storehouse or repository for threshed grain.
125. **Greenhouse:** means a building with glass, metal, or clear plastic walls and roof for the cultivation and exhibition of plants under controlled conditions.
126. **Greenhouse, Commercial:** A greenhouse that sells horticultural products to the public for profit and stores landscaping supplies outdoors, but excludes the growth of cannabis.
127. **Guest House:** means a detached accessory building which provides additional short-term sleeping accommodation and residential amenity space for guests of the principal residential dwelling unit, but which does not contain a stove, oven, microwave oven, or other cooking facilities and is not a self-contained dwelling unit.

H

128. **Hazard Land:** means land which may be subject to flooding, ponding, slumping, subsidence, landslides, erosion, contamination by hazardous material or otherwise unsuited for development or occupation because of its inherent danger to public health, safety or property.
129. **Hazardous Material:** means any product, substance, or organism which, because of its quantity, concentration or risk of spill, or its physical, chemical or infectious characteristics, either individually or in combination with other substances, is an existing or potential threat to the physical environment, to human health or to living organisms, including but not limited to:
- corrosives;
 - explosives;
 - flammable and combustible liquids;
 - flammable solids. substances liable to spontaneous combustion, substances that on contact with water emit flammable gases;
 - gases, compressed, deeply refrigerated, liquified or dissolved under pressure;
 - oxidizing substances; organic peroxides;

- g. poisonous (toxic) and infectious substances;
 - h. radioactive materials;
 - i. waste Dangerous Materials; and,
 - j. any other environmentally hazardous substance.
130. **Health Facility:** means a building used to provide health care. This could include clinics operated by physicians, optometrists, dentists, orthodontists, chiropractors, ultrasound technicians, naturopaths, or any other health care specialist, and may include specialized care centres, outpatient care centres, and hospitals.
131. **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 *The Provincial Highway Sign Control Regulations* established under *The Highways and Transportation Act, 1997*, as may be amended from time to time.
132. **Historical and Archaeological Site:** means an area containing buildings or a place in which historic events occurred or having special public value because of notable archaeological or other features relating to the cultural heritage of the community, of such significance as to warrant conservation and preservation.
133. **Home-Based Business, Residential, Rural:** development consisting of the use of a dwelling unit or residential accessory building for a business by a resident. The business must be secondary to the residential use of the building and shall not change the residential character of the dwelling or accessory building. This use does not include retail of cannabis, vacation rentals and any other listed discretionary use in the specific zoning district.
134. **Home Improvement Centre:** means a retail or wholesale development that specializes in the sale of building materials, hardware, tools, paint, plumbing and electrical supplies, garden equipment, and other products used for the construction, renovation, or repair of residential and commercial buildings.
135. **Home Office:** means an accessory use for a business, occupation, trade, professional, craft or residential office located within a residence where a resident may carry out for remuneration but does not meet with any clients or customers on site and is operated solely by the residents.
136. **Horticulture:** the culture or growing of garden plants, including plant propagation, crop production, plant breeding and genetic engineering, plant biochemistry, plant physiology, and the storage, processing, and transportation of fruits, berries, nuts, vegetables, flowers, trees, shrubs, turf, or cannabis.

137. **Hotel/Motel:** means a building or part of a building on the same site used to accommodate the travelling public for gain or profit by supplying them with sleeping accommodations and may provide food services and recreational services.

I

138. **Incidental Signs:** means a sign located on a development site which is intended for the direction of control of traffic, pedestrians or parking and which does not contain any advertising.
139. **Indoor Storage Rental Facility:** means a building or group of buildings in which individual, secured, and enclosed storage units are rented or leased to the public for the storage of personal, household, or business goods, and where all storage activity occurs entirely within an enclosed structure.
140. **Industrial Complex:** means a multi-unit building or group of two or more detached principal buildings located on the same site and where each form of development comprising the complex is otherwise a permitted or discretionary use in the zoning district.
141. **Industrial Use:** means the use of land, buildings, or structures for the manufacturing, assembling, processing, fabrication, warehousing, or storage of goods and materials.
142. **Institutional Use:** means a use of land, buildings or structures for a public or community-oriented purpose and without limiting the generality of the foregoing, may include such uses as schools, places of worship, indoor recreation facilities, community centres, and government buildings.
143. **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.
144. **Intensive Livestock Operation (ILO):** means the operation or facilities for 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 site used for the operation:
- a. will contain 100 or more animal units; and,
 - b. provides less than 370 m² of space for each animal unit contained therein.
145. **Internal Roadway:** means a public road that provides direct access to adjacent properties along its length, facilitating internal circulation within a commercial, industrial, or residential development.
146. **Intersection:** means an area where two or more streets or lanes meet or cross at grade.

K

147. **Kenel:** means the temporary accommodation of dogs, cats, or other domestic animals for commercial purposes.

L

148. **Landfill:** means a specially engineered site for disposing of solid waste on land constructed so that it will reduce hazards to public health and safety.
149. **Landscaping:** means the provision of horticultural and other related compatible features or materials designed to enhance the visual amenity of a site or to provide a visual screen consisting of any combination of the following:
- a. Soft landscaping consisting of vegetation such as trees, shrubs, vines, hedges, flowers, grass, and groundcover.
 - b. Hard landscaping consisting of non-vegetative materials such as concrete, unit pavers, brick pavers or quarry tile, but does not include gravel, shales or asphalt.
150. **Landscaping Establishment:** the yard of a landscaping contractor or company used as a depot for the storage and maintenance of equipment used by the contractor or company and includes facilities for the administration or management of the business and the stockpiling or storage of supplies used in the business.
151. **Landscape Plan:** a scaled drawing submitted by the Developer to the municipality that outlines the landscaping features for the development, including vegetation, natural features, site drainage, grades and all the landscaping required by the municipality.
152. **Lane:** means a public highway vested in the Crown as a secondary level or access to a lot or parcel of land.
153. **Light Manufacturing or Processing Facility:** means a development used for the fabrication, assembly, processing, packaging, or repair of products, primarily from previously prepared or refined materials, and where operations are conducted entirely within an enclosed building with minimal environmental impacts such as noise, vibration, fumes, or heavy truck traffic. Typical uses may include electronics assembly, food and beverage processing (excluding slaughter), garment manufacturing, woodworking shops, printing and publishing, and small-scale packaging operations. This use excludes heavy industrial operations such as chemical production, resource extraction, or activities involving noxious emissions or large-scale outdoor storage.

154. **Lumber Yard:** means a development used for the storage, distribution, and sale of lumber and building materials, including dimensional lumber, plywood, engineered wood products, roofing materials, fencing, and related construction supplies.

M

155. **Machine Shop and Metal Fabrication Establishment:** means a building, structure, or land use where metal components and machinery are manufactured, shaped, assembled, welded, repaired, or serviced. Operations may include cutting, grinding, milling, welding, machining, and finishing of metal goods, parts, or equipment. The use may include accessory storage of raw materials (e.g., metal stock) and finished products. Typical uses: machinery repair, custom metal fabrication, automotive or agricultural equipment servicing.
156. **Manure Disposal:** means the storage, treatment, and application of animal manure generated from agricultural operations, for the purpose of land application as fertilizer or removal from the site. May be subject to regulations under *The Agricultural Operations Act*, *The Environmental Management and Protection Act*, and *The Agricultural Operations Regulation*.
157. **Manufacturing or Processing Facility:** means a development for the production, processing, packaging, combining, or construction of semi-finished or finished goods, products, or equipment. This may include the storage and transportation of such goods and is not limited to enclosed buildings or previously prepared materials. This category encompasses larger-scale or heavier industrial activities that may have more significant impacts (e.g., noise, emissions, or extensive truck traffic) than light manufacturing.
158. **Membrane-Covered Structure:** means a structure consisting of a frame that is covered with plastic, fabric, canvas, or similar non-permanent material, which typically is used to provide storage for vehicles, boats, recreational vehicles or other personal property. The terms shall also apply to structures known commonly as 'hoop houses', 'canopy-covered carports' and 'tent garages', and can be fully or partially covered. Gazebos are not membrane-covered structures.
159. **Mineral Resource:** means mineral resources as defined in *The Mineral Resources Act, 1985*.
160. **Mineral Resource Exploration:** means any development necessary to fulfil the rights of the lessee:
- a. To search, dig, bore and drill for oil and gas, oil sands or oil shale, as the case may be, within the lands described in a lease;

- b. To get, recover, extract, procure, carry away, dispose of and sell the oil and gas, oil sands or oil sands products or oil shale or oil shale products, as the case may be, found within those lands; and,
 - c. To explore for, mine, work, recover, procure, carry away and dispose of any minerals within the lease lands.
- 161. **Mineral Resource Processing:** means the blasting, crushing, washing, screening, weighing, sorting, blending and/or refining of mineral resources.
- 162. **Minimum Building Elevation:** means a legal requirement set out by an approving authority, for the development of new buildings and additions that outlines the lowest permissible floor level based on the 1:200-year flood elevation.
- 163. **Minister:** means the Minister as defined in *The Planning and Development Act, 2007*.
- 164. **Mobile Home Court:** means any parcel of land on which two or more occupied mobile homes are located and includes any structure used or intended to be used as part of the equipment of such mobile home court.
- 165. **Municipal Facility:** means land and/or structures owned by the Municipality that are used for:
 - a. Office and meeting space;
 - b. Storage of municipal equipment and supplies;
 - c. Recreation; and/or,
 - d. Other institutional purposes.
- 166. **Municipality:** means The Rural Municipality of Prince Albert No. 461.
- 167. **Municipal Road:** a public road which is subject to the direction, control and management of the municipality and includes regional roads, grid roads, local streets, collector roads, arterial roads, and lanes.

N

- 168. **Non-Conforming Building:** means a building:
 - a. that is lawfully constructed or lawfully under construction, or in respect of which all required permits have been issued, at the date a Zoning Bylaw or any amendment to this Bylaw affecting the building or land on which the building is situated or will be situated becomes effective; and,
 - b. that on the date this ZB or any amendment to this ZB becomes effective does not, or when constructed, will not, comply with this ZB.

169. **Non-Conforming Site:** means a site, consisting of one or more contiguous parcels, that on the day of 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 zoning bylaw for that use.
170. **Non-Conforming Use:** means a lawful specific use:
- a. being made of land or a building or intended to be made of land or a building lawfully under construction, or in respect to which all required permits have been issued, on the date of this ZB or any amendment hereto becomes effective; and,
 - b. that on the date this ZB or any amendment hereto becomes effective does not, or in the case of a building under construction or in respect of which all required permits have been issued, will not comply with this ZB.
171. **Non-Intensive Livestock Operation:** livestock operations containing 100 or more and less than 300 animal units, where there is less than 370 m² (3982.7 ft²) of space per animal unit.

O

172. **Office and Office Building:** means a building or part of a building used primarily for conducting the affairs of a business, profession, service, industry, or government in which no goods or commodities of business trade are stored, transshipped, sold or processed.
173. **Official Community Plan (OCP):** means the Official Community Plan Bylaw, as most recently amended, for the Prince Albert Planning District.
174. **Outfitter Base Camp:** means a commercial recreation facility that provides outfitting services by a licensed outfitter, and which may include accommodation licensed under The Public Accommodation Regulations and the storage and provision of related outfitting equipment, or the dressing, butchering, cleaning, or freezing of game or fish, as part of the service.
175. **Outfitting Equipment:** means equipment and supplies, including boats, canoes and other water vessels, aircraft, motor vehicles, motors, fuel, fishing and hunting gear and any other equipment for use in:
- a. Hunting, taking or catching wildlife;
 - b. Angling, taking or catching fish; and/or
 - c. Ecotourism, including the viewing and photographing of natural areas, flora, and fauna.

176. **Open Space:** means passive and structural leisure and recreation areas that enhance the aesthetic quality and conserve the natural environment of the community including, parks, recreation and tourism nodes and natural areas.

P

177. **Parking Lot:** means an open area of land, other than a street, used for the temporary parking of more than four vehicles and available for public use, whether cost-free, for a fee or for accommodation of clients or customers.
178. **Parking, Off-Street:** means accommodation for the parking of vehicles off a public street or lane.
179. **Parking Space:** means a space within a building or parking lot for the parking of one vehicle, and which has access to a developed street or lane.
180. **Passive Recreation Use:** means a recreational land use that does not require significant development upon the site and does not lessen the natural character of the area.
181. **Pasture:** a site that is used for the raising and feeding of livestock by grazing.
182. **Permanent Foundation:** means permanent masonry, concrete, or locally approved footing or foundation, which renders the structure fixed and immobile.
183. **Permitted Use:** means a use or form of development allowed as of right in a zoning district, subject to the regulations contained in this Bylaw.
184. **Personal Cultural Facility:** means a food smoking facility, sweat lodge, prayer area or other spaces dedicated to spiritual and cultural uses.
185. **Personal Service Facility:** means establishments engaged in providing the care of a person or their apparel, which include barber shops, hairstyle salons, and other similar uses to one's body.
186. **Pet Care Facility** – means a development primarily engaged in providing non-medical services for household pets, such as dogs, cats, or other domestic animals. Permitted services may include pet day care, grooming, obedience or behaviour training, and similar activities. This use does not include the retail sale of animals, animal breeding, or overnight boarding. A Kennel or Veterinary Clinic is considered a separate use.
187. **Place of Worship:** means a place used for worship and related religious, philanthropic or social activities and includes accessory rectories, manses, meeting rooms and other buildings. Typical uses include churches, chapels, mosques, temples, synagogues, and parish halls.

188. **Principal Use:** means the main activities conducted on a site.
189. **Private Care Home:** means an accessory use to a dwelling unit that is licensed by the province to provide 24-hour care for up to and including five persons, not including the resident owner or operator and their immediate family, who are in need of personal services, supervision, or assistance essential for sustaining the activities of daily living.
190. **Provincial Highway:** as defined in the *Highways and Transportation Act 1997*, a public highway or proposed highway that is subject to a department plan or is prescribed as a provincial highway.
191. **Public Utility:** a system, work, plant, equipment, or service, whether owned or operated by the municipality, by neighbouring municipalities or by a corporation under Federal or Provincial statute, that furnishes any of the following services and facilities to, or for the use of, the inhabitants of:
- a. Communication by way of telephone lines, optical cable, microwave, and cable television services;
 - b. Delivery of water, natural gas and electricity;
 - c. Public transportation by bus, rail, or other shared transportation mode, excluding rideshare;
 - d. Collection and disposal of sewage, garbage and other wastes; and
 - e. Fire, police and other emergency services and facilities.
192. **Public Work:** means a facility as defined under *The Act*.

Q

193. **Quarter Section:** 64.8 ha (160 acres) or a lesser amount that remains due to the original township survey, a registered subdivision for residential or other purposes, road widening, road right-of-way or railway plans, drainage ditch, pipeline or transmission line development, other public utilities, or natural features such as water courses or water bodies.

R

194. **Radar Station:** means a facility used for the transmission, reception, or processing of radio frequency signals for the purpose of surveillance, navigation, weather monitoring, air traffic control, or military defense. Such facilities may include antennas, radar towers, control equipment, buildings, and supporting infrastructure, and may be operated by government, military, or authorized agencies. This use does not include general communication towers or personal-use antenna structures.
195. **Railway Freight Yards:** means the use of land or building or structure or part thereof for activities directly associated with the operation of a railway. Without limiting the

generality of the foregoing, such activities may include loading and off-loading freight, and maintenance and repair of railway cars.

196. **Real Estate Signage:** means signage directly associated with the sale or lease of the property on which it is located.
197. **Real Property Report:** means a legal document created by a licensed surveyor in Saskatchewan that clearly illustrates the location of significant visible improvements relative to property boundaries.
198. **Recreational Facility:** means a recreation or amusement facility open to the general public.
199. **Recreation Vehicle:** means a vehicle used for personal pleasure or travel, which may or may not be towed behind a principal vehicle. Notwithstanding the generality of the above may include motor homes, camper trailers, boats, snowmobiles, all-terrain vehicles (ATVs) or motorcycles.
200. **Recreational Use:** a public facility or amenity, a joint-use site or a park or playground that serves the surrounding neighbourhood or community.
201. **Recycling and Collection Depot (Commercial):** a building or series of buildings intended to accommodate the collection, sorting, processing and temporary storage of recyclable materials including the collection and storage of oil, solvents or other hazardous materials, processing of recyclable material other than compaction and accommodates compaction or storage.
202. **Reeve:** means the elected official designated as the Reeve of the Rural Municipality of Prince Albert No. 461.
203. **Residential:** the use of land, buildings, or structures for human habitation.
204. **Residential Care Facility:** means a licensed or approved group care facility governed by Provincial regulations that provides, in a residential setting, 24-hour care of persons in need of personal services, supervision or assistance essential for sustaining the activities of daily living or for the protection of the individual.
205. **Residential Care Home:** means an accessory use to a dwelling unit that is licensed by the province to provide 24-hour care for up to and including nine persons, exclusive of staff or receiving family, who are in need of personal services, supervision, or assistance essential for sustaining the activities of daily living.
206. **Retail Store:** means the use of a building or portion thereof for the sale or display of merchandise to the public and includes the storage of merchandise on or about the

premises in quantities sufficient only to supply the establishment, but does not include a Convenience Store or Food Services.

207. **Right-of-Way:** means the land set aside for use as a roadway, railway, or utility corridor.

208. **Roadside Stand:** means a temporary or seasonal structure or display area, used for the retail sale of agricultural products.

S

209. **Safe Building Elevation:** means the development of new buildings and additions must be at an elevation of 0.5 m above the 1:200 flood elevation of any watercourse or water body in the flood hazard area.

210. **Salvage and Wrecking Yards:** means uses involved in wrecking, disassembling, salvaging, storing or selling scrap metal, paper, plastic, glass, wood and other waste material, as well as unlicensed vehicles and used vehicle parts.

211. **Sawmill, Wood Treatment Plant, and Associated Industries:** means a development used for the processing, treatment, or manufacturing of wood products, including the cutting, sawing, planing, drying, pressure treating, or chemical treating of raw timber or lumber.

212. **School:** means a body of pupils that is organized as a unit for educational purposes, that comprises one or more instructional groups or classes, together with the principal and teaching staff and other employees assigned to such body of pupils, and includes the land, buildings or other premises and permanent improvements used by and in connection with that body of pupils.

213. **Screening:** means a fence, wall, berm or planted vegetation located so as to visually shield or obscure one abutting area of use from another.

214. **Secondary Suite:** means an additional dwelling unit located within a principal single detached dwelling. Secondary suites will provide a kitchen, eating area, living room, bathroom, and no more than two bedrooms to allow for the suite to operate independently.

215. **Servicing Agreement:** means the legal agreement between a developer and the RM which specifies the terms, conditions, and obligations for the approval of the subdivision pursuant to Section 172 of the PDA.

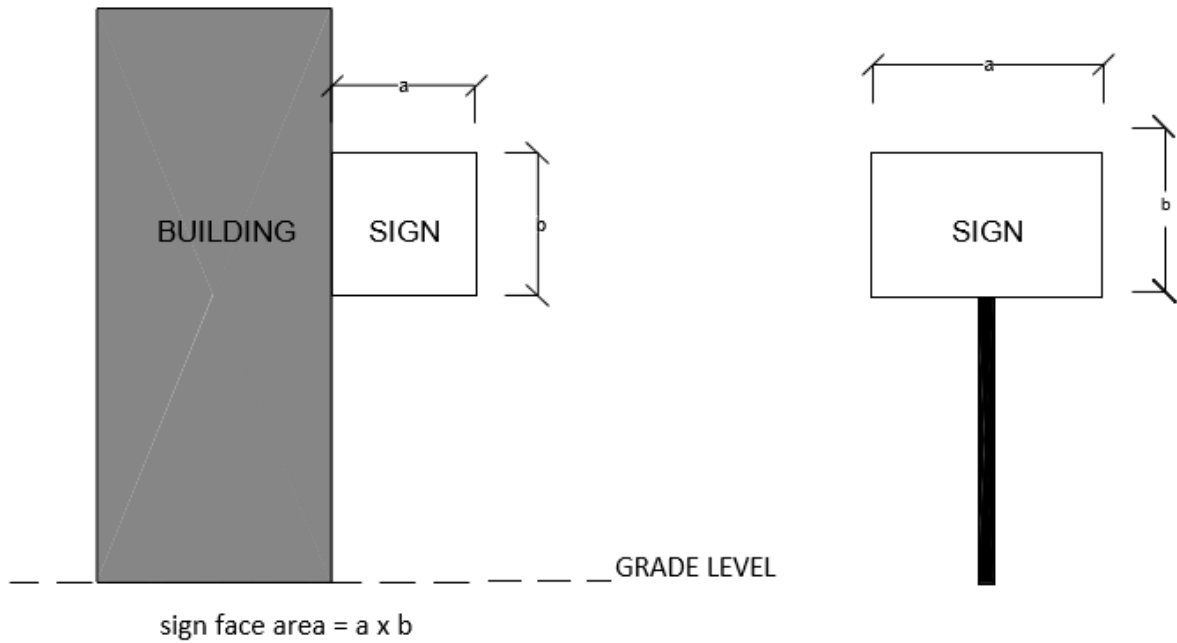
216. **Setback:** means the distance required two points between to obtain the front yard, rear yard, or side yard provisions of the ZB.

217. **Shipping Container:** means a pre-fabricated metal container having a floor, ceiling or roof, walls, and door(s) that is designed for and used in the storage, packing or transport

of freight, articles, goods or commodities by ship, rail or truck. For the purpose of this definition, a shipping container does not have wheels and does not include a motor vehicle or transport trailer. This definition shall include storage containers, sea cans, and intermodal freight containers.

218. **Shooting Range:** means a place that is designated or intended for the safe discharge, on a regular and structural basis, of firearms for the purpose of target practice or target shooting competitions, pursuant to *The Firearms Act*, and the Shooting Clubs and Shooting Ranges Regulations.
219. **Should, Shall or May:** means:
- a. Shall is an operative word which means the action is obligatory;
 - b. Should is an operative word which means that in order to achieve plan objectives, it is strongly advised that the action take place; and,
 - c. May is an operative word meaning a choice is available, with no particular direction or guidance intended.
220. **Sight Triangle:** means the triangular area formed by a straight line drawn between two points on the lot lines of a lot from the point where the lot lines intersect. See Section 3.5 for sight triangle policies.
221. **Sign:** means a display board, screen, structure or material having characters, letters or illustrations applied thereto or displayed thereon, in any manner not inside a building and includes the posting or painting of an advertisement or notice on a building or structure.
222. **Sign Corridor:** means a strip of rural land designated by the Minister of Highways adjacent to a provincial highway, but outside the operating highway right-of-way, where private third party advertising signs may be permitted.
223. **Sign Face Area:** means the area of the single face of any sign and is calculated using the illustration in Figure 18-3.

**Figure 18-3:
Calculation of Sign Face Area**



224. **Sign, Portable:** A portable, free-standing sign, mounted on a wide-based frame, with a single sign face area no greater than 6.0 m, which can be readily moved or transported to various locations.
225. **Sign, Temporary:** means a removable sign erected for a period of time not exceeding six months.
226. **Sign Total Face Area:** means the total amount of sign face area on a sign including all sides.
227. **Site:** means one or more contiguous lots under one title and used, or intended to be used, by a single principal use.
228. **Site Area:** means the total horizontal area within all site lines of a site.
229. **Site, Corner:** means a site at the intersection or junction of two (2) or more streets

230. **Site Coverage:** means that portion of the site that is covered by principal and accessory buildings.
231. **Site Drainage Plan:** means a plan which shows the existing and proposed topography of a site, with contour intervals and drawn to scale, with appropriate dimensions and sufficient spot elevations to adequately demonstrate to the Development Officer that the proposed drainage pattern will not have an adverse effect on neighbouring properties and streets.
232. **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. See Section 3.4.1 for more information.
233. **Site Line:** means:
- a. **Front:** means the boundary at the front of the site;
 - b. **Rear:** means the boundary at the rear of the site and opposite the front site line; and,
 - c. **Side:** means the site boundary other than a front or rear site line.
234. **Special Care Facility:** means the use of a building, or a portion thereof, for the rehabilitation of individuals, with or without the provisions of overnight accommodation, which includes facilities that provide mental health care, drug rehabilitation and/or detoxification treatment.
235. **Special Event Signage:** means a temporary sign displayed for ten (10) days or less for the purpose of directing or notifying persons of an event which, in the opinion of the Development Officer, has community, municipal, provincial, national, or international importance and is occurring within the vicinity of the sign.
236. **Solar Energy System, private:** means a solar energy conversion system consisting of solar panels and associated control or conversion electronics, where the priority and intention is to provide electrical power for use on-site (either behind the meter or off-grid)
237. **Solar Energy System, commercial:** means solar panel energy conversion system consisting of solar panels and associated control or conversion electronics, which is intended to produce power for resale or off-site distribution.
238. **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.
239. **Structural Alteration:** Any change or modification to the structural components of a building or structure, including the foundation, load-bearing walls, beams, columns,

girders, floor or roof structures, or other parts that support the building. It does not include ordinary repairs or cosmetic changes such as painting, siding, interior finishes, or replacing windows or doors.

240. **Subdivision:** means a division of land as described in the regulations pursuant to *The Land Surveys Act, 2000*.

T

241. **Telecommunications Facility:** means:
- a. microwave towers, including mobile (cellular) phone towers and associated facilities;
 - b. internet receiving and/or transmittal towers and associated facilities;
 - c. radar stations;
 - d. radio and television towers and associated facilities; and,
 - e. any other tower or structure used for receiving and/or transmitting electromagnetic radiation.
242. **Temporary Residential Accommodations:** means a temporary secondary dwelling unit which is occupied only during the construction or relocation of a new principal dwelling unit associated with an approved building permit application.
243. **Temporary Use:** means a use established for a fixed period of time and that is to be discontinued upon the expiration of the time period specified for that use.
244. **Third Party Sign:** means a sign that is located separate and apart from the land on which the business or activity is located.
245. **Tourist Camp:** means a facility which has two or more cabins for the accommodation of the travelling public and may also have provision for the accommodation of trailers, tent trailers, tents, and recreational vehicles.
246. **Traffic Control Sign:** means a sign, signal, marking or any device placed or erected by the municipality or Province of Saskatchewan, meant to control the movement of traffic.
247. **Training Centre:** means an establishment which conducts technical training and instruction in a technical subject or trade.
248. **Trapping:** means the taking of fur animals by a trapper licensed under *The Wildlife Act, 1998* and associated regulations, by means of traps, where the trapper has several traps operating at one time and checks them in a planned and regular manner and may include temporary accessory buildings secondary and accessory to the use.
249. **Tree Nursery:** means the use of land for raising shrubs, trees and bedding plants.

250. **Truck Stop:** means any building, premises, or land in which or upon which a business, service, or industry involving the maintenance, servicing, storage, or repair of commercial vehicles is conducted or rendered, including the dispensing of motor fuel or other petroleum products directly into motor vehicles and the sales of accessories or equipment for trucks or similar commercial vehicles. A truck stop shall also be defined to include overnight accommodation and restaurant facilities primarily for the use of truck crews.
251. **Trucking Firm Establishment:** Means a development used for the dispatch, parking, servicing, storage, or operation of commercial transport trucks, tractor-trailers, or freight-hauling vehicles.

U

252. **Units of Measure:** means units of measurement used in this Zoning Bylaw are metric, with imperial units included for convenience only. The following abbreviations apply:
- a. m – metre
 - b. m² - square metre(s)
 - c. km – kilometres
 - d. ha - hectare(s)
253. **Use:** means the purpose or activity for which a piece of land or its buildings is designed, arranged or intended, occupied or maintained.
254. **Use, Agricultural Related Commercial:** means a service to the agricultural community such as grain and seed cleaning and drying, fertilizer distribution, implement and machinery assemblage, sale and service, veterinary clinics, hatcheries, apiaries, bulk fuel sales, stock yards, feed mills, oil seed processing plants, and other similar uses.
255. **Use, Hazardous Industrial:** means an industrial use involving the manufacturing, storage, processing, transshipment, collection, treatment or disposal of hazardous materials or chemicals (specifically excluding agricultural fertilizer, herbicide, or pesticide warehousing and/or sales facilities, depots for the collection of farm chemical containers, and ethanol and biodiesel plants and associated production facilities).

V

256. **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:
- a. rental accommodation in the farm dwelling or adjacent private cabins comprising one or more rooms furnished in such a way as to enable the preparation of meals if full board is not provided;

- b. a tract of land on which one or more camping, tenting or parking sites are located, and the provision of electricity potable water and toilet facilities to any of the persons, families, or groups occupying any of such sites.
257. **Veterinary Clinic:** means a place for the care and treatment of small and/or large animals involving out-patient care and medical procedures involving hospitalization, and may include the keeping of animals in outdoor pens.

W

258. **Warehouse:** means a building used primarily for the storage of goods and materials.
259. **Waste Management or Disposal Facility, Liquid:** means a facility to accommodate any waste which contains animal, mineral or vegetable matter in solution or suspension, but does not include a manure storage area for an intensive livestock operation.
260. **Waste Management or Disposal Facility, Solid:** means a facility, not including a waste transfer station, 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.
261. **Water body** – means any location where water flows or is present, whether or not the flow or the presence of water is continuous, intermittent or occurs only during a flood, and includes but is not limited to wetlands and aquifers.
262. **Watercourse** – means a river, stream, creek, gully, ravine, spring, coulee, valley floor, drainage ditch or any other channel having a bed and sides or banks in which water flows either permanently or intermittently.
263. **Wetland** – means land having the water table at, near, or above the land surface or which is saturated for a long enough period to promote wetland or aquatic processes as indicated by hydric soils, hydrophytes (“water loving”) vegetation, and various kinds of biological activity which are adapted to the wet environment.
264. **Wholesale Establishment:** means a business engaged in the sale of commodities to retailers, distributors, or other resellers, and includes the sale of commodities for the purpose of carrying on any trade or business.
265. **Wildlife Management Activities:** means activities involved in the proper management of an area or region for the continuous production of wildlife therefrom.
266. **Wind Energy Conversion Facility:** means a single wind turbine and all equipment, machinery and structures utilized in connection with the conversion of wind to electrical

energy. This includes, but is not limited to, all associated transmission, storage, collection and supply equipment, substations, transformers, site access, service roads and machinery.

267. **Wind Farm:** means a wind energy conversion facility consisting of two or more wind turbines.
268. **Wind Turbine:** means a device that converts the kinetic energy of the wind into rotational energy to turn an electrical generator shaft. A wind turbine typically consists of a rotor, nacelle and supporting tower. The height of a wind turbine tower is measured from the base of the tower foundation to the highest point of the blades at their apex.

Y

269. **Yard:** means an unoccupied space open to the sky on the same site as a building or structure.
270. **Yard, Front:** means that part of a site which extends across the full width of a site between the front site line and the nearest main wall of a building or structure.
271. **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.
272. **Yard, Required:** means the minimum yard required by this Bylaw and within which, unless specifically permitted, no building or structure, or part of a building or structure shall be erected.
273. **Yard, Side:** means the part of a site which extends from a front yard to the rear yard between the sideline of a site and the nearest main wall of a building or structure.

Z

274. **Zoning District:** means a specifically delineated area of the municipality within which certain uniform requirements and regulations or various combinations thereof govern the use, placement, spacing and size of land and structures.

APPENDIX "A"

FEE SCHEDULE

The following fees will be applied by the RM of Prince Albert No. 461 to cover the cost of reviewing and processing the application. An application shall not be considered complete until all required information, maps, engineering reports and development planning fees have been paid in full.

1.1 Development Permit

Permitted Use	\$150
Permitted Use – Accessory Use	\$100

Temporary Use	\$100
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Discretionary Use	\$300
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**Note: Applicant is responsible for all advertising costs regardless of whether approved or denied*

1.2 Farm Building Exemption Request	\$25
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1.3 Minor Variance	\$100
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1.4 Development Appeal	\$300
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1.5 Zoning Bylaw Amendment

Text Amendment	\$400
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Map Amendment	\$500 + \$50 additional lot
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**Note: Applicant is responsible for all advertising costs regardless of whether approved or denied*

1.6 District Official Community Plan Amendment

Text Amendment	\$100
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Map Amendment	\$100
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1.7 Zoning Compliance

Letter	\$50
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Certificate	\$75
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1.8 Environmental Impact Assessment Letter	\$50
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1.9 Signage	\$50 for the first \$5000 construction value; plus an additional \$10 for every \$1000 construction value
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2.1 Advertising Costs include:

- Cost of advertising in the local newspaper.
- Cost of \$1.50 per letter sent for public notification.

APPENDIX “B”
DIFFERENCE BETWEEN A ZONING COMPLIANCE LETTER AND A ZONING BYLAW
COMPLIANCE CERTIFICATE

Item	Zoning Compliance Letter	Zoning Bylaw Compliance Certificate
Purpose	Provides general information on the zoning of a property.	Provides formal confirmation of whether a property, building, or use complies with the Zoning Bylaw.
Contents	Identifies zoning district, permitted and discretionary uses, development standards, and any known violations.	Confirms whether the existing use, buildings, or structures comply with the Zoning Bylaw, or specifies non-compliance.
Basis	Based on municipal records.	Based on municipal records and may include a site inspection.
Use	Informational; typically requested by lawyers, realtors, or prospective purchasers during land sales.	Official confirmation; typically requested by property owners, developers, or lenders for financing, sales, or development approvals.
Legal Weight	Informational only; not a substitute for permits or approvals.	Formal municipal confirmation; carries greater legal reliability but is still not a development permit or building permit.
Nature	General and advisory in nature.	Specific, binding statement on compliance status.

APPENDIX “C”

PLANNING FEE RATIONAL

Zoning Bylaw No. 17 of 2025 prescribes a schedule of fees to be charged for the application, review, advertising, approval, enforcement, regulation, and issuance of development permits, discretionary uses, minor variances, and bylaw amendments in the municipality. This document provides a rationale for the schedule of fees in accordance with Subsection 51(2.1) of *The Planning and Development Act, 2007*.

Planning fees are intended to recoup at least a portion of the cost to administer the items listed below. In accordance with *The Planning and Development Act, 2007*, the fees must not exceed the municipality's cost of processing the application or reviewing, advertising, approving, enforcing, regulating, or issuing the items listed below.

The fees presented in Zoning Bylaw No. 17 of 2025 may be less than the general estimated costs listed in this rationale document. The fees prescribed are an estimate and reflect the average municipal time involved in a review and are not intended to exceed cost-recovery.

Application	Fee	Estimated Cost
Development Permit – Permitted Use	\$ 150 – Permitted Use \$ 100 – Permitted Accessory Use \$ 100 – Temporary Use	Applications for permitted uses are reviewed for compliance with the Zoning Bylaw and approved by the Development Officer. - Permitted Use (3 hours @ \$50) - Permitted Accessory Use (2 hours @ \$50) – Temporary Use (2 hours @ \$50)
Development Permit – Discretionary Use	\$ 300 plus advertising and public notice costs	Applications for discretionary uses require additional time and resources for review. In addition to reviewing applications for compliance with the Zoning Bylaw, public notice and presentation to Council for consideration is required. - 6 hours @ \$50, actual newspaper advertising cost, \$1.50 per letter mail - Advertising costs are subject to change and may therefore not be prescribed.
Minor Variance	\$ 100	Applications are reviewed to verify that the proposed variance meets the legislated provisions and are approved by the Development Officer. - 2 hours @ \$50

Development Appeal	\$ 300	- Applications are presented to the Development Appeals Board for consideration. Public notice is required, and the Development Officer is in attendance. - over 6 hours @ \$50, maximum as per PDA is \$300
Zoning Bylaw Amendment – Text	\$ 400 plus advertising and public notice costs	- Applications for bylaw textual amendments require additional time and resources. The amount of time can vary depending on the complexity of the change. Bylaw amendments require public notice and Council adoption. - 8 hours @ \$50, actual newspaper advertising cost, \$1.50 per letter mail
Zoning Bylaw Amendment - Map	\$ 500 plus \$50 per additional lot plus advertising and public notice costs	- Applications for bylaw map amendments require additional time and resources. Map amendments are typically more complex than textual amendments. Bylaw amendments require public notice and Council adoption. - 10 hours @ \$50, map update by consultant, actual newspaper advertising cost, \$1.50 per letter mail
Official Community Plan Amendment – Text	\$100	- Applications for bylaw amendments require additional time and resources. The amount of time can vary depending on the complexity of the change. Bylaw amendments require public notice and Council adoption. - 2 hours @ \$50 - the Planning Commission drafts bylaw and advertises
Official Community Plan Amendment – Map (including Concept Plans)	\$100	- Applications for bylaw amendments require additional time and resources. Map amendments and concept plans are typically more complex. Bylaw amendments require public notice and Council adoption. - 2 hours @ \$50 the Planning Commission drafts bylaw and advertises
Farm Building Exemption	\$25	- Application to exempt Farm Buildings for permits but requires review of building location setbacks, locations and updating files, documenting - 0.5 hour @ \$50

Zoning Compliance	\$50 – Letter \$75 – Certificate	- Letter - 1 hour @\$50 file review, drafting letter, more general and advisory in nature - Certificate – 1.5 hours @ \$50 file review, drafting certificate, specific and formal
Environmental Impact Assessment Letter	\$50	1 hour @\$50 file review, drafting letter, more general and advisory in nature
Signage	\$50 for the first \$5000 construction value; additional \$10 for every \$1000 construction value	Minimum 1 hour @ \$50 for file review, setbacks, size requirements. The larger the sign the more review required.
Advertising Cost	- Actual newspaper ad weekly charge. - \$1.50 per letter sent	Actual newspaper ad weekly charge. - Each stamp is \$1.23, plus an envelope, mailout document, and label.