

THE RURAL MUNICIPALITY OF MEOTA No. 468

ZONING BYLAW No. 02/2011

Being Schedule “B” to Bylaw No. 01/2011
of the Rural Municipality of Meota No. 468

Consolidated version including the following Amendments:

Bylaw No. 08-2014	Bylaw No. 05-2020
Bylaw No. 07-2014	Bylaw No. 09-2020
Bylaw No. 10-2014	Bylaw No. 21-2020
Bylaw No. 19-2014	Bylaw No.12-2018
Bylaw No. 05-2015	Bylaw No. 07-2021
Bylaw No. 06-2015	Bylaw No. 11-2021
Bylaw No. 09-2017	Bylaw No. 31-2021
Bylaw No. 21-2017	Bylaw No. 04-2022
Bylaw No. 10 – 2019	Bylaw No. 11-2022
Bylaw No. 11-2019	Bylaw No. 23-2022
Bylaw No. 13-2019	Bylaw No. 10-2023
Bylaw No. 19-2019	Bylaw No. 23-2023

NOTE:

This consolidation is not official. Amendments have been incorporated for convenience of reference and the original bylaws should be consulted for all purposes of interpretation and application of the law.

DATE: October 4, 2023

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1. INTRODUCTION

1.1 Title

This Bylaw shall be known as *The Zoning Bylaw of the Rural Municipality of Meota No. 486*, adopted as Bylaw No. 02-2011.

1.2 Scope

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

1.3 Severability

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

2. ADMINISTRATION

2.1 Development Officer

- 2.1.1 The Administrator of the Rural Municipality of Meota No. 468 shall be the Development Officer responsible for the administration of this Bylaw and in their absence by such other employee of the Municipality as the Council designates from time to time. Council or the Administrator may appoint a Development Officer subject to the approval of Council to whom duties in the administration of the Zoning Bylaw may be delegated. **Bylaw 09-17**

2.2 Application for a Development Permit

- 2.2.1 Every person shall obtain a development permit before commencing any development within the Municipality, except as listed in Section 2.3. Pursuant to clause 2.2.1, land uses not specifically listed as a Permitted or Discretionary Use within a given zoning district shall be considered prohibited within the confounds of this bylaw, in addition to land uses specifically referenced as prohibited within specific districts. **Bylaw 12-2018**

- 2.2.2 An application for a development permit shall be made in a form as prescribed by the Development Officer and shall contain all information necessary to properly evaluate the proposal in relation to the regulations of this bylaw and shall include the following minimum information:

- a) Proposed use.
- b) Name of applicant.
- c) Registered owner of property.
- d) Site plan showing:
 - i. All building and set back dimensions.
 - ii. Landscaping and parking areas.
 - iii. Ingress and egress from site.
 - iv. Proposed municipal services and locations.

- 2.2.3 Other information as may be required in support of the application where in the opinion of the Development Officer, the site plan does not provide sufficient clarity or there is disagreement respecting the boundaries of a site and the location of existing and proposed development, the Development Officer may require a Real Property Surveyor's Report to be furnished by the applicant prior to rendering a decision. **Bylaw No. 21-2017**

- 2.2.4 Real Property Surveyor's Reports (RPSR): **Bylaw No. 21-2017**
- (a) Pursuant to section 3.1 of this Bylaw, a development permit application for a proposed residence on potentially hazardous land as defined in this Bylaw and the Official Community Plan or lands that have development standards and an interest registered on the title pursuant to section 130 of the Act, must be accompanied by a RPSR prepared by a Saskatchewan Land Surveyor. The RPSR shall provide the necessary information required for the Development Officer to confirm conformance with the development standard(s) to ensure suitability of development. This may include but is not limited to: site and construction elevations, site line setbacks of any or all existing or proposed development within the site, and required setbacks for any development as stipulated in the development standards. **Bylaw No. 10-2019**

 - (b) Any proposed residential or commercial development that directly borders another residential or commercial development shall be required to produce a RPSR for all buildings or structures **18.6 square metres (200 square feet)** in area or larger on a permanent foundation, except those exempted by Part II, Subsection 2, from requiring a development permit. As part of the site plan included in a development permit application, the applicant shall hire at their sole expense, a Saskatchewan Land Surveyor to confirm the location of the survey pins for the subject parcel(s). The site plan must clearly show the location of the survey pins and parcel boundary measurements, and be endorsed by the Saskatchewan Land Surveyor. As a condition of a development permit, the applicant shall then provide an RPSR after the installation of the permanent foundation of the development, but before installation or construction of the building above the permanent foundation. **Bylaw 09-2020**

 - (c) Notwithstanding clause (b), residential or commercial development shall not be required to submit a RPSR completed by a Saskatchewan Land Surveyor in the following cases where all three (3) of the points are met:
 - (i) Located within the A1 – Agricultural District; and,
 - (ii) Parcel size exceeds five (5.0 acres); and,
 - (iii) Frontage exceeds 30.5 metres (100.0 feet).

 - (d) Notwithstanding clause (c), where permitting of a retaining wall is required by this bylaw, and as a condition of a development permit, the proponent shall be required to submit an RPSR completed by a Saskatchewan Land Surveyor after the construction of the retaining wall and prior to the placement of any fill or finalization of landscaping. **Bylaw No. 10-2019**

 - (e) Notwithstanding clause (b) the proposed development of an uncovered deck shall not be required to submit a RPSR completed by a Saskatchewan Land Surveyor if it is the only new construction applied for in the development permit. If hazard land is involved a RPSR may be required. **Bylaw No. 11-2021**

2.3 Development Not Requiring a Permit

2.3.1 Development permits are not required for the following:

- a) Principal agricultural uses, excluding of any Intensive Livestock Operation (ILO) or intensive agriculture use. **Bylaw No. 09-17**
- b) Farm buildings and structures where accessory to a permitted agricultural use or existing farmstead; excluding any ILO structure, intensive agricultural structure, or a new dwelling.
- c) Manure application in accordance with Section 3.9.
- d) Public utilities: any operation for the purposes of inspecting, repairing, or renewing sewage systems, water mains, cables, pipes, wires, tracks or similar public works as required by a public utility, and the installation of service connections to property in the Municipality (excluding the installation of new transmission lines).
- e) Municipal facilities: any facility installed and operated by the Municipality.
- f) Signs subject to the provisions of Section 3.4.
- g) Fences, subject to the height restrictions listed within the specific zoning district. **Bylaw No. 21-2017**
- h) Accessory buildings under 9.29 sq. metres (100.0 sq. ft.), subject to the setbacks for accessory buildings within the specific zoning district. **Bylaw No. 21-2017**
- i) Retaining walls under two (2) feet as measured from undisturbed soil to height of wall. **Bylaw No. 10-2019**
- j) Retaining walls where located outside of any Lakeshore Residential Zoning District. **Bylaw No. 10-2019**
- k) The placement of recreational vehicles on a site for use as sleeping accommodation where the applicant has obtained a permit for a principal permanent dwelling, whether existing or under construction, and where recreational vehicle placement is permitted by this bylaw. **Bylaw No. 11-2019**
- l) Seasonal boat docks and lifts where licensing is not required. **Bylaw No. 19-2019**
- m) Landscaping unless otherwise specified in the zoning district. **Bylaw No. 11-2021**
- n) Communal boat docks and lifts where licensing is required. **Bylaw No. 10-2023**

2.3.2 Development listed in Clause 2.3.1 must be allowed in the District in which they are located and must comply with the regulations of this Bylaw.

2.4 Application for Discretionary Uses

2.4.1 Where this bylaw provides for a discretionary use or form of development, the owner of a property (or other person, with the written consent of the owner) may apply to the development officer in the form as prescribed in Section 2.2.2 and shall provide any other information that the Development Officer may determine is necessary for Council to fully review the proposed development and that the application will not be considered until it is complete. **Bylaw No. 09-17**

2.4.2 Upon receipt of an application pursuant to Section 2.4.1 the development officer shall, at least seven days before the application is to be considered by council, provide notice of the application by:

- a) Posting a notice in the Municipal Office; and
- b) Written notice to all assessed owners within 75 metres of the boundary of the proposed development site; and
- c) Advertisement in a newspaper having regular circulation in the community.

The notice shall describe the use applied for, describe the location of the use, and specify the date, time, and location of the Council meeting at which the application will be considered.

2.4.3 The application will be reviewed by the Development Officer for conformance to the Official Community Plan, this Zoning Bylaw and any other applicable policies and regulations, and will refer the application to Council. **Bylaw No. 09-17**

2.4.4 Council will review the application and Development Officer's report and may request comments or information from other government agencies to assist in Council's review of the application, where appropriate.

2.4.5 Council may approve the application, reject the application, or approve the application with conditions, including a condition limiting the length of time that the use may be conducted on the site in order to secure the objectives of the OCP, or Zoning Bylaw, with respect to:

- a) The nature of the proposed site, including its size, shape, and intensity and the proposed size, shape and arrangement of buildings in relation to the intent of the zoning district within which it is proposed.
- b) **Removed**
- c) The safeguards afforded to minimize noxious or offensive emissions including noise, glare, dust and odour.

- d) Any treatment given, as determined by the Council, to aspects including landscaping, screening, open spaces, parking and loading areas, lighting and signs but not including the colour, texture or type of materials and any architectural detail.
- e) Where a discretionary use is deemed by the Development Officer to have a potentially significant effect upon assessed landowners along a transportation system, the area of notification may be extended to include a larger area as Council deems necessary to affected landowners along this system.
- f) Council has designated discretionary uses as identified within each zoning district where, in Council's opinion, the type of development may have one (1) or more features or potential effects that warrant proposal-specific review in terms of this Bylaw, such as:
 - (i) The proposed development is suitable in the individual zoning district as proposed.
 - (ii) Specific development standards should be applied by means of a development agreement.
 - (iii) Applications shall also be evaluated based on additional criteria for specific discretionary uses listed within individual zoning districts.
- g) The Development Officer shall prepare a report for Council concerning the application or proposal which may contain recommendations, including conditions of approval to be applied in accordance with the Act, the OCP or this Bylaw.
- h) Where, in Council's opinion, there is a need to consider the effects of a discretionary development further in the future with the benefit of direct observation of its features and effects in the approved location and setting, or where Council believes there is potential for changes in the vicinity of the development that may alter its fit, Council may approve the development for a specified length of time.

2.4.6 Discretionary Use Evaluation Criteria

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 must be in conformance with all relevant sections of the Official Community Plan and Zoning Bylaw and must demonstrate that it will maintain the character, appearance, density and purpose of the zoning district where necessary through the provisions of buffer areas, separation and screening.
- b) A proposal for a Move-in (MI) residential building must demonstrate that the age, condition and style of its exterior treatment is compatible with the general appearance of buildings in the neighboring area.

- c) The proposal must 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.
- d) The proposal must 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.
- e) The proposal must not be detrimental to the air, soil, natural environment and heritage resources of the surrounding area or to areas in the vicinity of the potential development.
- f) Council shall assess and consider the potential effects of the proposed discretionary use as it contributes to the social, economic and physical sustainability of the Municipality.

2.5 Referrals to Council

The Development Officer may refer any application to Council for a decision on the interpretation of the Bylaw or regarding special conditions provided for in the Bylaw, 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.

2.6 Issue of Permits

2.6.1 Upon completion of the review of an application for development, the Development Officer shall:

- a) For a permitted use, issue a development permit where the application conforms with the Zoning Bylaw, incorporating any special regulations, performance standards or development standards authorized by this Bylaw.
- b) For a permitted use, issue a refusal, where the application does not comply with a provision or regulations of this Bylaw, stating the reason for refusal.
- c) For a discretionary use, prepare a report for Council on the proposal discussing or examining the criteria for consideration of that discretionary use and submit the application to Council for decision.
- d) Issue a refusal, where the application is for a use that is not provided for in the District in which the property is located.

2.6.2 Council shall make a decision on a discretionary use, by resolution, that approves or refuses the discretionary use on that site and that instructs the Development Officer to:

- a) Issue a development permit incorporating any specific development standards set by Council, where the development complies with the standards of this Bylaw.

- b) Issue a development permit incorporating any specific development standards set by Council, where the applicant submits an amended application so that development will comply with the standards of this Bylaw.
- c) Issue a notice of refusal to the applicant stating the reasons for the refusal, referencing the specific discretionary use criteria the application.
- d) The permit or notice shall be in a form as adopted or amended by resolution of Council. Form A and Form B are forms created to administer this section. Their contents are not defined in this bylaw. **Bylaw No. 09-17**

2.6.3 Building Permits, Licences, and Compliance with Other Bylaws

2.6.3.1 Nothing in this Bylaw shall exempt any person from: complying with a building Bylaw or any other Bylaw in force within the Municipality; or from obtaining any permission required by this or any other Bylaw of the Municipality, the province or the federal government.

2.6.3.2 A building permit, where required, shall not be issued unless a development permit, where required has also been issued concurrently. **Bylaw 04-2022**

2.7 Development Appeals Board

2.7.1 Council shall appoint a Development Appeals Board (the Board) in accordance with Sections 49 and 214 to 218 of *The Planning and Development Act, 2007* (the Act).

2.7.2 Council shall, by resolution, adopt a policy specifying the terms of office, the manner of filling of vacancies, remuneration and expenses to be paid, provision for the appointment of a secretary, the duties of the secretary, and the remuneration expenses to be paid to the secretary.

2.7.3 Council shall, by resolution, appoint a board and secretary to the board in accordance with the policy.

2.7.4 Council may enter into an agreement to appoint a District Development Appeals Board in conjunction with one or more other municipalities to be the Development Appeals Board for the Municipality. Members shall be appointed in accordance with that agreement, and the local Development Appeals Board shall cease to exist.

2.7.5 The applicant's right of appeal is granted by Sections 58 and 219 of the Act.

2.7.6 A person who wishes to appeal to the Development Appeals Board shall file a written notice of his/her intention to appeal within 30 days of receiving the permit or notice along with the appeal fee to the secretary of the Board.

2.8 Expiry and Continuation of Discretionary Use Approvals

2.8.1 A new discretionary use approval is required from Council where Council has previously approved a discretionary use, or a specific discretionary intensity of use, and:

- a) The use ceases for a 12 month period.
- b) A building required for the use approved is not started within 12 months, or completed within 24 months.
- c) The use ceases and is replaced by another use.
- d) The use is not started within 12 months of completion of the building.
- e) A use not requiring construction of a building is not started within 12 months.
- f) The applicant applies to increase the specifically approved intensity of use.

2.8.2 Where Council has approved a discretionary use for a limited time as provided in the Bylaw, and that time has expired, that use of land or use of buildings on that property shall cease until such time as Council gives a new discretionary use approval and a new development permit is used.

2.8.3 Council is deemed to have granted discretionary approval to a use, or specific intensity of use, that becomes discretionary on a site as a result of the adoption or amendment of this Bylaw, as of the date that this Bylaw or amendment comes into effect.

2.9 Minor Variance

2.9.1 An application for a minor variance shall be made to the Development Officer in a form as prescribed by the Development Officer.

2.9.2 The Development Officer shall maintain a register as an appendix to the Zoning Bylaw of all minor variance applications.

2.9.3 The Development Officer may vary the requirements of the Zoning Bylaw subject to the following conditions:

2.9.3.1 A minor variance may be granted for variation only of:

- a) The minimum required distance of a building from the site line.
- b) The minimum required distance of a building to any other building on the site.

2.9.3.2 The maximum amount of minor variance shall not exceed a 10% variation of the bylaw requirements of the Zoning Bylaw.

- 2.9.3.3 The development shall conform to the Zoning Bylaw with respect to the use of land.
- 2.9.3.4 The relaxation of the Zoning Bylaw shall not injuriously affect neighbouring properties.
- 2.9.3.5 A minor variance must conform to any applicable provincial land use policies or Statements of Provincial Interest, adopted pursuant to the Act.
- 2.9.4 On receipt of an application for a minor variance, the Development Officer may:
- a) Approve the minor variance.
 - b) Approve the minor variance and impose terms and conditions on the approval.
 - c) Refuse the minor variance.
- 2.9.5 Where the Development Officer imposes terms and conditions they shall be consistent with:
- a) Minimizing adverse impacts on neighbouring properties, including any potential change in fire rate requirements.
 - b) Providing adequate separation between buildings for safety reasons.
 - c) Avoiding encroachment into adjoining property, by reduction of allowable projects or other potential encroachments.
- 2.9.6 Where an application for a minor variance is refused, the Development Officer shall notify the applicant in writing of the refusal and provide reasons for the refusal.
- 2.9.7 Where an application for a minor variance is approved, with or without terms and conditions being imposed, the Development Officer shall provide written notice to the applicant and to the assessed owners of property having a common boundary with the land that is the subject of the application.
- 2.9.8 The written notice required pursuant to Subsection 2.9.7 shall:
- a) Contain a summary of the application for minor variance.
 - b) Provide a reason for and an effective date of the decision.
 - c) Indicate that an adjoining assessed owner may within 20 days, lodge a written objection of the Development Officer.

- d) Where there is an objection described in Clause (c), advise the public that the applicant will be notified of the right of appeal to the Development Appeal Board.
- 2.9.9 The written notice required pursuant to Subsection 2.9.7 shall be delivered:
- a) By registered mail.
 - b) By personal service.
- 2.9.10 A decision approving 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.
 - b) In the case of a notice that is delivered by personal service, until 20 days from the date the notice was served.
- 2.9.11 If an assessed owner of property having a common boundary with the land that is the subject of the application, objects in writing to the Municipality respecting the approval of the minor variance within the time period prescribed in Subsection 2.9.10, the approval is deemed to be revoked and the Development Officer shall notify the applicant in writing:
- a) Of the revocation of the approval.
 - b) Of the applicant's right to appeal the revocation to the Development Appeal Board within 30 days of receiving the notice.
- 2.9.12 If an application for a minor variance is refused, or approved with terms and conditions, the applicant may appeal to the Development Appeal Board within 30 days of the date of that decision.

2.10 Non-conforming Uses, Sites and Buildings

- 2.10.1 Sections 88-93 inclusive of the Act shall apply to all Non-conforming Uses, Buildings and Sites.
- 2.10.2 The adoption or amendment of this Bylaw does not affect non-conforming buildings, non-conforming uses, or non-conforming sites.
- 2.10.3 An existing non-conforming use or intensity of use may be continued if the use conformed to the Bylaw that was in effect at the time of the development and has not been discontinued for 12 consecutive months.
- 2.10.4 Non-conforming buildings or sites may continue to be used, maintained and repaired in their present form.

2.10.5 Where, prior to the date of approval of this Bylaw by the Minister, a Development Permit has been issued for a building, the building shall be considered a to be existing provided all necessary per permits have been issued and construction is commenced within 12 months of issuance of the Development Permit.

2.11 Rezoning and Amendment of the Zoning Bylaw

2.11.1 Council may authorize an amendment to this Bylaw subject to Section 46 of the Act.

2.11.2 Any person may apply for amendment of the Bylaw in a form as may be prescribed by the Development Officer and subject to fees as specified in Section 2.12.

2.12 Application Fees

2.12.1 A person whom requests Council to amend the Zoning Bylaw is required to pay a fee to the Municipality equal to the costs associated with the public advertisement of the proposed amendment plus an administration fee as may be established by Bylaw.

2.12.2 Any application made in accordance with this bylaw shall be subject to an application fee as established by separate bylaw of the municipality, which bylaw may be subject to amendment from time to time at the discretion of Council. These fees shall be in addition to any building permit and inspection fees or other fees as may be prescribed by the provincial or federal government regulatory agencies.

2.13 Licenses, Permits and Compliance with other Bylaws, Provincial and Federal regulations

Nothing in this Bylaw shall exempt any person from complying with the requirement of any other federal, provincial, municipal legislation, regulation or requirement, or from obtaining any license, permission, permit, authorization, or approval required by such requirements.

2.14 Offences, Penalties, Stop Work Orders, and Compliance Orders

2.14.1 Pursuant to Section 242 of the Act, the Development Officer may enforce the Bylaw, including the issuance of a stop work order for development that contravenes this Zoning Bylaw, and may issue an order pursuant to Section 242 (4) of the Act to achieve compliance with this Bylaw.

2.14.2 Any person who violates this Bylaw is guilty of an offence and liable, on summary conviction, to penalties and subject to an order as stated in Section 243 of the Act.

2.15	Permit Validity	Bylaw 04-2022
2.15.1	If a development or use authorized by a development permit is not commenced within six (6) months from the date of issue of a permit and completed within twelve (12) months of its issue, the permit is deemed void unless an extension has been granted prior to its expiry;	Bylaw 04-2022
2.15.2	The provisions of the Act respecting non-conforming uses shall apply.	Bylaw 04-2022
2.15.3	If the applicant fails to complete an approval condition within 24 months of approval the development permit is invalid unless prior agreements have been made with the Development Officer.	Bylaw 04-2022
2.15.4	The Development Officer may revoke a development permit where:	Bylaw 04-2022
	a) the development permit has been issued in error;	Bylaw 04-2022
	b) an approved development for a permitted use is not being developed in accordance with the provisions of this Bylaw, or in accordance with the standards and conditions specified in the development permit;	Bylaw 04-2022
	c) the approval of a proposed development for a discretionary use is deemed to be invalid subject to section 2.8.	Bylaw 04-2022

3. GENERAL REGULATIONS

The following regulations shall apply to all Zoning Districts in this Bylaw:

3.1 Development on Hazard Lands

- 3.1.1 Where development of a building is proposed on potentially hazardous land, Council may require the applicant to submit sufficient topographic and geotechnical information to determine if the development will be impacted by unstable slopes, land susceptible to flooding.
- a) Council and/or the Development Officer may request additional information from qualified professionals from the applicant prior to rendering a decision. **Bylaw No. 09-17**
- 3.1.2 Council may require that before a permit is used for development on a site referenced in 3.1.1, the applicant shall submit a report prepared by a professional that is competent to assess the suitability of a proposed development site with respect to:
- a) The potential for flooding up to the 1:500 flood elevation, and the management of surface water within the site. **Bylaw No. 05-20**
- b) The potential for geotechnical risk related to instability, erosion, slumping, or subsidence, both before and after any proposed development or use. **Bylaw No. 05-20**

- c) The suitability of the location for the proposed development or use given the site constraints and local conditions or factors. **Bylaw No. 05-20**
 - d) The possibility for development and use to proceed with any required, and/or recommended, mitigation measures or limitations to manage risks related to potential hazards to protect people and property. **Bylaw No. 05-20**
- 3.1.3 Within the flood plain of a river or stream:
- a) Residential structures containing habitable or potentially habitable rooms shall be flood proofed to the 1:500 flood elevation.
 - b) Intensive Livestock Operations (ILOs) shall ensure that buildings, permanent ILO animal enclosures, and manure storage facilities are flood proofed to the 1:500 flood elevation.
 - c) Intensive agricultural operations shall ensure buildings are flood proofed to the 1:500 flood elevation.
 - d) Habitable structures or buildings not housing animals may employ wet flood proofing techniques.
- 3.1.4 Sanitary landfills and lagoons shall not be located on hazard lands.
- 3.1.5 The following shall apply for the review and completion of permit applications, permit issuance or refusal, and the standards or conditions of a permit: **Bylaw No. 05-20**
- a) Actions to avoid, prevent, mitigate or remedy hazards, recommended by a certified professional or otherwise, may be incorporated as conditions of a development permit. Council shall refuse a permit for any development where, in Council's opinion, any proposed action(s) is inadequate to address the adverse conditions or will result in excessive municipal costs. **Bylaw No. 05-20**
 - b) Any approved development permit involving hazard lands, any conditions, and (if applicable) any professionally prepared investigation will be registered to title under in accordance with section 235 of the Act, and at the proponent's expense. **Bylaw No. 05-20**
 - c) All costs relating to investigation and determining suitability of a development or site is solely at the expense of the proponent. **Bylaw No. 05-20**
 - d) The failure to provide any of the information requested by the RM may result in a development permit application being considered incomplete and refused. Any application refusal will be issued in writing and where applicable, shall advise the applicant of any legislated right of appeal **Bylaw No. 05-20**

3.2 One Principal Building or use Permitted on a Site

3.2.1 Not more than one principal building or use shall be permitted on any one site except for:

- a) Public utilities, municipal facilities, public recreation lands and parks. **Bylaw No. 19-2019**
- b) Institutional uses.
- c) Approved dwelling groups.
- d) Agricultural uses.
- e) Ancillary uses as specifically provided for in this Bylaw.
- f) Approved and licensed private seasonal docks, boat lifts, and personal water craft lifts. **Bylaw No. 19-2019**

3.3 Mobile and Modular Homes

3.3.1 *Removed* **Bylaw 04-2022**

3.3.2 Every mobile home shall bear CSA Z240 certification (or a replacement thereof) and shall be attached to a permanent foundation, or securely anchored to the ground and skirted, prior to occupancy.

3.3.3 Every modular home shall bear CSA A277 certification (or a replacement thereof) and shall be attached to a permanent foundation.

3.4 Signs and Billboards

3.4.1 Signs located in a Highway Sign Corridor shall be regulated entirely by the requirements of "The Erection of Signs Adjacent to Provincial Highway Regulations, 1986" or amendments thereto, and subsection 3.5.2 shall not apply.

3.4.2 Signs other than those located in a Highway Sign Corridor shall comply with the following:

- a) All signs situated along a highway are required to comply with "The Erection of Signs Adjacent to Provincial Highway Regulations, 1986" as may be amended from time to time.
- b) 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 the premises.
- c) A maximum of two advertising signs is permitted on any site, or quarter Section.
- d) Government signs, memorial signs, and directional signs with no advertising, including traffic control, no trespassing, hunting restriction and similar signs, are exempt from restriction.

- e) Temporary signs and real estate signs are permitted only as long as the temporary condition existing for the property.
- f) With the exception of signs as referenced in Section 3.10.3, billboard and other off-site advertising signs are prohibited.
- g) All private signs shall be located so that no part of the sign is over a public right of way.
- h) The maximum facial area of a sign shall be as specified in the District in which it is located.
- i) No sign shall exceed 6 metres in height.
- j) No sign located in a residential area shall incorporate backlighting or flashing lights.

3.5 Storage of Vehicles

- 3.5.1 Notwithstanding anything contained in this Bylaw, no person shall use any site in any District, for the parking or outside storage of more than two vehicles that are not operational unless the site is an approved machinery or automotive salvage yard. **Bylaw 08-2014**
- 3.5.2 Within residential areas, vehicles not in operational condition or that are unlicensed, shall not be parked or stored in the front yard.
- 3.5.3 Council may require that permitted machinery or automotive salvage yards be screened from roadways or neighbouring properties with landscaping, fences or a combination of both.
- 3.5.4 The use of an abandoned vehicle, or unlicensed vehicle or truck trailer unit for the purpose of a sign is prohibited.

3.6 Public Utilities, Pipelines, and Facilities of the Municipality

- 3.6.1 Public utilities and facilities of the Municipality, except solid and liquid waste disposal sites, shall be permitted uses in every zoning District, and unless otherwise specified by this Bylaw, no minimum site area or yard requirements shall apply.
- 3.6.2 Where a pipeline, other utility or transportation facility, crosses a municipal road, Council may apply special design standards as considered necessary to protect the municipal interest in the road.
- 3.6.3 Subject to the Provincial Regulations administered by the Ministries responsible for Health and Environment, no liquid, solid or gaseous wastes shall be allowed to be discharged into any stream, creek, river, lake, pond, slough, intermittent drainage channel or other body of water, onto any land or into the air. **Bylaw No. 21-2017**
- 3.6.4 Where available, every dwelling and every building containing washroom and/or kitchen facilities shall be connected to the municipal sewer and water supply **Bylaw No. 21-2017**

system at the owner's or applicant's expense and shall be serviced by the municipal sewer collection system.

3.6.5 Only one (1) septic tank shall be permitted per site.

Bylaw No. 21-2017

3.7 Solid and Liquid Waste Disposal Facilities

3.7.1 Development and maintenance of a solid or liquid waste disposal facilities will be subject to the following special standards as specified by Council upon issuing a permit:

- a) A buffer strip containing trees, shrubs or a berm shall be located surrounding a lagoon or sanitary landfill disposal area.
- b) A lagoon or sanitary landfill disposal area shall be located outside the 1:500 flood hazard area.
- c) Any solid or liquid waste disposal facility shall be suitably fenced.

3.7.2 A lagoon or sanitary landfill disposal area subject to discretionary use approval shall be considered according to the following criteria:

- a) A municipal or regional landfill or lagoon project that has undergone a provincial environmental impact assessment and a public hearing process will be considered suitable, with any necessary mitigation measures identified by that process.
- b) Private landfills and lagoons will be considered, provided they meet provincial requirements, and are located so they will not interfere with existing or future residential, recreational, or tourism development.
- c) Sanitary landfills and lagoons shall not be located on hazard lands.

3.8 Manure Application

3.8.1 The minimum separation distance between occupied dwellings and the location where manure is to be spread as listed within Table 3.8.

**Table 3.8
Location Separation Criteria for Manure Spreading to Dwellings (in metres)**

Method of Manure Application			
Distance between manure application and the nearest property boundary	Injected	Incorporated in soil within 24 hours	No incorporation in soil
Communities of 1-1000 people	200	400	800
Communities of >1000 people	400	800	1200

Distances are measured between edge of the manure application area and the edge of a nearest property boundary in metres.

3.9 Home Based Businesses

- 3.9.1 Home based businesses shall visibly be secondary and ancillary to the farmstead as an agricultural operation or the dwelling unit.
- 3.9.2 Home based businesses shall cause no variation in the residential or residential farm character and appearance of the dwelling, accessory residential building, or land, except for permitted signs.
- 3.9.3 All permits issued for home based business shall be subject to the condition that the permit may be revoked at a time if, in the opinion of the Council, the conditions under which the permit was originally issued are no longer met. Where a permit is revoked the use shall cease immediately.

3.10 Bed-and-Breakfast and Vacation Farms

- 3.10.1 Vacation farms shall be ancillary to an agricultural farm operation and located on the same site as a farmstead, and may include bed-and-breakfast, cabins, and overnight camping areas.
- 3.10.2 Council may specify the maximum number of cabins permitted as part of a vacation farm operation.
- 3.10.3 On-site signs shall be permitted in accordance with Section 3.4. Off-site signs not exceeding 1 m² may be permitted at the discretion of Council where necessary to provide directions from a highway to the operation.
- 3.10.4 Vacation farms and bed-and-breakfast operations shall be licensed pursuant to *The Public Health Act*, where tourist accommodations require health approval.
- 3.10.5 Bed-and-breakfast operations shall be located in a single detached dwelling used as the operator's principal residence, or located in a dwelling accessory to and established on the same site as the operator's principal residence.
- 3.10.6 Council will consider applications with respect to the following criteria:
 - a) The proposed structures are suitable for the proposed development.
 - b) There is a water source suitable for public consumption at the facility.
 - c) There are suitable utilities and sewage disposal system for the facility.
 - d) There are appropriate levels of access to the site and off-street parking for the users of the facility.
 - e) The development will not be in conflict with adjacent uses or uses currently on site.

3.11 Seasonal Campgrounds and Temporary Construction Camps

- 3.11.1 The operator of a campground shall provide the Development Officer with a plan of the campground, identify any buildings, uses of land, and the location of all roadways and recreational vehicle or tent campsites with dimensions. The addition or rearrangement of campsites, the construction or moving of buildings, the material change in use of portions of land, or the filling or clearing of land shall require a new development permit, and the operator shall submit for approval an amended plan incorporating the changes. **Bylaw No. 05-20**
- 3.11.2 A campground shall have within its boundaries a buffer area abutting the boundary of not less than 6 m, which shall contain no buildings.
- 3.11.3 No portion of any campsite shall be located within a roadway or required buffer area.
- 3.11.4 Each campsite shall have direct and convenient access to a developed roadway, which is not located in any required buffer area.
- 3.11.5 Each campsite shall be large enough to allow for each recreational vehicle to be located at least 4.5 m from any other trailer coach and no portion of the campsite shall be located closer than 6 m from the site boundary. **Bylaw No. 05-20**
- 3.11.6 Roadways within a campground shall be at least 6 m in width. No portion of any campsite, other use or structure shall be located within 3 m of any roadway.
- 3.11.7 A campground may include as ancillary uses a laundromat or a confectionery designed to meet the needs of the occupants of the campsites, and one single detached dwelling for the accommodation of the operator.
- 3.11.8 *The Public Health Act*, and associated regulations, shall be complied with in respect to all operations and development of the campground.
- 3.11.9 Council will consider applications with respect to the following criteria:
- a) The site is located with convenient access to the recreational features, facilities or construction project that it is intended to serve.
 - b) The size and shape of the parcel and the design of the campground will ensure that each site is accessed from an interior roadway.
 - c) There is a water source suitable for public consumption at the campground.
 - d) There are suitable utilities, sewage disposal systems and facilities for the campground.
 - e) The development will not be in conflict with adjacent uses or uses currently on site.

3.11.10 Construction camps shall be discontinued within 6 months of the commencement of production of the facility it was intended to serve, or such later date as may be determined by Council.

3.12 Intensive Livestock Operations (ILOs)

3.12.1 In order to manage the development of ILOs and surrounding land use interests, Council will consider applications for development of an ILO, including any rendering facility or abattoir, and apply the following criteria:

3.12.1 Location Separation Criteria

In order to ensure ILO development occurs in acceptable locations, new ILO development proposed or a proposed expansion of an existing ILO (existing at the date of adoption of this Bylaw) must comply with the location separation criteria in this Section and in Table 3.12:

**Table 3.12
Minimum Separation Criteria for ILO to Specific Uses (in metres)**

Specific Use	Animal Units				
	100-299	300-499	500-2000	2000-5000	>5000
Residence, tourist accommodation, or campground	300 (450)	400 (450)	800 (1200)	1200 (1600)	1600 (2000)
Area authorized for a multi-parcel residential subdivision, hamlet, urban municipality <100 population	400 (600)	800 (1200)	1200 (1600)	1600 (2000)	2000 (2400)
Urban municipality 100-500 population	800	1200	1600	2400	2400
Urban municipality 501-5000	1200	1600	2400	3200	3200
Urban municipality >5000	1600	2400	3200	3200	3200

- Distances are measured between livestock facilities and building development, or site occupied for campground purposes.
- Distances do not apply to residences associated with the operation.
- Distances shown in brackets apply to facilities with open liquid manure storage.

3.12.2 Location separation criteria reduction

Council, at its discretion, may consider lesser separation distances than given in Table 3.13, subject to the following considerations:

- Where Council considers that a lesser separation distance than described, in Table 3.13, will not negatively impact the specific use or surrounding development, Council may grant a reduction of the location separation criteria. Prior to granting

a reduction, Council may consult with appropriate land owners within prescribed distances.

- b) The developer shall provide written notice that has been approved for notification by Council to the owner of a residence within the distance provided in Table 3.13, and to the hamlet board of a hamlet or Council of urban municipality within the specified distance.
- c) Where the separation distances are, in Council's opinion, significantly less than the criteria of Table 3.13, Council may require the developer of a proposed ILO to enter into an agreement with the owner of a residence and the Municipality consenting to the proposed development up to a specified size, as a condition of the approval. Council may require that an interest protecting the parties to the agreement, be registered against the residence and the ILO parcel titles.

3.12.3 Public Consultation

- a) Council will advertise any proposal for an intensive livestock operation, as defined by this Bylaw, and will provide an opportunity for public comment for a minimum of 21 days.
- b) Council will encourage developers to hold a public open house to provide information to affected landowners.
- c) Council shall hold a public meeting to ensure community interests are considered before a decision is issued by the Council.
- d) Council will make a decision on a proposed livestock operation within 45 days. If an extension is required, Council will notify the developer in writing, including reasons for the extension, and the length of the extension.

3.12.4 Water supply and protection

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

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

3.12.5 Additional information requirement

- a) Council may require the proponent to obtain recommendations from appropriate agencies and address issues regarding water supply, quality and quantity considerations and manure management plans to evaluate the suitability of the site.

- b) *The Agricultural Operations Act* and other provincial legislation may apply to the development of an ILO. When considering the operational or environmental aspects of a proposed project that does not require provincial review, Council may refer a development permit application to the appropriate agencies for advice and recommendations.

3.12.6 Application of manure will be carried out in accordance with Section 3.8.

3.12.7 Permit conditions:

As a condition of approval, Council shall specify the maximum number of animal units for which the approval is made to reduce the potential for land use conflicts with neighbouring uses and may impose development standards which specify the location of holding areas, building or manure storage facilities on the site, which specifications may vary from the separation criteria in Table 3.12.

3.12.8 Existing Intensive Livestock Operations (ILO)

ILOs existing at the time of the adoption of this Bylaw shall continue. However, any expansion of the operation or change of animal species or type of operation is required to obtain written approval from Council in accordance with the requirements and conditions of this Bylaw.

3.12.9 Development permits required

Development permits are required for any proposed:

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

3.13 Rodeo Facilities and Equestrian Centres

3.13.1 The following criteria apply to Rodeo and Equestrian facilities:

- Shall be located on sites exceeding 15.9 hectares.
- Shall meet the separation requirements listed within Table 3.12, where applicable.
- Shall provide a water source suitable for public consumption at the rodeo facility or equestrian centre.
- Shall have sewage disposal and other necessary utilities for domestic and public use.

- 3.13.2 Council may require the proponent to obtain recommendations from appropriate agencies regarding issues related to water supply, quality and quantity, manure management plans, and any other issues Council deems relevant for the purpose of ensuring environmental protection.
- 3.13.3 *The Agricultural Operations Act* and other provincial legislation may apply to the development of a rodeo facility or equestrian center. When considering the operational or environmental aspects of a proposed project that does not trigger a provincial review, Council may refer a development permit application to the appropriate agencies for advice and recommendations.
- 3.13.4 There shall be a water supply adequate for the proposed development and the development shall not contaminate any water supply source.
- 3.13.5 As a condition of approval, Council may:
- Require the project to demonstrate that appropriate measures will be in place to minimize the risk of contamination of water sources.
 - Require the applicant to demonstrate an adequate water supply is available for the development and that the supply for neighbouring developments will not be adversely affected by the proposed operation.
 - Application of Manure will be carried out in accordance with Section 3.8.
 - As a condition of approval, Council shall specify the maximum number of animal units for which the approval is made.

3.14 **Sub-surface Mineral Extraction Activity**

Development proposed on lands that may be subject to subsidence due to sub-surface mineral extraction activities shall be subject to the following:

- a) It shall be the proponents responsibility to determine in consultation with the Ministry of Energy and Resources whether the land may be in an area affect by active mineral extraction agreements.
- b) Proponents may be required to consult a qualified professional to assess the suitability of the site for the proposed development and identify appropriate mitigation measures.

3.15 **Frontage on Road**

Bylaw No. 21-2017

- 3.15.1 A development permit shall not be issued, or a subdivision application approved, 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 registered road to applicable RM standards, or unless satisfactory arrangements have been made with Council for the improvement or building of a road.

Bylaw 04-2022

3.16	Accessory and Ancillary Buildings and Structures	Bylaw No. 21-2017
3.16.1	<p>Accessory and ancillary buildings shall not be constructed or placed on any site prior to the construction of the principal building except as follows:</p> <ol style="list-style-type: none"> 1. Where a Development Permit has been issued for a principal building, the Development Officer may, at their discretion, allow prior development of an accessory or ancillary building where such building is required for the storage of construction material or equipment. 2. Applicants shall be required to show on the site plan the intended location of the future principal building on site. 	
3.17	Retaining Walls	Bylaw No. 10-2019
3.17.1	<p>Notwithstanding anything contained herein, the Development Officer may require a detailed geotechnical investigation prepared and endorsed by a qualified professional which is required prior to the issuance of a Development Permit for the construction of any retaining wall. Costs associated with any investigation are solely those of the applicant. The detailed investigation shall include, but is not limited to:</p>	Bylaw No. 10-2019
	a) Construction plans for the retaining wall and any engineering specifications that must be adhered to with respect to its construction and any fill to be retained;	Bylaw No. 10-2019
	b) Detailed plans for suitable management of on and off-site surface drainage. Post-development outflows must not increase pre-development levels unless properly directed to a municipally controlled drainage network with excess capacity, or a suitable natural retention body;	Bylaw No. 10-2019
	c) A site surface drainage plan demonstrating appropriate passage of surface waters and mitigation of drainage impacts to adjacent and neighbouring properties; and	Bylaw No. 10-2019
	d) Encourage the assessment or investigation by a qualified professional that the retaining wall is designed with full knowledge of topographical, geotechnical, and hydrological conditions on site. The level of investigation required is to be determined by the professional such that they are willing to endorse and assume liability for their conclusions.	Bylaw No. 10-2019
3.17.2	Retaining walls within five (5) metres of the high-water mark of any water course or water body shall be required to submit to the Development Officer provincial ministry or agency approval with respect to alteration of a shoreline.	Bylaw No. 10-2019
3.17.3	The Development Officer shall require the submission of a Real Property Surveyor's Report completed by a Saskatchewan Land Surveyor to ensure construction of the retaining wall within property boundaries and in accordance with the regulations of the zoning bylaw.	Bylaw No. 10-2019

- 3.17.4 The applicant may be required to provide to the Development Officer, evidence prepared by a qualified professional detailing any considerations or development standards required to ensure the integrity of the wall(s) and the land which it is retaining (for example, a letter of assurance). **Bylaw No. 10-2019**
- 3.17.5 The construction of a retaining wall or walls shall not cause adverse effects for surface drainage onto adjacent and nearby property boundaries. **Bylaw No. 10-2019**
- 3.17.6 A retaining wall or walls shall be constructed such that: any risk to public safety is suitably addressed in its placement and design (i.e., appropriate placement of railings); its placement shall not negatively affect the sight lines of adjacent properties; and its placement shall not unreasonably create vantage points that intrude on the privacy of adjacent properties. **Bylaw No. 10-2019**
- 3.17.7 Notwithstanding any site regulation in any zoning district, retaining walls shall not be subject to any minimum yard setback requirement, but must not extend beyond the site boundary. **Bylaw No. 10-2019**
- 3.18 Dedicated Lands** **Bylaw No. 13-2019**
- 3.18.1 **Buffer Strips** **Bylaw No. 13-2019**
1. A buffer strip shall be, unless otherwise designated by Council, designated used as a buffer between land uses, public park or recreation area. **Bylaw No. 13-2019**
- 3.18.2 **Environmental Reserve** **Bylaw No. 13-2019**
1. Unless designated by Council, environmental reserve shall be used as a natural area, and left in its natural state subject to the provisions of this bylaw establishing and governing temporary structures and developments. **Bylaw No. 13-2019**
2. Council may designate environmental reserve for use as a public park, or for any other purpose permitted by *The Dedicated Lands Regulations, 2009*. **Bylaw No. 13-2019**
3. Where environmental reserve is in the name of the Crown, permission for use or development must be obtained from the appropriate ministry. **Bylaw No. 13-2019**
- 3.18.3 **Public Reserve and Municipal Reserve** **Bylaw No. 13-2019**
1. Subject to the regulations governing the zone in which they are located, public reserve and municipal reserve other than dedicated lands specifically referenced in this part may, by bylaw or resolution, be designated for the following uses: **Bylaw No. 13-2019**
- (a) A public park;
 - (b) A buffer strip;
 - (c) School purposes;
 - (d) A natural area;
 - (e) A public building or facility;
 - (f) A building or facility used and owned by a charitable corporation; or
 - (g) Agricultural or horticultural uses.

Unless designated for another use, public reserve shall be used as a natural area, and left in its natural state, subject to the provisions of this bylaw governing temporary structures and developments.

- 3.18.4 **Temporary Structures or Development on Dedicated Land** **Bylaw No. 13-2019**
1. Subject to the regulations governing the zone in which they are located, and the requirements of Part IX of the Act, and person may apply to Council for permission to place a temporary structure on, alter, or commence a use on dedicated lands other than a walkway, in accordance with the provisions of this section. **Bylaw No. 13-2019**

 2. Any application for permission to place a temporary structure or development on dedicated lands shall be made by way of an application in such a form as may be prescribed by the Development Officer and shall contain all information necessary to evaluate the proposed temporary structure , alterations or use, and shall include the following minimum information: **Bylaw No. 13-2019**
 - (a) Proposed structure, alterations or use;
 - (b) Name of applicant;
 - (c) Diagram of proposed structure of development showing intended structure of any, location, and proposed ingress and egress;
 - (d) And other information as may be required in support of the application where, in the opinion of the Development Officer, the foregoing information does not provide sufficient information or clarity respecting the proposed structure or development, or any other information necessary for Council to fully review the application.

 - .3 The application will be reviewed by the Development Officer for conformance to the Official Community Plan, this Zoning Bylaw, *The Planning and Development Act, 2007, The Dedicated Lands Regulations, 2009*, and will refer the application to Council. **Bylaw No. 13-2019**

 4. Council will review the application and Development Officer’s report and may request comments or information from any person considered appropriate to assist in Council’s review of the application. **Bylaw No. 13-2019**

 5. Council will review the application, reject the application, or approve the application with conditions. **Bylaw No. 13-2019**

 6. Approval of temporary development does constitute approval of a development permit as may be required by this bylaw. A separate development permit may be required where stipulated by this bylaw. **Bylaw No. 13-2019**
- 3.18.5 **Structured Access to Lakefront** **Bylaw No. 13-2019**
1. Where a proposed temporary structure or development is for the purposes of a structured of a structured access route to the lakefront: **Bylaw No. 13-2019**

- a) The application shall: **Bylaw No. 13-2019**
- (i) Include a site plan showing the location of the access way in proximity to property boundaries and the width of the access way;
 - (ii) Describe the proposed access and the materials to be used;
 - (iii) Provide the legal description of the land owned by the applicant and for the benefit of which permission is sought;
 - (iv) Contain details as to how the proposed access will minimize environmental disruption of the dedicated lands or adjacent water body; and
 - (v) Contain details as to any required movement or destruction of any living plant material, rock soil, water or minerals.
- b) Any authorization granted by Council shall be subject to the following requirements, generally: **Bylaw No. 13-2019**
- (i) No living plant material, rock, soil, water or minerals may be destroyed or moved, excepts as expressly approved in writing by Council;
 - (ii) No structure, including but not being limited to a fence, fire pit, planter box, compost bin, shed, deck or ramp may be erected or moved onto the dedicated lands except as expressly approved in writing by Council.
 - (iii) Should development or inadequate maintenance of development result in solely responsible for remediation.
- c) Any approval granted by Council on environmental reserve shall be subject to the following requirements: **Bylaw No. 13-2019**
- (i) the access path shall be perpendicular to the shoreline;
 - (ii) The access path shall not exceed a width of 2 metres;
 - (iii) Use of motorized vehicles such that they do not damage the natural areas; and
 - (iv) Vegetation may be cut off at ground level for the purposes of the access path.
- 3.18.6 **Dock or Shoreline Alteration** **Bylaw No. 13-2019**
1. Where a proposed temporary structure or development is for the purposes of a dock or other shoreline alteration upon the lakeshore: **Bylaw No. 13-2019**
- a) The application shall: **Bylaw No. 13-2019**
- (i) Include a site plan showing the location of the development in proximity to property boundaries and the width of the access way;
 - (ii) Provide the legal description of the land owned by the applicant and for the benefit of which permission is sought;
 - (iii) Contain details as to how the proposed development will minimize environmental disruption of the dedicated lands; and
 - (v) Contain details as to any required movement or destruction of any living plant material, rock, soil, water, or minerals.

- b) Any authorization granted by Council shall be subject to the standards and requirements referenced herein, as well any other conditions that Council may, in its sole discretion, impose, which conditions shall be specified in writing in any approval, and which may include, but shall not be limited to a requirement that any dock be removed on a seasonal basis. **Bylaw No. 13-2019**
- 3.18.7 **Approval Contingent on Regulatory Compliance** **Bylaw No. 13-2019**
1. Any approval of temporary structure or development of dedicated lands shall be conditional upon the applicant obtaining and providing to the Development Officer all required regulatory permits and approvals required under federal and/or provincial law, including, but not limited to the following: **Bylaw No. 13-2019**
- (a) Any proposed temporary structure or other development on the bank of a waterbody or within a minimum of 5 metres of the highwater mark, shall require a shoreline alteration permit from the *Water Security Agency* prior to issuance of Council's authorization and finalization of any required agreement.
 - (b) Any alteration to the bed of a lake shall require such authorizations and permits as may be required for any such temporary or permanent alteration.
 - (c) Approval from any federal or provincial ministry or agency responsible for shoreland areas, crown land, wildlife, and preservation of natural habitat.
- 3.18.9 **Limitations of Agreement** **Bylaw No. 13-2019**
1. All agreements entered into granting permission for a temporary structure or development shall be: **Bylaw No. 13-2019**
- (a) Personal to the grantee(s) of the agreement, and no agreement is transferable;
 - (b) Where permission is sought pursuant to clause 3.18.4 to 3.18.6, for the benefit of the land referenced in the application only;
 - (c) In the nature of a licence, and convey no right of exclusive use to the affected lands, of any temporary structure or development;
 - (d) Are subject to a condition that they may be canceled by Council:
 - (i) Immediately upon breach of the terms and conditions of approval, any development standards, or any provision of an agreement entered into in respect thereof and;
 - (ii) Otherwise, on six month's notice.
- .2 All permissions granted pursuant to clauses 3.18.4 to 2.18.6 and all agreements relating thereto shall expire forthwith where the land referenced in subclause 3.18.9.1(b) should cease to be owned or occupied by one or more of the applicants. **Bylaw No. 13-2019**
3. No permission granted hereunder shall relieve the applicant or grantee from compliance with any other statute, regulation or bylaw. **Bylaw No. 13-2019**

3.19	Seasonal Private and Communal Docks and Lifts	Bylaw No. 19-2019 Bylaw No. 10-2023
3.19.1	Inherent to the nature of a dock, it is implied that any yard requirement shall not apply, subject to any other separation requirement between docks as required in this bylaw, and that the dock may extend from titled public or private property onto or over a water body.	Bylaw No. 19-2019
3.19.2	The placement of docks and lifts is subject to the development permitting requirements of the Municipality. Development permit approval, where required, does not preclude relieve or exempt the applicant from also obtaining any other permit, approval, or license as may be required by the Municipality, or by the provincial and federal regulatory agencies.	Bylaw No. 19-2019
3.19.3	Docks shall be placed on the lake side of the titled or leased lot of the owner and shall extend onto the lake in a manner approximately perpendicular to the shoreline. Approval for placement of docks shall be determined based on the regulation, standards, and evaluative criteria contained in this zoning bylaw.	Bylaw No. 19-2019
3.19.4	Not more than one dock, two boat lifts and two personal water craft lifts will be permitted to be located, or associated with, any single privately titled or leased lot or site.	Bylaw No. 19-2019
3.19.5	All boat docks or lifts shall be required to submit for licensing approval prior to installation.	Bylaw No. 19-2019
3.19.6	In addition to any setback or separation requirement, the placement of docks and lifts shall be considered in a manner that is consistent with the orientation of neighbouring docks and lifts, that is sensitive to views and other impacts, and that avoids negative impacts on existing docks, lifts, and adjacent properties.	Bylaw No. 19-2019
3.19.7	The width of a dock inclusive of any platform or parallel structure shall not exceed the lesser of 3.0 metres or 45% of the total lot frontage.	Bylaw No. 19-2019
3.19.8	No roof, overhead or covered structures shall be placed, constructed, or maintained on any dock. Canopies may be attached to a lift or a size sufficient to cover the boat or personal water craft.	Bylaw No. 19-2019
3.19.9	Docks and lifts shall be seasonal in nature with no permanent structure left in place when removed for the winter season.	Bylaw No. 19-2019
3.19.10	Off-season storage of docks and lifts must be on private property. Upon written request of an applicant, the Municipality may grant permission for the storage of docks or lifts on public property where the conditions or limitations on the applicants property may preclude storage on that site. In such instances, the docks or lifts being stored shall be made sufficiently visible through flagging or placement of reflective materials to minimize public safety risk posed by structures being covered with snow during winter months.	Bylaw No. 19-2019

- 3.19.11 Public access along the foreshore shall not be impeded by any dock or lift. **Bylaw No. 19-2019**
- 3.19.12 Development Permits for docks and lifts (where required) shall be issued for a maximum period of two (2) years; however, permits can be renewed on two-year increments upon request. Upon permit expiry, applicants must submit a new application for review and approval. **Bylaw No. 19-2019**
- 3.19.13 Any clearing of plant material on dedicated lands to accommodate a dock or lift shall be subject to the regulations governing the development of dedicated lands in this bylaw, and provincial legislation and regulation. **Bylaw No. 19-2019**
- 3.19.14 Evaluation Criteria for Docks and Lifts **Bylaw No. 19-2019**
- Prior to considering a development permit application, the Municipality will solicit comment on the application from the Water Security Agency or any successor government department or agency and will give due consideration to any comments received.
- In addition to the foregoing and in addition to any general discretionary use evaluation criteria in this bylaw, Council will consider the following evaluation criteria when reviewing discretionary use applications for docks and lifts:
- a) The location of the dock or lift relative to other uses in the vicinity
 - b) The potential effect(s) on the natural environment or wildlife in the area.
 - c) Where on dedicated lands:
 - i. Whether access to the dock and lift(s) is practical and safe for users.
 - ii. Whether access to the dock and lift(s) has been developed in accordance with the requirements of this bylaw and the Act.
 - iii. The effect of the dock or lift on maintaining public access to the dedicated lands.
 - iv. The compatibility with existing development and land uses in the vicinity.
 - v. The location of the dock or lift relative to the applicant's property.
 - vi. The availability of dedicated lands in the area specifically developed and maintained as public beach area or marina.
 - vii. Preference shall be given to submissions where applicants can demonstrate collaboration on infrastructure (i.e., piers and lifts) and reduced shoreline footprint.
- 3.19.15 Where development is located on dedicated lands, discretionary use approval and development permit issuance shall constitute permission for temporary use for the dock and/or lift in accordance with subsection 194(2) of the Act. **Bylaw No. 19-2019**
- 3.19.16 For the purpose of communal docks, the following modifications shall apply: **Bylaw No. 10-2023**
- a) The restriction on number of docks in 3.19.4 shall apply to the single communal dock, and the restrictions on numbers of lifts shall apply to dock users. **Bylaw No. 10-2023**

3.20	Marinas	Bylaw No. 19-2019
3.20.1	Marinas shall be located where they will not create land use conflicts. In this regard, marinas are encouraged to be located a minimum of 200 meters from residential properties or designated beach areas. A lesser distance may be considered where it can be demonstrated that the marina does not create an issue with public safety, or nearby land uses, or where the proposed marina is part of an overall development plan involving other uses.	Bylaw No. 19-2019
3.20.2	No dock or lift shall be within 5 metres of the exterior functional boundary of the marina or its site area.	Bylaw No. 19-2019
3.20.3	Prior to granting discretionary use approval for a marina, an applicant shall provide proof to the Municipality that they have obtained all necessary approvals from the appropriate federal or provincial regulatory bodies.	Bylaw No. 19-2019
3.20.4	<p>Evaluation Criteria for Marinas</p> <p>In addition to any general discretionary use evaluation criteria in this bylaw, Council will consider the following evaluation criteria when reviewing discretionary use applications for marinas</p> <ul style="list-style-type: none"> a) The adequacy of the physical access to the site. b) The effect on traffic patterns in the areas. c) The provision and availability of vehicle and trailer parking. d) The potential effect(s) on the natural environment or wildlife in the area. 	Bylaw No. 19-2019
3.20.5	Marinas once approved do not require further licences for docks or lifts within the marina.	Bylaw No. 19-2019
3.21	Shipping Containers (Sea Cans)	Bylaw No. 09-2020
3.21.1	Shipping containers shall be considered as an accessory structure in every zoning district, unless a district otherwise provides for, or regulates the use or structure.	Bylaw No. 09-2020
3.21.2	Shipping containers shall not be placed on a site prior to, or in the absence of, an established principal use except as provided for in this bylaw.	Bylaw No. 09-2020
3.21.3	Shipping containers shall be required to meet all the yard requirements and regulations of an accessory structure or building for the zoning district in which it is located.	Bylaw No. 09-2020
3.21.4	Shipping containers shall not be used for any form of dwelling, human habitation, or sleeping accommodation, nor shall they be connected to any water or sewage system.	Bylaw No. 09-2020
3.21.5	Where permitting is required, applicants shall submit photographs of the unit clearly showing all sides of the structure as part of a permit application.	Bylaw No. 09-2020

- 3.21.6 Any permit granted for a shipping container is specific to the particular unit. Removal, replacement, or relocation within a site shall require any new permit. **Bylaw No. 09-2020**
- 3.21.7 Shipping containers shall be properly maintained and kept in good repair. **Bylaw No. 09-2020**
- 3.21.8 Shipping containers shall not be used as a sign or billboard except in accordance with any regulations pertaining to signs within this bylaw. **Bylaw No. 09-2020**
- 3.21.9 Where applicable, a shipping container shall meet the requirements of the National Building Code of Canada. **Bylaw No. 09-2020**
- 3.21.10 Where a zoning district identifies a shipping container as a discretionary use, the following evaluation and standards shall apply: **Bylaw No. 09-2020**
- a) In the opinion and to the satisfaction of Council, assessment for compatibility, suitability, and placement within a site shall be based on:
 - i. the context in which the shipping container will be located, and its ability to complement or detract from land uses in the vicinity;
 - ii. the condition of the shipping container and any treatment(s) given to improve its appearance; and
 - iii. the use of any screening or placement within the site to minimize any potential land use conflict, nuisance, or negative impact on the public realm.
 - b) To secure the objectives of this bylaw, and to minimize any negative impact on adjacent land uses and the public realm, Council may impose development standards or permit conditions related to the following:
 - i. the placement within the site relative to other on-site development, or development on adjacent lands; and
 - ii. requirements for landscaping or screening;
- 3.21.11 A shipping container for personal storage use may be temporarily placed on a site in any district under the following conditions: **Bylaw No. 09-2020**
- a) During construction on a site when the shipping container is utilized solely for the storage of supplies and equipment that are used on site in support of construction of the principal building or use, provided that a valid development permit, a renewal, or extension thereof, has been issued for the principal use or structure on that site and that the shipping container has been identified.
 - b) The shipping container must be removed from the site upon first occurrence of any of the following for the principal use or structure: expiry or closure of the development permit; or final close-in for building inspection.
- 3.22 Landscaping** **Bylaw No. 11-2021**
- 3.22.1 Notwithstanding any site regulation in any zoning district, landscaping shall not be subject to any minimum yard setback requirement, but must not extend beyond the site boundary. **Bylaw No. 11-2021**

3.22.2	Landscaping shall not interfere or obstruct any public works, municipal services, walkway or street.	Bylaw No. 11-2021
3.22.3	Landscaping shall not adversely affect any adjacent properties by creating issue with drainage or interfere with development on adjacent sites.	Bylaw No. 11-2021
3.22.4	Landscaping of dedicated lands is prohibited unless otherwise approved by Council in accordance with section 3.18.	Bylaw No. 11-2021
3.22.5	Landscaping on any land that may be deemed hazard land for reason of potential risk to people, property, or natural environment, regardless of location or zoning district, shall be considered at the discretion of Council and subject to the evaluation criteria and hazard land provisions of this bylaw.	Bylaw No. 11-2021
3.22.6	Landscaping for sites, driveways and parking lots, provided the natural or designed drainage pattern of the site and adjacent sites are not adversely impacted. All landscaping shall maintain natural drainage routes as they enter and exit a site.	Bylaw No. 11-2021
3.22.7	Developers and lot owners shall practice landscaping strategies that use native species to reduce irrigation needs wherever possible.	Bylaw No. 11-2021
3.22.8	Landscaping involving retaining walls is subject to subsection 3.17.	Bylaw No. 11-2021
3.23	Bareland Condominiums	Bylaw No. 31-2021
3.23.1	The regulations and development standards for buildings and sites in all zoning districts shall also apply to uses and bare land units that are part of an approved bare land condominium plan.	Bylaw No. 31-2021
3.23.2	A single principal use is allowed per bare land unit.	Bylaw No. 31-2021
3.23.3	Notwithstanding subsection 3.23.2, within a bare land condominium, common property areas may contain multiple uses (eg. Recreation areas and facilities, parking, storage, etc.).	Bylaw No. 31-2021
3.23.4	Where development of a building or structure is proposed on land which is registered as part of a bare land condominium, Council may require the applicant to submit confirmation that the development meets the bylaws and standards of the bare land Condominium Corporation and approval of the Condominium Corporation for such development	Bylaw No. 31-2021

4. ZONING DISTRICTS

4.1 Districts

For the purpose of applying this bylaw, the Municipality may contain the following Zoning Districts:

A1 Agriculture District

CR Country Residential District

H Hamlet District

C Commercial District

LR3 Lakeshore Mixed Use District

Bylaw 12-2018

LR1 Lakeshore Residential District

LR2 Lakeshore Residential District

SHLR Slope Hazard Lakeshore Residential District

Bylaw 05-2020

If deemed necessary for the benefit of the municipality and in accordance with the intent of the Official Community Plan, Council may enact other zoning districts through an amendment to this bylaw.

4.2 Zoning District Map and Boundaries

The boundaries of all zoning Districts are shown on the map entitled, "Zoning District Map" which is attached to, and forms a part of this Bylaw. Unless otherwise shown on the Map, the boundaries of the Districts are parcel property lines, centre lines of streets, lanes, roads or such lines extended, and the boundaries of the Municipality. In the event of minor adjustments to parcel boundaries, the Zoning District boundary is also deemed to be adjusted.

4.3 Regulations

Regulations for the Zoning Districts are outlined in the following Sections.

5. A1 – AGRICULTURAL DISTRICT

5.1 Permitted Uses

5.1.1 Agricultural principal uses:

- a) Farmsteads, where located on a site of one quarter Section or more
- b) Field crops
- c) Market gardens
- d) Pastures for the raising of livestock (excluding ILOs)
- e) Tree nurseries

5.1.1a. Residential Uses:

Bylaw 23-2023

- a) Any Country Residence on a site of less than a Quarter Section.

Bylaw 23-2023

5.1.2 Accessory uses and buildings to agricultural or residential principal uses:

- a) Farm buildings and structures for a permitted principal agricultural use on the site.
- b) Facilities for the direct sale of crops grown by the agricultural operation.
- c) Orchards and vegetable, horticultural or fruit gardens, where accessory to a farmstead or existing residence.
- d) Private garages, sheds, and buildings accessory to any single detached dwelling on the site.
- e) Shipping containers on sites greater than 2.02 ha (5 acres), subject to Section 3.21”

Bylaw 09-2020

5.1.3 Ancillary uses, where ancillary to an agricultural principal use on the same site:

- a) Beehives and honey extraction facilities.
- b) Facilities for the preparation and sale of crops grown by the agricultural operation.
- c) Fish farming.
- d) Manure application subject to Section 3.9.

5.1.4 Resource based uses, including accessory buildings and uses:

- a) Petroleum exploration or extraction wells and related facilities.
- b) Petroleum pipelines and related facilities.

c) Mineral mines or extraction facilities.

5.1.5 Other principal uses, including accessory uses and buildings, but not including a residence:

a) Places of worship.

b) Schools and education institutions.

Bylaw 04-2022

c) Radio, television and microwave towers.

d) Public parks and public recreational facilities.

e) Golf courses.

f) Historical and archaeological sites, and wildlife and conservation management areas.

g) Public utilities, excluding solid and liquid waste disposal sites.

h) Municipal facilities.

i) Petroleum pipelines and ancillary facilities.

j) Railways and ancillary facilities.

5.2 Discretionary Uses

5.2.1 Agricultural principal uses:

a) Agricultural principal uses:

b) ILOs and buildings accessory to ILOs, subject to Section 5.4.1

c) Intensive agricultural operations and buildings accessory to intensive agricultural operations, subject to Section 5.4.2

d) Rendering facilities, stockyards and abattoirs

5.2.2 Residential uses:

a) **Removed**

Bylaw 23-2023

b) Residences ancillary or accessory to a discretionary use

c) Temporary construction camps

5.2.3 Accessory & Ancillary uses:

Bylaw No. 19-2019

a) Vacation farms, where ancillary to a farmstead on the same site

- b) Bed-and-breakfast homes, where ancillary to a farmstead or residence on the same site
- c) Home based businesses, where ancillary to a farmstead or residence on the same site, including personal care homes and child care facilities
- d) Agricultural related commercial uses ancillary to a farmstead on the same site
- e) Kennels in the form of a home based business
- f) Private seasonal docks, boat lifts, and personal water craft lifts subject to Subsection 3.19 **Bylaw No. 19-2019**
- g) Marinas subject to section 3.20 **Bylaw No. 19-2019**

5.2.4 Commercial principal uses:

- a) Agricultural product processing
- b) Agricultural equipment, fuel, and chemical supply establishments
- c) Agricultural service and contracting establishments
- d) Grain elevators and related uses
- e) Gravel pits and gravel crushing operations
- f) Machine shops and metal fabricators
- g) Machinery or automotive salvage or storage yards
- h) Recreational commercial uses, including sports arenas, golf courses, tourist campgrounds, or other similar uses
- i) Service stations and accessory restaurants
- j) Rodeo facilities and equestrian centres

5.2.5 Natural Resource Harvesting

- a) Logging, silviculture, timber processing, and related tree harvesting operations
- b) Sand and gravel exploration, extraction, and related transportation and storage facilities

5.2.6 Other principal uses:

- a) Airports
- b) Cemeteries

- c) Church residences and residential religious institutions
- d) Child care facilities
- e) Personal care homes
- f) **Removed**
- g) Institutional camps
- h) Solid and liquid waste disposal facilities, including soil farms for the rehabilitation of contaminated soil

Bylaw 04-2022

5.3 Regulations

5.3.1 Subdivision

The subdivision of any land within the Agricultural District is subject to the policies contained in the Official Community Plan.

5.3.2 Site requirements:

5.3.2.1 Density – a quarter section, or equivalent* located within this District, may contain a maximum of three sites for any agricultural, residential or commercial principal use, unless more than three sites existed prior to the passage of this bylaw.

5.3.2.2 The minimum site frontage shall be 20 m.

5.3.2.3 Site Area requirement:		
Principal Agricultural use as listed in 5.1.1	64 Hectares minimum (1/4 Section or equivalent*)	
Mineral Mine	64 Ha. minimum (or equivalent*)	
Uses as listed in 5.1.5	None	Bylaw 21-2017
Principal Agricultural uses as listed in 5.2.1	4 Ha. minimum	
Residential use as listed in 5.1.1. a.	.5 Ha. minimum	Bylaw 23-2023
	4.05 Ha. maximum	Bylaw 08-2014
<i>Council may permit larger or smaller site sizes to (1) accommodate existing developed farm yard sites; or (2) Accommodate sites fragmented from the balance of the quarter section by either natural (river, creek, coulee, etc.) or man-made (developed road, railway, etc.) barrier.</i>		Bylaw 08-2014
Commercial Uses as listed in 5.2.4 & 5	1 Ha. minimum	

Other uses as listed in 5.2.6	1 Ha. minimum
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**Equivalent in this section shall mean a ¼ section which has been reduced to less than 64 Hectares (158 Acres) due to road widening, severance by road registration, railways, pipelines, etc. or natural features such as streams and other bodies of water, ravines, etc. or as a result of a previously approved subdivision.*

5.3.3 Access:

- a) Development of a farmstead, residence, commercial use, institutional use, or other development is prohibited unless the site abuts a developed road.
- b) For the purposes of this Section “developed road” shall mean an existing paved or graded all-weather road on a registered right of way, or a road for which arrangements have been made with Council to provide for the construction of the road on a registered right of way to a standard approved by Council.

5.3.4 Setback Requirements:

5.3.4.1 The minimum setback of buildings, including dwellings, from the centreline of a developed road, municipal road allowance, or provincial highway shall be 45 m.

5.3.4.1 a. The minimum setback of all buildings and structures shall be 3.1 meters from the parcel boundaries if section 5.3.4.1 does not apply.

Bylaw No. 11-2021

5.3.4.2 No dwelling, with the exception of a residence accessory to the operation shall be located with less than the following separation distances:

- a) The separation distances to an ILO as contained in Section 3.12.
- b) 300 m from a licensed public or private liquid waste disposal facility.
- c) 500 m from a licensed public or private solid waste disposal facility.
- d) 1.6 km from existing or proposed mineral extraction facilities.
- e) 300 m from a honey processing facility.
- f) Council may reduce the minimum separation distance to the operations listed above, as a special standard where the applicant subjects a written agreement to Council between the land owner of the dwelling and the owner of the operation agreeing to the reduced separation.
- g) 300 m to a non-refrigerated anhydrous ammonia facility licensed by Province of Saskatchewan.
- h) 600 m to a refrigerated anhydrous ammonia facility licensed by the Province of Saskatchewan.

- i) No dwelling or other building shall be located within the approach surface for any functional airport or airstrip.
- 5.3.4.3 All buildings, storage and parking areas, crushing mills, tailing stockpiles, ponds and other unsightly activities associated with commercial or industrial uses shall be subject to the following separation requirements:
- a) 3.2 km (2 miles) of Jackfish Lake or Murray Lake.
 - b) 3.2 km (2 miles) of existing or proposed urban areas, intensive country residential, lakeshore or hamlet developments.
 - c) 1.6 km (1 mile) of an existing residence or residential site.

5.4 Specific Development Standards and Criteria for Discretionary & Permitted Uses **Bylaw 23-2023**

Council shall apply the following standards and criteria in considering an application for Discretionary Use.

- 5.4.1 The regulations as contained in Section 5.3 shall apply unless otherwise provided in this section.
- 5.4.2 Intensive Livestock Operations shall be subject to Section 3.12.
- 5.4.3 Intensive agricultural operations:
 - a) In the application for an intensive agricultural operation, the applicant shall identify the proposed supply of water for the operation where intensive irrigation is required, showing that the supply shall be sufficient to meet the needs of that operation without adverse effects on the supply of water used by neighbouring properties.
 - b) The operation may include a farmstead or dwelling on the same site, subject to Section 5.3.2.
- 5.4.4 Keeping of animals on residential sites other than farmsteads:
 - a) Two (2) large animals (horses or cattle) will be permitted on a site of at least 2 ha. Four (4) large animals will be permitted on a site of at least 4 ha site. For each additional 1.2 ha, one (1) additional large animal will be permitted. All other animals shall be limited to domestic pets of the residents of the site, but in no case shall the numbers exceed the equivalent of one animal unit.
 - b) Animals shall not be pastured within 15 m of any dwelling not owned by the operator of the pasture or owner of the animals, and no buildings or structures intended to contain birds or animals shall be located within 30 m of a property line.
- 5.4.5 Commercial uses (see 5.2.4), Natural Resource Harvesting (see 5.2.5) and other Principal uses (see 5.2.6):

- a) Council may require special standards for the location, set back, or screening of any area devoted to the outdoor storage of machinery, vehicles, or vehicular parts in conjunction with a commercial operation including any salvage or vehicle storage yard.
- b) The use must be licensed or approved in accordance with any provincial or federal government acts, regulations or policies.
- c) Council will apply the following criteria in considering an application:
- d) The development is located in an area appropriate for the use, unless the development is tied to the particular location due to access to the resource.
- e) Gravel operations will require an agreement between the developer and the municipality that provides for continuous site reclamation. The agreement will be protected by registration of an interest on the title that runs with the land.
- f) That a road of a standard that meets the demands of the operation provides access to the site. Council may require the operator to enter into a heavy haul agreement.

5.4.6 Rodeo facility and equestrian center:

- a) Subject to Section 3.13.
- b) Facilities shall not be located:
 - i. Within 1 km of existing or proposed country residential or lakeshore residential areas.
 - ii. Within 500 metres of an existing residential use

5.4.7 Single parcel residential development:

- a) The development site has been subdivided in accordance with the provisions of the Official Community Plan.
- b) An all weather road provides access to the site or will be provided.
- c) The placement of one (1) recreational vehicle is allowed per residential site to be used as temporary sleeping accommodations for guests of a principal dwelling for a period of no longer than two (2) weeks.

Bylaw No. 11-2019

5.4.8 Ancillary uses:

- a) Home based businesses shall be subject to Section 3.9.
- b) Vacation farms, and bed and breakfast facilities shall be subject to Section 3.10.
- c) Ancillary commercial uses shall not be located within 500 meters of an existing residential use.

d) Kennels shall be located 1 km from an existing residential use.

5.4.9 Seasonal Campgrounds and Construction Work Camps shall be subject to Section 3.11.

6. H – HAMLET DISTRICT

6.1 Permitted Uses

6.1.1 Residential:

- a) Single detached dwelling
- b) Semi-detached dwellings
- c) Mobile or modular home on a permanent foundation

6.1.2 Institutional uses:

- a) Schools and educational institutions
- b) Places of worship, and religious institutions
- c) Museums, libraries and historic sites

6.1.3 Recreational uses:

- a) Public sports fields and parks
- b) Public recreational facilities

6.1.4 Public utilities, except solid and liquid waste disposal facilities:

6.1.5 Uses and buildings accessory to principal use on the site:

- 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) Accessory uses and buildings which form part of an approved discretionary use are permitted.
- e) Shipping containers on sites greater than 2.02 ha (5 acres), subject to Section 3.21 **Bylaw 09-2020**
- f) Swimming pools subject to hazard land provisions in Section 3.1 if applicable **Bylaw 23-2022**

6.2 Discretionary Uses:

6.2.1 Residential uses:

- a) Dwelling groups

- b) Apartments

6.2.2 Commercial uses:

- a) Auto, farm and equipment repair facilities.
- b) Beverage room, restaurants, and lounges.
- c) Child care facilities.
- d) Clinics and hospitals.
- e) Dwelling units accessory to commercial use.
- f) Motels and hotels.
- g) Offices.
- h) Personal service shops.
- i) Retail stores, commercial retail services, restaurants.
- j) Services stations.

6.2.3 Industrial and agricultural service uses:

- a) Agricultural equipment, motor vehicle, or recreational equipment dealers and service.
- b) Establishments.
- c) Agricultural seed, fuel, and chemical supply establishments.
- d) Agricultural produce storage, transshipment, service and contracting establishments, excluding facilities for the handling of large animals.
- e) Construction trades.
- f) Manufacturing or processing establishments.
- g) Welding, machine shops, and metal fabricating.

6.2.4 Recreational uses:

- a) Golf courses.
- b) Rinks, arenas, and community halls

6.2.5 Ancillary uses:

- a) Bed-and-breakfast homes, where ancillary to a single detached dwelling.
- b) Home based businesses, where ancillary to a single detached dwelling.
- c) Dwellings ancillary to an institutional, recreational or commercial use.

6.2.6 Accessory Uses

Bylaw 09-2020

- a) Shipping containers on sites 2.02 ha (5 acres) or lesser in area, subject to Section 3.21

Bylaw 09-2020

6.3 Regulations

6.3.1 Site requirements shall be subject to the following table:

Use	Site area		Site Frontage	Yard Space		
	Minimum	Maximum		Front	Rear	Side
Residential uses:						
Single Detached	450 sq. m.	5 ha.	15 m	1.524 m (5 feet)	1.524 m (5 feet)	1.22 m (4 feet)
Mobile & modular	450 sq. m.	5 ha.	15 m	1.524 m (5 feet)	1.524 m (5 feet)	1.22 m (4 feet)
Dwelling groups	0.5 ha	5 ha.	15 m	1.524 m (5 feet)	1.524 m (5 feet)	1.22 m (4 feet)
Commercial uses:						
Convenience stores	230 sq. m.	-	15 m	-	3 m	-
Service and repair	920 sq. m.	-	30 m	6 m	6 m	3 m
All other uses	450 sq. m.	-	7.5 m	-	3 m	-
Industrial and Agricultural Service uses	920 sq. m.	-	30 m	6 m	6 m	3 m
Institutional and Recreational Uses	459 sq. m.	-	30 m	6 m	6 m	3 m

Bylaw 08-2014

Bylaw 08-2014

Bylaw 08-2014

Accessory to Residential (see 6.1.4)	As per principal building	As per principal building	As per principal building	As per principal building	1.5 m	0.75 m
Ancillary uses (see 6.2.4)	As per principal building	As per principal building	As per principal building	As per principal building	As per principal building	As per principal building

6.3.2 Floor area of buildings:

- a) Residential uses: maximum site coverage of all buildings – 45%.
- b) Commercial uses: no maximum
- c) Accessory Buildings to residential use: maximum site coverage – 10% of site area

6.3.3 Outside storage:

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

6.3.4 Sign size:

Maximum combined facial area – 6 sq. m.

6.4 Specific Development Standards and Criteria for Discretionary Uses:

6.4.1 Residential uses:

6.4.1.1 Dwelling Groups:

- a) Access to individual dwellings and dwelling sties shall be from a road internal to the dwelling group parcel.
- b) The site must have direct access to a developed roadway and shall not cause excessive traffic through predominantly single family areas.
- c) No dwelling shall be closer than 3 m to any other dwelling.
- d) All buildings on a dwelling group parcel shall maintain the required yard space in accordance with Table 6.3.1.

6.4.1.2 Multiple family units:

- a) Shall be located to avoid excessive traffic through predominantly single family areas.

- b) Buildings shall not exceed 12 metres in height.

6.4.2 Commercial and recreational uses:

Council will apply the following criteria in making a discretionary use decision for commercial, commercial recreational facilities, rinks or community halls:

- a) The uses should be located at or near the entry to a residential subdivision and not require access through the residential development.
- b) Commercial uses should be encouraged to locate in reasonable proximity to each other to enhance compactness of commercial services.

- c) An application for a golf course and any associated residential development must prepare a concept plan addressing transportation, utilities, and design, as well as any other issues identified by Council.

- d) Public rinks and community halls may be located on municipal reserve within the subdivision.

6.4.3 Industrial and Agricultural Service uses:

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

- b) Locations within residential areas of hamlets will be avoided for Industrial and Agricultural Service Uses.

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

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

6.4.4 Ancillary uses:

6.4.4.1 Home based businesses:

- a) No home based business in this District shall include auto body repair or repainting operations.

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

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

- d) All employees of the home based business must reside on the property.

- e) Any increase in the operation as applied for or approved shall require a new discretionary approval.

6.4.4.2 Bed-and-breakfast homes:

- a) Bed-and-breakfast homes shall comply with Section 3.10.
- b) Council may apply special standards in issuing a development permit limiting the number of rooms or buildings that may be permitted in conjunction with the operation.

7. C – COMMERCIAL DISTRICT

7.1 Permitted Uses

7.1.1 Commercial uses:

- a) Agricultural equipment dealers and service establishments.
- b) Agricultural seed, fuel, and chemical supply establishments.
- c) Agricultural service and contracting establishments.
- d) Commercial nurseries and greenhouse, with or without retail sales.
- e) Confectionaries with or without gas bars.
- f) Construction trades without outdoor storage.
- g) Motor vehicle dealers and service establishments.
- h) Marine or recreational vehicle equipment deals and service establishments.
- i) Motels and hotels.
- j) Personal service shops.
- k) Restaurants, and other places for the sale and consumption of food and related items.
- l) Retail stores.
- m) Storage facilities, warehousing, supply and distribution facilities.
- n) Veterinary clinics and hospitals.

7.1.2 Residential:

- a) One dwelling unit for the operator of a commercial use where ancillary to that use and located on the same site.

7.1.3 Public utilities, except solid and liquid waste disposal facilities.

7.1.4 Uses and buildings customarily accessory and subordinate to the principal use on the site.

- a) Shipping containers on sites 2.02 ha (5 acres) or lesser in area, subject to Section 3.21 **Bylaw 09-2020**

7.2 Discretionary Uses

7.2.1 Commercial uses:

- a) Abattoirs, skinning and tanning facilities, and stockyards.
- b) Agricultural implement and prefabricated building component manufacturing.
- c) Agricultural product processing.
- d) Auction marts.
- e) Outside storage ancillary to the principal use, subject to Section 8.4.3.
- f) Signs, associated with the principal use, subject to Section 8.4.4.
- g) Welding, machine shops, and metal fabricating.
- h) Salvage yards, auto and machinery wreckers.
- i) Wood and natural products processing and fabrication.

7.2.2 Recreational uses:

- a) Commercial recreation facilities.
- b) Campgrounds.

7.2.3 Solid and liquid waste disposal facilities.

7.3 Regulations

See table on next page.

satisfaction of Council that the use will not emit noxious odours, dust, smoke, and noise limiting the enjoyment or use of the residence.

- b) All commercial uses must demonstrate adequate access and egress to the provincial or municipal road system.

7.4.2 Uses Involving the Housing of Agricultural Animals:

- a) Council is governed by the location criteria contained in the Official Community Plan and Zoning Bylaw respecting discretionary approval for an ILO in the issuing of a permit for any use involving the sale, shipping, housing, or confinement of agricultural animals.
- b) Council may apply special standards in the issuing a development permit limiting the number of animals that may be harboured on the site at any point in time.

7.4.3 Outside storage:

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

7.4.4 Signs:

In addition to the requirements of Section 3.4 the following regulations shall apply:

- a) Where multiple businesses operate within a single structure one business logo sign is permitted per visible business front. The maximum dimension of the sign shall not exceed three meters in vertical or horizontal direction, parallel to the front of the building, nor exceed a depth of 0.3 m.
- b) One business name sign is permitted per visible business unit front, and shall not exceed 15% of the area of the front of the building and shall not exceed 30m², parallel to the front of the building, nor exceed a depth of 0.3m.

7.4.5 Salvage Yards, Auto and Machinery Wrecking Yards:

- a) No wrecked, partially dismantled or inoperative vehicle or machinery shall be stored or displayed in any required yard abutting a road.
- b) Council may apply special standards as conditions of approval regarding screening, location of storage, location of vehicles on display, machinery and parts to avoid an unsightly premise.
- c) The proximity and location of residential and tourist facility shall be considered in making this discretionary use decision.

7.4.6 Recreational Uses:

- a) Discretionary recreational uses shall be separated from a discretionary commercial use by a distance of at least 300 m unless the applicant can satisfy Council that the commercial use does not produce noxious odours, dust, smoke or noise limiting the enjoyment or use of the recreational area.
- b) Campgrounds shall be surrounded by a landscaped and treed buffer within the site boundary.
- c) Campgrounds must have a proven safe water supply sufficient for the purpose.

7.4.7 Solid and Liquid Waste Disposal Facilities:

- a) Development and maintenance of a solid or liquid waste disposal facility shall be subject to Section 3.7.
- b) Council will consider existing and future land use patterns when determining the location of a new solid and liquid waste disposal facilities.

7A: LR3 – LAKESHORE MIXED-USE DISTRICT

Section added by Bylaw 12-2018

The Intent of this Zoning District is to provide for lakeshore commercial development as the primary land use, and accessory and complementary residential development. This district is intended to be located in close proximity to Jackfish and Murray Lakes

7A.1 Permitted Uses

The following uses are permitted in this district:

7A.1.1 Commercial uses:

- a) Retail stores, petroleum related commercial uses, bakeries, grocery stores, confectionaries, and good item sales, and personal service establishments.
- b) Cafes and restaurants, but not including taverns.
- c) Tourist-related commercial operations.

7A.1.2 Residential uses:

- a) Recreational Vehicles as principal buildings.
- b) Park Models.

7A.1.3 Recreational uses:

- a) Promenades, nature trails, walkways, cross-country skiing and hiking trails.
- b) Public sports facilities, sports fields, parks, playgrounds and picnic areas.
- c) Beaches and beach facilities.
- d) Natural interpretive areas, historical and archeological sites and uses.
- d) Day use parking lots.

7A.1.4 Uses and buildings accessory to principal use on the site:

- a) Private garage, whether detached or attached to a principal use.
- b) Garden sheds used for the storage of non-industrial yard maintenance equipment.
- c) Ancillary overnight accommodations.
- d) Swimming pools subject to hazard land provisions in Section 3.1 if applicable.

Bylaw 23-2022

7A.1.5 Other:

- a) Public utilities excluding solid and liquid waste facilities.

7A.2 Discretionary Uses:

The following uses are discretionary in this district:

7A.2.1 Commercial uses:

- a) Distilleries, wineries and breweries.
- b) Hotels, motels, bed and breakfasts and campgrounds.
- c) Automotive rental establishments such as car, snowmobile, boat and ATV.
- d) Storage compound, not including automotive and machinery wrecking yards.

7A.2.2 Residential uses:

- a) Staff accommodations as an accessory use on site.

7A.2.3 Other:

- a) Marinas and boat launches.
- b) Condominiums

7A.3 Prohibited Uses:

- a) Single detached dwellings, semi-detached dwellings, modular homes, mobile homes, duplexes and other similar permanent dwelling developments.

7A.4 Additional Criteria for Discretionary Uses:

- a) Appropriate locations for the proposed use shall be considered bases on the visual aesthetics of the surrounding area in relation to the tourist industry.
- b) Applications shall be required to demonstrate that the proposed use shall not cause adverse effects in regards to:
 - i) Safety;
 - ii) Surrounding existing development;
 - iii) Noise;
- c) Road and approach standards shall be appropriate for the intended use. The developer may be required to enter into a development agreement to upgrade the road to RM standards if this development is to proceed.
- d) Automotive rental establishments such as car, snowmobile, boat and ATV, distilleries, wineries and breweries, storage compounds:

1) Site size, in Council’s opinion, shall ensure adequate setback and sufficient screening of any outdoor storage area from adjacent residential districts or a municipal road allowance. The proposed use shall include appropriate screening.

2) Site size shall be appropriate, in Council’s opinion, for the receipt, distribution or dispatch by vehicles or materials, goods or merchandise through the designation of a clearly defined unloading or loading space on the site plan.

7A.5 Regulations

7A.5.1 Site requirements shall be subject to the following table:

Use	Site area		Site Frontage	Yard Space		
	Minimum	Maximum		Front	Rear	Side
Residential uses:						
Single units	167.2 sq. m.	700 sq. m.	12.5 m min 17.0 m max	6.0 m (20 feet)	3.0 m (10 feet)	1.22 m (4 feet)
Dwelling groups	0.2 Ha	5 Ha	12.5 m min 17.0 m Max	6.0 m (20 feet)	3.0 m (10 feet)	1.22 m (4 feet)
Commercial uses:						
Retail stores Confectionaries	230 sq. m.	-	6.3 m	0 m (0 feet)	3.0 m (10 feet)	1.22 m (4 feet)
All other uses	450 sq. m.	-	6.3 m	0 m (0 feet)	3.0 m (10 feet)	1.22 m (4 feet)
Recreational Uses:	459 sq. m.	-	30 m	6.0 m (20 feet)	6.0 m (20 feet)	3.0 m (10 feet)
Accessory Uses:	As per principal building				1.5 m (5 feet)	0.75 m (2.5 feet)

a) Private garage, carports, accessory buildings and covered decks that are attached by a roof to a principal building shall be considered a part of the building and subject to the yard requirements of the building. Open decks will not be considered a part of the principal building.

b) There shall be a maximum of three (3) accessory buildings or structures per residential lot, excluding uncovered decks.

1) Gazebos, and all other accessory structures under 100 sq. ft., are included.

7A.5.2 Fences:

- a) Maximum Height Front Yard (street side) 1.8 m (6 feet) being setback from road 5 feet
- b) Maximum Height Rear Yard 1.8 m (6 feet)
- c) No fence shall be allowed to be constructed in any way such that it cuts off access to or along a public reserve or environmental reserve, or such that it will cause the removal or vegetation in a riparian area, or that alters drainage pathway.

7A.5.3 Ancillary Sleeping Accommodations:

- a) Buildings and structures shall be secondary to the principal or discretionary use, and shall not contain kitchen facilities.
- b) The granting of a development permit shall not be construed in any way as consent or approval for a future subdivision for the use.
- c) Applicants shall be required to provide construction plans at time of application with full electrical plans.

7A.5.4 On-site Parking:

- a) All residential principal buildings or uses shall provide one (1) parking space for each 27.0 sq. metres (300 sq. feet) or gross floor area, and adequate on-site parking for motor vehicles (boats, snowmobiles, etc.) trailers, recreational vehicles and similar uses.

7A.6 Development Standards Discretionary Uses:

7A.6.1 Residential uses:

a) Condominiums:

1) For residential development, all parking areas, private garages, or vehicular access to units or sites within a dwelling group shall be from a roadway which is common property internal to the parcel. **Bylaw 31-2021**

2) The size and location will be such that the access system has sufficient capacity to handle the added development and that the development will not cause excessive traffic through existing residential areas. **Bylaw 31-2021**

3) The proposal will provide for adequate sewer and water supply services, where applicable. **Bylaw 31-2021**

4) Dwelling Groups (Recreational Vehicles, Park Model Trailers, and Park Model Recreational Vehicles) **Bylaw 31-2021**

For the purpose of the LR3 – Lakeshore Mixed Use District, and notwithstanding any other definition in this bylaw, “dwelling groups” shall be defined as: a group of

recreational dwellings consisting of a combination of recreational vehicles, park model trailers, park model recreational vehicles, and allowable accessory uses, clustered on one site which is separated into bare land condominium units, and shall not include any form of permanent dwelling.

- a) Individual bare land units shall be treated as their own site within a bare land condominium plan. Collectively, the units within the bare land condominium shall be considered the “dwelling group” and shall consist of recreational dwellings as described above. In addition to discretionary use approval of the dwelling group, the development of each individual bare land unit will require a development permit application, and the regulations of this district shall apply to the unit. **Bylaw 31-2021**
- b) The RM will consider its ability to effectively administer, regulate, and enforce the development of dwelling groups bare land units, such that approval of such development is in the long-term best interests of the RM and its ratepayers. **Bylaw 31-2021**
- c) Where additional bare land units are proposed for addition within an existing bare land condominium plan: **Bylaw 31-2021**
 - i. New discretionary use approval is required from Council to address the additional units and increase in intensity of use. Any new development of individual units thereon is subject to the permitting process of the RM; and
 - ii. Council will consider any previous issues in the permitting, development, and use of the existing development, and whether expansion is desirable and in the interest of the RM and its ratepayers.
- d) Appropriate locations for the proposed use shall be considered based on the visual aesthetics of the surrounding area in relation to the tourist industry. **Bylaw 31-2021**
- e) Applications shall be required to demonstrate that the proposed use shall not cause adverse effects in regards to: **Bylaw 31-2021**
 - i) Safety;
 - ii) Surrounding existing development; and
 - iii) Noise
- f) One RV, park model trailer, or park model RV will be permitted per bare land condominium unit. **Bylaw 31-2021**
- g) Council will consider the proposed location, the suitability of road access or the need for upgrades. Direct or proximate access to main transportation routes will be desired. Where road upgrades are deemed necessary by Council, the developer may be required to enter into a development agreement to upgrade the road to the appropriate RM standard. **Bylaw 31-2021**
- h) In relation to the specific context of the site, Council will consider the provision of adequate and appropriately placed areas of common space and recreation. **Bylaw 31-2021**

- i) Council will consider the layout and dimension of any internal road network for the reasonable maneuvering of private vehicles and trailers, and service and emergency vehicles. **Bylaw 31-2021**
- j) Council will consider the proposed methods of potable water supply and wastewater management, and any need to establish a site-specific utility to serve the site **Bylaw 31-2021**

7A.6.2 Commercial Uses:

- a) Distilleries, wineries and breweries, hotels, motels and bed and breakfasts.
 - 1) Motels and hotels shall not include a lounge or tavern.
- b) Automotive rental establishments such as car, snowmobile, boat and ATV, storage compound, not including automotive and machinery wrecking yards:
 - 1) Site size shall ensure adequate set backs and proper screening of any automotive storage area from adjacent residential districts or a municipal road allowance, and applications shall include appropriate screening.
 - 2) Site size, design and access shall accommodate large truck or trailer traffic to mitigate adverse effects from noise.
 - 3) Shall not be used for the parking of inoperable motor vehicles.

7A.7 Recreational Vehicle, park model trailer, or park model RV (Dwelling Unit) Specifics **Bylaw 31-2021**

- a) The date of manufacture shall be provided through a copy of the bill of sale or registration. **Bylaw 31-2021**
- b) The age of a RV, park model trailer, or park model RV unit shall not exceed fifteen (15) years. Permits for all units will be issued for a limited amount of time and calculated as: fifteen years, minus the age of the unit at the time of permit approval, which equals the maximum length of the permit. **Bylaw 31-2021**
 - i. Notwithstanding subclause b), the RM may issue permits for any lesser time it deems appropriate subject to the recreational dwelling unit being less than 15 years old.
 - ii. Upon expiry of a permit, the use shall cease to be valid and must be immediately removed from the site.
 - iii. The applicant shall sign a memorandum of understanding to acknowledge that the RV, park model trailer, or park model RV shall be removed when the age of the unit becomes 15 years of age.
- c) The replacement or relocation within a site of a RV, park model trailer, or park model RV on a site shall require the submission of a new development permit application. **Bylaw 31-2021**
- d) A photo of the proposed unit must be submitted with each application. **Bylaw 31-2021**
- e) Axels and/or wheels shall not be removed from RV or park model RV units. **Bylaw 31-2021**

f) A RV, park model trailer, or park model RV unit shall not be kept for rent or lease.

Bylaw 31-2021

8. CR – COUNTRY RESIDENTIAL DISTRICT

8.1 Permitted Uses

8.1.1 Residential:

- a) Single detached dwelling

8.1.2 Institutional uses:

- a) Educational institutions
- b) Places of worship, and religious institutions

Bylaw 21-2017

8.1.3 Recreational uses:

- a) Public sports fields and parks.
- b) Other public or non-profit recreational facilities.

8.1.4 Public utilities, except solid and liquid waste disposal facilities.

8.1.5 Uses and buildings accessory to residential principal use on the site:

- 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) Private riding arenas where the site area is a minimum of 8 ha.
- e) Keeping of animals on the same site as the residence, subject to Section 8.3.4.
- f) Barns and stables for animals.
- g) Orchards and vegetable, horticultural or fruit gardens, where accessory to a residence.
- h) Signs subject to Section 8.3.3.
- i) Accessory uses and buildings which form part of an approved discretionary.
- j) Shipping containers on sites greater than 2.02 ha (5 acres), subject to Section 3.21.
- k) Swimming pools subject to hazard land provisions in Section 3.1 if applicable.

Bylaw 09-2020

Bylaw 23-2022

8.1.6 Other: **Bylaw 21-2017**

a) Accessory or ancillary buildings constructed prior to a principal building. **Bylaw 21-2017**

b) Ancillary Sleeping Accommodations **Bylaw 21-2017**

8.2 Discretionary Uses:

8.2.1 Commercial uses:

a) Convenience stores with or without gas bars.

8.2.2 Recreational uses:

a) Golf courses.

b) Rinks, arenas, and community halls.

8.2.3 The following ancillary uses:

a) Bed-and-breakfast homes, where ancillary to a residence on the same site.

b) Home based businesses, where ancillary to a residence on the same site.

c) Dwellings ancillary to an institutional, recreational or commercial use.

8.2.4 Accessory Uses **Bylaw 09-2020**

a) Shipping containers on sites 2.02 ha (5 acres) or lesser in area, subject to Section 3.21 **Bylaw 09-2020**

8.2A Additional Criteria for Discretionary Uses: **Bylaw 21-2017**

a) Road and approach standards shall be appropriate for the intended use. The developer may be required to enter into a development agreement to upgrade the road to RM standards if this development is to proceed.

b) Appropriate locations for the proposed use shall be considered based on the visual aesthetics of the surrounding area.

c) Applications shall be required to demonstrate that the proposed use shall not cause adverse effects in regards to:

i) Safety;

ii) Surrounding existing development;

iii) Noise;

d) Site size shall be appropriate, in Council's opinion, for the receipt, distribution or dispatch by vehicles of materials, goods or merchandise through the designation of a clearly defined unloading or loading space on the site plan.

- e) Recreational uses (see 8.2.2), and Ancillary uses (see 8.2.3):
 - i) Applications shall demonstrate to Council how the natural vegetation of the proposed parcel shall retain the intent of the CR – Country Residential District.
 - ii) **Removed.**
 - iii) Applications shall be reviewed for conformance to the Official Community Plan, such as section 6.4.

8.3 Regulations

8.3.1 Site requirements shall be subject to the following table:

Use	Site area		Site Frontage	Yard Space		
	Minimum	Maximum		Front	Rear	Side
Residential uses:	1 Ha.	5 Ha.	30 m	10 m	10 m	6 m
Convenience stores	0.5 ha	5 Ha.	15 m	10 m	10 m	6 m
Institutional uses	0.5 Ha	5 Ha.	15 m	6 m	6 m	3 m
Recreational Uses	1 Ha	-	30 m	6 m	6 m	3 m
Residential accessory to Principal Use (see 8.1.5)	As per principal building	As per principal building	As per principal building	As per principal building	3 m	3 m
Ancillary uses (8.2.3), Other (see 8.1.6)	As per principal building	As per principal building	As per principal building	As per principal building	As per principal building	As per principal building

- a) Minimum Floor Area Requirements:
 - i) Dwellings: Minimum – 27.87 m (300 sq. ft.) on the main floor.

8.3.2 Outside storage:

- a) No outside storage shall be permitted in a yard abutting a road.

- b) Outside storage located in a side or rear yard shall be screened by landscaping or vegetation so as not to be visible from a road.

8.3.3 Signs:

In addition to the requirements of Section 3.4 the following regulations shall apply:

- a) Signs shall only advertise the goods or services of the permitted home business.
- b) Maximum display area of all signs shall be 6 sq. m.

8.3.4 Keeping of animals:

- a) Two large animals (horses or cattle) will be permitted on a site of at least 2 ha. Four large animals will be permitted on a site of at least 4 ha site. For each additional 1.2 ha, one additional large animal will be permitted. All other animals shall be limited to domestic pets of the residents of the site, but in no case shall the number exceed the equivalent of one animals unit.
- b) Animals shall not be pastured within 15 m of any dwelling not owned by the operator of the pasture or owner of the animals, and no buildings or structures intended to contain birds or animals shall be located within 30 m of a property line.
- c) The use of vacant residential sites for pasture of animals is prohibited.

8.3.5 Accessory or ancillary buildings constructed prior to a principal building:

Bylaw 21-2017

- a)

Bylaw 21-2017

Subject to the regulations outlined in General Regulations section 3.16.

Bylaw No. 10-2019

8.3.6 Ancillary Sleeping Accommodations:

Bylaw 21-2017

- a) Buildings and structures shall be secondary to the principal or discretionary use, and shall not contain kitchen facilities. **Bylaw 21-2017**
- b) The granting of a development permit shall not be construed in any way as consent or approval for a future subdivision for the use. **Bylaw 21-2017**
- c) Applicants shall be required to provide construction plans at time of application with full electrical plans. **Bylaw 21-2017**

8.4 Specific Development Standards and Criteria for Discretionary Uses:

8.4.1 Commercial and recreational uses:

Council will apply the following criteria in making a discretionary use decision for commercial, commercial recreational facilities, rinks or community halls:

- a) The uses should be located at or near the entry to a residential subdivision and not require access through the residential development.
- b) An application for a golf course and any associated residential development must prepare a concept plan addressing transportation, utilities, and design, as well as any other issues identified by Council.
- c) Public rinks and community halls may be located on municipal reserve within the subdivision.

8.4.2 Solid and Liquid Waste Disposal Facilities:

- a) Development and maintenance of a solid or liquid waste disposal facility shall be subject to Section 3.7.
- b) If possible solid and liquid waste disposal facilities should avoid residential Districts.

8.4.3 Ancillary uses (see 8.2.3):

- a) When applicable, development shall be subject to Section 3.10 – Bed and Breakfast and Vacation Farm Standards discretionary use regulations. **Bylaw 21-2017**
- b) Shall be an accessory use to an existing principal residential use on the same site. **Bylaw 21-2017**
- c) Sites shall not include a campground. **Bylaw 21-2017**
- d) The application site plan shall demonstrate the location of an on-site designated parking area that accommodates one (1) staff parking plus one (1) parking spot per guest room. **Bylaw 21-2017**

9. LR1 – LAKESHORE RESIDENTIAL DISTRICT

9.1 Permitted Uses

9.1.1 Residential uses:

- a) Single detached dwelling
- b) Ready-to-Move (RTM) Dwelling **Bylaw 21-2017**

9.1.2 Recreational uses:

- a) Public sports facilities
- b) Parks and Picnic areas
- c) Beaches and beach facilities
- d) Trails, walkways and natural interpretive areas
- e) Boat launches **Bylaw No. 19-2019**
- f) Day use parking lots

9.1.3 Institutional uses:

- a) Community halls
- b) Places of worship
- c) Public museums, libraries, and historical sites.
- d) Public utilities except solid and liquid waste disposal.

9.1.4 Uses, buildings, and structures accessory to a principal use on the site: **Bylaw No. 10-2019**

- 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) Signs, subject to Section 3.4.
- f) Accessory or ancillary buildings constructed prior to a principal building. **Bylaw 21-2017**

- g) Ancillary Sleeping Accommodations Bylaw 21-2017
- h) A retaining wall or walls as an accessory structure to the principal use subject to subsection 3.17. Bylaw No. 10-2019
- i) One (1) recreational vehicle as accessory to an approved principal dwelling subject to 9.3.6. Bylaw No. 11-2019
- j) Swimming pools subject to hazard land provisions in Section 3.1 if applicable. Bylaw 23-2022
- k) Communal boat docks and lifts subject to section 3.19. Bylaw 10-2023

9.2 Discretionary Uses

9.2.1 Residential uses:

- a) Dwelling groups
- b) Modular homes subject to section 9.3.7, excluding mobile homes and park models Bylaw 09-17
Bylaw 04-2022

9.2.2 Commercial and recreational principal uses:

- a) Beach concessions, general merchandise stores.
- b) Water craft or beach equipment rental operations.
- c) Hotels, motels, and resort developments with or without restaurants.
- d) Beverage room, restaurants, and lounges.
- e) **Removed** Bylaw 21-2017
- f) Golf courses.
- g) Commercial recreation facilities.
- h) Convenience stores.
- i) Service stations and gas bars.
- j) Marinas subject to Subsection 3.20. Bylaw No. 19-2019

9.2.3 Institutional uses:

- a) Private clubs.
- b) Church, sports, educational, or service club institutional camps.

- 9.2.4 Accessory and Ancillary Uses **Bylaw No. 19-2019**
- a) Bed-and-breakfast homes, where ancillary to a single family detached use.
 - b) Home based businesses, where ancillary to a single family detached use, including personal care homes and child care facilities.
 - c) Private seasonal docks, boat lifts, and personal water craft lifts subject to Subsection 3.19. **Bylaw No. 19-2019**
- 9.2A** Additional Criteria for Discretionary Uses: **Bylaw 09-17**
- a) Road and approach standards shall be appropriate for the intended use. The developer may be required to enter into a development agreement to upgrade the road to RM standards if this development is to proceed.
 - b) Residential uses (see 9.2.1), and ancillary uses (see. 9.2.4):
 - i) The adequacy and location of on-site parking to support the proposed use, the anticipated need and adequacy of off-site parking, and any potential effect of the development on the road network. **Bylaw No. 11-2019**
 - ii) The on-site arrangement and the compatibility of proposed buildings, structures, and recreational vehicles, in relation to the surrounding area, existing development, and primary intent of the zoning district. **Bylaw No. 11-2019**
 - iii) Appropriate plans for utility provisions and servicing within the site to support permanent development and minimize potential nuisance; compliance with any municipal or provincial bylaw or regulation will also be considered in relation to utility provision where applicable. **Bylaw No. 11-2019**
 - c) Commercial uses and recreational uses (see 9.2.2), and Institutional uses (see 9.2.3):
 - i) Appropriate locations for the proposed use shall be considered based on the visual aesthetics of the surrounding area in relation to the tourist industry.
 - ii) Applications shall be required to demonstrate that the proposed use shall not cause adverse effects in regards to:
 - 1) Safety;
 - 2) Surrounding existing development;
 - 3) Noise;
 - iii) Site size, in Council’s opinion, shall ensure adequate set back and sufficient screening of any outdoor storage area from adjacent residential districts or a municipal road allowance. The proposed use shall include appropriate screening.

iv) Site size shall be appropriate, in Council's opinion, for the receipt, distribution or dispatch by vehicles of materials, goods or merchandise through the designation of a clearly defined unloading or loading space on the site plan.

v) Golf Courses and Clubhouses:

1) Applications shall demonstrate to Council how the natural vegetation of the proposed parcel shall retain the intent of the District.

2) In the opinion of Council the proposed use shall not cause adverse visual aesthetics of the treed lakeshore area.

d) Ancillary uses:

i) Applications shall be reviewed for conformance to the Official Community Plan, such as section 6.4.

9.3 Regulations

9.3.1 Site requirements shall be subject to the following table:

Use	Site area		Site Frontage	Yard Space		
	Minimum	Maximum		Front	Rear	Side
Residential uses:						
Single units lakeshore lot	550 sq. m.	1 ha.	18.3 m	1.524 m (5 feet)	1.524 m (5 feet)	1.22 m (4 feet)
Dwelling groups	0.5 ha	5 Ha.	18.3 m	1.524 m (5 feet)	1.524 m (5 feet)	1.22 m (4 feet)
Commercial uses:						
Convenience stores	230 sq. m.	-	18.3 m	-	6 m	-
All other uses	450 sq. m.	-	18.3 m	-	6 m	-
Institutional and Recreational Uses	459 sq. m.	-	30 m	6 m	6 m	3 m
Accessory to Residential	As per principal building	As per principal building	As per principal building	As per principal building	As per principal building	0.75 m

Bylaw 08-2014

Bylaw 08-2014

Bylaw 09-17

Use (see 9.1.4)						
Ancillary uses (see 9.2.4)	As per principal building	As per principal building	As per principal building	As per principal building	As per principal building	As per principal building

Bylaw 09-17

a) Minimum Floor Area Requirements:

Bylaw 21-2017

i) Dwellings

Minimum – 27.87 m (300 sq. ft) on the main floor

Bylaw 21-2017

9.3.1(A) **Hazard Lands:**

Bylaw 09-17

- a) On lakeshore lots, where applications for principal buildings are proposed within ten (10) feet of the rear property line, the Development Officer may require the submission of a Geotechnical Reports prior to rendering a decision for the permit.
- b) The Development Officer may request additional reports by qualified professionals when land is deemed hazardous.

9.3.2 Residential development

- a) All principal buildings shall be placed on a permanent foundations.
- b) **Removed**
- c) The maximum site coverage for all buildings shall be 45%.
- d) The maximum site coverage for accessory buildings shall be 20%.

Bylaw No. 11-2019

Bylaw 21-2020

9.3.3 Fences:

Bylaw 08-2014

- a) Maximum Height Front Yard (street side) 1.8 m (6 feet) being setback from road 5 feet
- Maximum Height Rear Yard 1.8 m (6 feet)
- b) No fence shall be allowed to be constructed in any way such that it cuts off access to or along a public reserve or environmental reserve, or such that it will cause the removal of vegetation in a riparian area, or that alters a drainage pathway.

9.3.4 Accessory or ancillary buildings constructed prior to a principal building:

Bylaw 21-2017

- a) Subject to the regulations outlined in General Regulations section 3.16.

Bylaw 21-2017
Bylaw No. 10-2019

- 9.3.5 Ancillary Sleeping Accommodations: **Bylaw 21-2017**
- a) Buildings and structures shall be secondary to the principal or discretionary use, and shall not contain kitchen facilities. **Bylaw 21-2017**
 - b) The granting of a development permit shall not be construed in any way as consent or approval for a future subdivision for the use. **Bylaw 21-2017**
 - c) Applicants shall be required to provide construction plans at time of application with full electrical plans. **Bylaw 21-2017**
- 9.3.6 Recreational Vehicle as an Accessory Use to Principal Dwelling: **Bylaw No. 11-2019**
- a) Only one (1) recreational vehicle as an accessory use may be allowed per site. **Bylaw No. 11-2019**
 - (1) In addition to any recreational vehicle allowed as an accessory use, one (1) additional recreational vehicle is allowed per site to be used as temporary sleeping accommodations for guests of a principal dwelling for a period of no longer than two (2) weeks. **Bylaw No. 11-2019**
 - b) Sites may contain a maximum of 250 gallons of propane total, any tank size over 100 pounds shall require the landowners to complete appropriate gas-fitting permits and have the tank inspected by a licenced gas-fitter. Within the 250 gallons, only a maximum of two (2) 100-pound bottles shall be used at one time. **Bylaw No. 11-2019**
 - c) The recreational vehicle shall not be modified to be made permanent through removal of axles and/or wheels. **Bylaw No. 11-2019**
 - d) No structures are permitted to be attached to the recreational vehicle, including but not limited to: decks, fences, free-standing permanent awnings, sheds or similar structures, etc. **Bylaw No. 11-2019**
 - e) A recreational vehicle is not to be used as part of a home-based business. **Bylaw No. 11-2019**
 - f) The recreational vehicle is not to be kept for rent, lease or hire. **Bylaw No. 11-2019**
 - g) The recreational vehicle is not a mobile home. **Bylaw No. 11-2019**
 - h) Recreation vehicles employed as an accessory use for temporary sleeping accommodations during the construction of the principal dwelling shall be initially allowed on site for a period of up to two (2) years beginning from the date of development permit issuance for the principal dwelling (or a date otherwise specified by the development officer). **Bylaw No. 11-2022**

- (i) Temporary placement of a recreational vehicle is allowed on the subject site for an initial two (2) year period only. Subsequent replacement of a recreational vehicle for temporary sleeping accommodations during construction is not allowed for a period of five (5) years beginning from the date of initial development permit issuance for the principal dwelling. **Bylaw No. 11-2022**
- (ii) Where occupancy of the dwelling is not achieved within the two (2) year period, or should the development permit expire or become invalid, the recreational vehicle shall be immediately removed from the site. **Bylaw No. 11-2022**
- (iii) Development permits for the principal dwelling will not be renewed or reissued for the purpose of extending the time period of a temporary placement of a recreational vehicle, and the time limitations listed above apply to any reissuance or renewal. **Bylaw No. 11-2022**

9.3.7 Modular Homes **Bylaw 04-2022**

- a) A modular home will be permitted only if the unit is less than ten (10) years of age calculated from the date of manufacture. **Bylaw 04-2022**
- b) A copy of the bill of sale and a photo must be submitted with each application. **Bylaw 04-2022**
- c) The unit shall be properly skirted and attached to a permanent foundation. **Bylaw 04-2022**

9.4 Development Standards and Criteria for Discretionary Uses

Council will apply the following criteria in considering discretionary uses:

9.4.1 Dwelling Groups:

- a) The size of the parcel shall be sufficient to maintain a 6 m landscaped buffer containing no development on the inside of the parcel boundary. Each site must have access from an internal roadway.
- b) All parking areas, private garages, or vehicular access to units or sites within a dwelling group shall be from a roadway which is common property internal to the parcel.
- c) All dwelling groups shall have vehicular access to a public street from at least two points which are sufficiently separated to provide separate access and egress in case of fire or other emergencies.
- d) The size and location will be such that the access system has sufficient capacity to handle the added development and that the development will not cause excessive traffic through existing residential areas.
- e) There will be adequate access to the lake for the development.
- f) The proposal will provide for adequate sewer and water supply services.

9.4.2 Commercial uses:

- a) Commercial uses serving the travelling public shall be located adjacent to the roads providing access to the resorts as a whole.
- b) Private Commercial uses providing recreational services may be located on public land subject to a lease agreement with the municipality.

9.4.3 Institutional uses:

- a) Council may specifically limit any residential component based upon the application. Any expansion or change of room of the residential component will require a new discretionary use approval.
- b) The use will not disrupt the quiet enjoyment of the resort area and will be separated from residential areas with appropriate buffering and space.
- c) The proposal will provide for adequate sewer and water supply services.

9.4.4 Ancillary Uses:

- a) Bed-and-breakfast and personal care homes are considered compatible with residential development provided the sites are large enough to provide adequate parking and separation to adjacent dwellings.
- b) Home based businesses which are personal services are generally considered compatible with residential development if the services are provided within the dwelling.
- c) In addition to the requirements of section 3.9 the following criteria will be applied:
 - No home based business in this District shall include auto body repair or repainting operations.
 - No heavy construction or industrial equipment or supplies shall be stored on any site for a home based business in this District.
 - Council may apply special standards in the issuing a development permit.
 - Limiting the size of operation, and buildings used for the operation.
 - All employees of the home-based business must reside on the property.
 - Any increase in the operation as applied for or approved shall require a new discretionary approval.

10. LR2 – LAKESHORE RESIDENTIAL DISTRICT

10.1 Permitted Uses

10.1.1 Residential uses:

- a) Single detached dwelling.
- b) Mobile and modular homes subject to section 10.3.7. **Bylaw 04-2022**
- c) Ready-to-Move (RTM) Dwelling **Bylaw 21-2017**

10.1.2 Recreational uses:

- a) Public sports facilities.
- b) Parks and picnic areas.
- c) Beaches and beach facilities.
- d) Trails, walkways and natural interpretive areas.
- e) Boat launches. **Bylaw No. 19-2019**
- f) Day use parking lots.

10.1.3 Institutional uses:

- a) Community halls.
- b) Places of worship.
- c) Public museums, libraries, and historical sites.
- d) Public utilities except solid and liquid waste disposal.

10.1.4 Uses, buildings, and structures accessory to a principal use on the site: **Bylaw No. 10-2019**

- 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) Signs, subject to Section 3.4.

- f) Accessory or ancillary buildings constructed prior to a principal building. **Bylaw 21-2017**
- g) Ancillary Sleeping Accommodations **Bylaw 21-2017**
- h) A retaining wall or walls as an accessory structure to the principal use subject to subsection 3.17. **Bylaw No. 10-2019**
- i) One (1) recreational vehicle as accessory to an approved principal dwelling subject to 10.3.6. **Bylaw No. 11-2019**
- j) Swimming pools subject to hazard land provisions in Section 3.1 if applicable. **Bylaw 23-2022**
- k) Communal boat docks and lifts subject to section 3.19. **Bylaw 10-2023**

10.2 Discretionary Uses

10.2.1 Residential uses:

- a) Dwelling groups.
- b) Mobile home and Recreational Vehicle parks.

10.2.2 Commercial and recreational principal uses:

- a) Beach concessions, general merchandise stores.
- b) Water craft or beach equipment rental operations.
- c) Hotels, motels, and resort developments with or without restaurants.
- d) Beverage room, restaurants, and lounges.

e) **Removed** **Bylaw 21-2017**

- f) Golf courses.
- g) Commercial recreation facilities.
- h) Convenience stores.
- i) Service stations and gas bars.
- j) Marinas subject to Subsection 3.20. **Bylaw No. 19-2019**

10.2.3 Institutional uses:

- a) Private clubs.
- b) Church, sports, educational, or service club institutional camps.

10.2.4	Accessory and Ancillary Uses	Bylaw No. 19-2019
	a) Bed-and-breakfast homes, where ancillary to a single family detached use.	
	b) Home based businesses, where ancillary to a single family detached use, including personal care homes and child care facilities.	
	c) Private seasonal docks, boat lifts, and personal water craft lifts subject to Subsection 3.19.	Bylaw No. 19-2019
10.2A	<u>Additional Criteria for Discretionary Uses:</u>	Bylaw 21-2017
	a) Road and approach standards shall be appropriate for the intended use. The developer may be required to enter into a development agreement to upgrade the road to RM standards if this development is to proceed.	Bylaw 21-2017
	b) Residential uses (see 10.2.1), and ancillary uses (see. 10.2.4):	Bylaw 21-2017
	i) The adequacy and location of on-site parking to support the proposed use, the anticipated need and adequacy of off-site parking, and any potential effect of the development on the road network.	Bylaw No. 11-2019
	ii) The on-site arrangement and the compatibility of proposed buildings, structures, and recreational vehicles, in relation to the surrounding area, existing development, and primary intent of the zoning district. Council will consider and evaluate plans to minimize and potential land use conflict through screening and buffering.	Bylaw No. 11-2019
	iii) Appropriate plans for utility provision and servicing within the site to support permanent development and minimize potential nuisances; compliance with municipal or provincial bylaw or regulation will also considered in relation to utility provision where applicable.	Bylaw No. 11-2019
	c) Commercial uses and recreational uses (see 10.2.2), and Institutional uses (see 10.2.3):	Bylaw 21-2017
	i) Appropriate locations for the proposed use shall be considered based on the visual aesthetics of the surrounding area in relation to the tourist industry.	
	ii) Applications shall be required to demonstrate that the proposed use shall not cause adverse effects in regards to:	
	1) Safety;	
	2) Surrounding existing development;	
	3) Noise;	

iii) Site size, in Council's opinion, shall ensure adequate set back and sufficient screening of any outdoor storage area from adjacent residential districts or a municipal road allowance. The proposed use shall include appropriate screening.

iv) Site size shall be appropriate, in Council's opinion, for the receipt, distribution or dispatch by vehicles of materials, goods or merchandise through the designation of a clearly defined unloading or loading space on the site plan.

v) Golf Courses and Clubhouses:

1) Applications shall demonstrate to Council how the natural vegetation of the proposed parcel shall retain the intent of the District.

d) Ancillary uses:

Bylaw 21-2017

i) Applications shall be reviewed for conformance to the Official Community Plan, such as section 6.4.

10.3 Regulations

10.3.1 Site requirements shall be according to the following table:

Use	Site area		Site Frontage	Yard Space			
	Minimum	Maximum		Front	Rear	Side	
Residential uses:							
Single units	230 sq. m.	1 Ha.	7.6 m	1.524 m (5 feet)	1.524 m (5 feet)	1.22 m (4 feet)	Bylaw 08-2014
Dwelling groups	0.5 ha	5 Ha.	18.3 m	1.524 m (5 feet)	1.524 m (5 feet)	1.22 m (4 feet)	Bylaw 08-2014
Commercial uses:							
Convenience stores	230 sq. m.	-	18.3 m	-	6 m	-	
All other uses	450 sq. m.	-	18.3 m	-	6 m	-	
Institutional and Recreational Uses	459 sq. m.	-	30 m	6 m	6 m	3 m	
Accessory to Residential	As per principal building	As per principal building	As per principal building	As per principal building	As per principal building	0.75 m	Bylaw 09-17

Use (see 10.1.4)						
Ancillary uses (see 10.2.4)	As per principal building	As per principal building	As per principal building	As per principal building	As per principal building	As per principal building

Bylaw 09-17

a) Minimum Floor Area Requirements: **Bylaw 21-2017**

i) Dwellings Minimum – 27.87 m (300 sq. ft) on the main floor **Bylaw 21-2017**

10.3.1 **Hazard Lands:** **Bylaw 09-17**
(A)

- a) On lakeshore lots, where applications for principal buildings are proposed within ten (10) feet of the rear property line, the Development Officer may require the submission of a Geotechnical Reports prior to rendering a decision for the permit.
- b) The Development Officer may request additional reports by qualified professionals when land is deemed hazardous.

10.3.2 Residential development:

- a) All principal buildings shall be placed on a permanent foundations.
- b) **Removed** **Bylaw No. 11-2019**
- c) The maximum site coverage for all buildings shall be 45%.
- d) The maximum site coverage for accessory buildings shall be 20%. **Bylaw 21-2020**

10.3.3 Fences: **Bylaw 08-2014**

- a) Maximum Height Front Yard (street side) 1.8 m (6 feet) being setback from road 5 feet
- Maximum Height Rear Yard 1.8 m (6 feet)
- b) No fence shall be allowed to be constructed in any way such that it cuts off access to or along a public reserve or environmental reserve, or such that it will cause the removal of vegetation in a riparian area, or that alters a drainage pathway.

10.3.4 Accessory or ancillary buildings constructed prior to a principal building: **Bylaw 21-2017**

- a) Subject to the regulations outlined in General Regulations section 3.16. **Bylaw 21-2017**
Bylaw No. 10-2019

- 10.3.5 Ancillary Sleeping Accommodations: **Bylaw 21-2017**
- a) Buildings and structures shall be secondary to the principal or discretionary use, and shall not contain kitchen facilities. **Bylaw 21-2017**
 - b) The granting of a development permit shall not be construed in any way as consent or approval for a future subdivision for the use. **Bylaw 21-2017**
 - c) Applicants shall be required to provide construction plans at time of application with full electrical plans. **Bylaw 21-2017**
- 10.3.6 Recreational Vehicle as an Accessory Use to Principal Dwelling: **Bylaw No. 11-2019**
- a) Only one (1) recreational vehicle as an accessory use may be allowed per site. **Bylaw No. 11-2019**
 - (1) In addition to any recreational vehicle allowed as an accessory use, one (1) additional recreational vehicle is allowed per site to be used as temporary sleeping accommodations for guests of a principal dwelling for a period of no longer than two (2) weeks. **Bylaw No. 11-2019**
 - b) Sites may contain a maximum of 250 gallons of propane total, and any tank size over 100 pounds shall require the landowners to complete appropriate gas-fitting permits and have the tank inspected by a licenced gas-fitter. Within 250 gallons, only a maximum of two (2) 100-pound bottle shall be used at once. **Bylaw No. 11-2019**
 - c) The recreational vehicle shall not be modified to be made permanent through removal of axles and/or wheels. **Bylaw No. 11-2019**
 - d) No structures are permitted to be attached to the Recreational Vehicle, including but not limited to: decks, fences, free-standing permanent awnings, sheds or similar structures, etc. **Bylaw No. 11-2019**
 - e) A recreational vehicle is not to be used as part of a home-based business. **Bylaw No. 11-2019**
 - f) The recreational vehicle is not to be kept for rent, lease, or hire. **Bylaw No. 11-2019**
 - g) The recreational vehicle is not a mobile home. **Bylaw No. 11-2019**
 - h) Recreation vehicles employed as an accessory use for temporary sleeping accommodations during the construction of the principal dwelling shall be initially allowed on site for a period of up to two (2) years beginning from the date of development permit issuance for the principal dwelling (or a date otherwise specified by the development officer). **Bylaw No. 11-2022**

(i) Temporary placement of a recreational vehicle is allowed on the subject site for an initial two (2) year period only. Subsequent replacement of a recreational vehicle for temporary sleeping accommodations during construction is not allowed for a period of five (5) years beginning from the date of initial development permit issuance for the principal dwelling. **Bylaw No. 11-2022**

(ii) Where occupancy of the dwelling is not achieved within the two (2) year period, or should the development permit expire or become invalid, the recreational vehicle shall be immediately removed from the site. **Bylaw No. 11-2022**

(iii) Development permits for the principal dwelling will not be renewed or reissued for the purpose of extending the time period of a temporary placement of a recreational vehicle, and the time limitations listed above apply to any reissuance or renewal. **Bylaw No. 11-2022**

10.3.7 Modular and Mobile Homes **Bylaw 04-2022**

a) A modular or mobile home will be permitted only if the unit is less than ten (10) years of age calculated from the date of manufacture. **Bylaw 04-2022**

b) A copy of the bill of sale and a photo must be submitted with each application. **Bylaw 04-2022**

c) The unit shall be properly skirted and attached to a permanent foundation.” **Bylaw 04-2022**

10.4 Development Standards and Criteria for Discretionary Uses

Council will apply the following criteria in considering discretionary uses:

10.4.1 Dwelling Groups and RV Parks:

- a) The size of the parcel shall be sufficient to maintain a 6 m landscaped buffer containing no development on the inside of the parcel boundary. Each site must have access from an internal roadway.
- b) All parking areas, private garages, or vehicular access to units or sites within a dwelling group shall be from a roadway which is common property internal to the parcel.
- c) All dwelling groups shall have vehicular access to a public street from at least two points which are sufficiently separated to provide separate access and egress in case of fire or other emergencies.
- d) The size and location will be such that the access system has sufficient capacity to handle the added development and that the development will not cause excessive traffic through existing residential areas.
- e) There will be adequate access to the lake for the development.
- f) The proposal will provide for adequate sewer and water supply services.

- g) All campgrounds and RV parks that allow the placement of trailers and other
- h) Forms of recreational vehicles year round will be defined as Permanent RV parks and will be assessed for taxation both for land and residential structures.

10.4.2 Commercial uses:

- a) Commercial uses serving the travelling public shall be located adjacent to the roads providing access to the resorts as a whole.
- b) Private Commercial uses providing recreational services may be located on public land subject to a lease agreement with the municipality.

10.4.3 Institutional uses:

- a) Council may specifically limit any residential component based upon the application. Any expansion or change of room of the residential component will require a new discretionary use approval.
- b) The use will not disrupt the quiet enjoyment of the resort area and will be separated from residential areas with appropriate buffering and space.
- c) The proposal will provide for adequate sewer and water supply services.

10.4.4 Ancillary Uses:

- a) Bed-and-breakfast and personal care homes are considered compatible with residential development provided the sites are large enough to provide adequate parking and separation to adjacent dwellings.
- b) Home based businesses which are personal services are generally considered compatible with residential development if the services are provided within the dwelling.
- c) In addition to the requirements of section 3.9 the following criteria will be applied:
- d) No home based business in this District shall include auto body repair or repainting operations.
 - i. No heavy construction or industrial equipment or supplies shall be stored on any site for a home based business in this District.
 - ii. Council may apply special standards in the issuing a development permit.
 - iii. Limiting the size of operation, and buildings used for the operation.
 - iv. All employees of the home based business must reside on the property.
 - v. Any increase in the operation as applied for or approved shall require a new discretionary approval.

10A. SHLR – SLOPE HAZARD LAKESHORE RESIDENTIAL DISTRICT

Section added by Bylaw 05-20

The SHLR – Slope Hazard Lakeshore Residential District is intended to be employed in areas proximate to a lakeshore where there is potential or known concerns related to geotechnical hazards for development. The intent of the District is to allow limited lakeshore residential and recreational development subject to determining the suitability of the proposed development within the site as it relates to geotechnical hazards. Lower impact, non-permanent, and moveable dwelling options will be permitted to provide landowners with options for continued occupancy of their sites and may be allowed without professional geotechnical support.

All development within this zoning district shall be subject to the general regulations for development on lands exhibiting potential hazards related to slope instability, erosion, slumping, or subsidence, in accordance with subsection 3.1 of this Zoning Bylaw.

10A.1 Permitted Uses

10A.1.1 Residential uses:

- a) Single detached dwelling
- b) Mobile and modular homes subject to section 10A.3.9.
- c) Ready-to-Move (RTM) Dwelling
- d) Recreational Vehicles and Park Model Trailers

Bylaw 04-2022

10A.1.2 Other uses:

- b) Municipal uses and facilities
- c) Public Utilities
- f) RM-designated parking areas

10A.1.4 Uses, buildings, and structures accessory to a principal use on the site:

- a) Private garages, whether detached or attached to a residential use
- b) Private sheds or similar accessory buildings and structures
- e) Signs no larger than 1 m², subject to Section 3.4.
- g) Ancillary Sleeping Accommodations
- h) A retaining wall or walls as an accessory structure to the principal use subject to subsection 3.17.

10A.2 Discretionary Uses

10A.2.1 Ancillary uses:

- a) Bed-and-breakfast homes, where ancillary to a single detached dwelling, modular home, or RTM as principal use.
- b) Home-based businesses, where ancillary to a single detached dwelling, modular home, or RTM as principal use.

10A.3 Regulations

10A.3.1 Site requirements shall be according to the following table:

Use	Site area		Site Frontage	Yard Space		
	Minimum	Maximum		Front	Rear	Side
Residential uses:						
All Residential Uses	230 sq. m.	1 Ha	7.6 m	1.524 m (5 feet)	1.524 m (5 feet)	1.22 m (4 feet)
Accessory and Ancillary Uses:						
Accessory to Residential Use (see 10A.1.4)	As per principal building	As per principal building	As per principal building	As per principal building	As per principal building	0.75 m
Ancillary to residential uses (see 10A.2.4)	As per principal building	As per principal building	As per principal building	As per principal building	As per principal building	As per principal building
Other uses: No requirements						

a) Minimum Floor Area Requirements:

- i. Residential uses (excluding RVs) Minimum – 27.87 m (300 sq. ft) on the main floor

10A.3.2 Residential development:

- a) All principal buildings shall be placed on a permanent foundation.
- c) The maximum site coverage for all buildings shall be 45%.
- d) The maximum site coverage for accessory buildings shall be 20%.

10A.3.3 Fences:

- a) Maximum Height Front Yard (street side) 1.8 m (6 feet) being setback from road 5 feet
- Maximum Height Rear Yard 1.8 m (6 feet)
- b) No fence shall be allowed to be constructed in any way such that it cuts off access to or along a public reserve or environmental reserve, or such that it will cause the removal of vegetation in a riparian area, or that alters a drainage pathway.

10A.3.4 Ancillary Sleeping Accommodations:

- a) Buildings and structures shall be clearly secondary to the principal or discretionary use and shall not contain kitchen facilities.
- b) The granting of a development permit shall not be construed in any way as consent or approval for a future subdivision for the use.
- c) Applicants shall be required to provide construction plans at time of application with full electrical plans.

10A.3.5 Recreational Vehicle as a Principal Dwelling:

- a) Only one (1) recreational vehicle may be allowed per site.
 - (2) Notwithstanding a), in addition to any recreational vehicle allowed as a principal use, one (1) additional recreational vehicle is allowed per site to be used as temporary sleeping accommodations for guests of a principal use for a period of no longer than two (2) weeks.
- b) Sites may contain a maximum of 250 gallons of propane total, and any tank size over 100 pounds shall require the landowners to complete appropriate gas-fitting permits and have the tank inspected by a licensed gas-fitter. Within 250 gallons, only a maximum of two (2) 100-pound bottle shall be used at once.
- c) No recreational vehicle shall be modified to be made permanent through removal of axles and/or wheels.
- e) A recreational vehicle is not to be used as part of a home-based business.
- f) The recreational vehicle is not to be kept for rent, lease, or hire.
- g) The recreational vehicle is not a mobile home.

10A.3.6 Decks:

- a) Are considered as a permitted accessory use.
- b) Are subject to the minimum yard requirements for accessory uses, and form part of the calculation for site coverage.
 - i. Notwithstanding b), decks which are covered by a roof structure, whether or not attached to a principal or accessory use, are subject to the minimum yard required of the principal use.

10A.3.7 Development Suitability and Geotechnical Requirements:

- a) All new development placed on a permanent foundation shall require the review of a Saskatchewan-certified engineering professional to determine the suitability of the proposed development and any potential geotechnical risks.
- b) The scope of any assessment or investigation shall be determined by the geotechnical professional such that they can conclusively recommend and endorse that the proposed development can proceed with or without specific development standards or other requirements.
- c) Any costs related to the provision of any geotechnical assessment or investigation to determine development or site suitability shall be solely those of the applicant.
- d) The acceptance of any geotechnical assessment or investigation shall be at the discretion of the Development Officer and/or Council such that they deem it to be sufficient to protect against risks related to people and property on potentially hazardous lands.
- e) Where the outcome of any geotechnical review determines the need for specific development standards or other requirements, it and any approved development permit will be registered to title at the applicant's expense.
- f) Applications for development will be denied, where in the opinion of Council, risks associated with development cannot be mitigated or suitably addressed.

10A.3.8 Landscaping, Site Grading and Leveling:

- a) Shall require a development permit if done in isolation of structural building or construction, or shall be incorporated within any proposed new building or structural development.
- b) No site grading or leveling shall negatively affect adjacent properties, municipal, or Crown lands.
- c) Unless supported or otherwise prescribed by a geotechnical investigation:
 - i. Site grading and leveling shall promote surface run off, and natural drainage paths are to be maintained. No work which results in ponding of water will be permitted.

- ii. Watering or irrigation of shall be minimized only to the extent to sustain vegetation and xeriscaping practices are encouraged.
 - iii. Site grading and leveling shall be limited to the rearrangement of existing soil on the property up to a local maximum increase or decrease in property elevation of 0.5 m.
 - iv. No import of fill from off site will be permitted.
 - v. Import of topsoil or aggregates for landscaping, gardening, driveways and parking areas, is limited to 0.15 m loose thickness.
 - vi. Any temporary storage piling of any materials on site is to be limited, and distribution or placement within the site shall occur at the earliest opportunity.
- d) Should the RM have information in its possession suggesting that those items listed in c) carry unacceptable risk to the proposed development, it may require the applicant to confirm suitability in accordance with 10A.3.7.
 - e) The RM may require drainage agreements and easements between adjacent landowners where development may increase surface water outflows on to adjacently titled lands.

10A.3.9 Modular and Mobile Homes

Bylaw 04-2022

a) A modular or mobile home will be permitted only if the unit is less than ten (10) years of age calculated from the date of manufacture.

Bylaw 04-2022

b) A copy of the bill of sale and a photo must be submitted with each application.

Bylaw 04-2022

c) The unit shall be properly skirted and attached to a permanent foundation

Bylaw 04-2022

10A.4 Standards and Criteria for Discretionary Uses:

In addition to the general evaluation in 2.4.6 or any other standard or regulation for the specific use, the following shall be applied in the review and/or issuance of a development permit for a discretionary use:

- a) Road and approach standards shall be appropriate for the intended use. The developer may be required to enter into a development agreement to upgrade the road to an appropriate standard to accommodate traffic related to the use.
- b) The adequacy and location of on-site parking to support the proposed use, the anticipated need and adequacy of off-site parking, and any potential effect of the development on the road network.

- c) The on-site arrangement and the compatibility of proposed buildings, structures, or equipment in relation to the surrounding area, existing development, and primary intent of the zoning district.
 - i. Development standards may be imposed such as, but not limited to: screening, placement on site, operational intensity, limiting of on-site storage or equipment, and similar methods to maintain land use compatibility.
- d) Permits may be issued for a limited period of time and are renewable at Council's discretion.
- e) Appropriate plans for utility provision and servicing within the site to support permanent development and minimize potential nuisances; compliance with municipal or provincial bylaw or regulation will also be considered in relation to utility provision where applicable.
- f) The operator of the business must reside on-site.
- g) Ancillary use applications shall be reviewed for conformance with the relevant portion(s) of the Official Community Plan."

11. CON – CONSERVATION DISTRICT

11.1 Permitted Uses

11.1.1 Recreational Uses:

- a) Public parks, Pathways and Trails.
- b) Picnic Sites.
- c) Interpretive kiosks.
- d) Wildlife management areas.

11.1.2 Uses and buildings accessory to principal uses:

- a) Garden sheds used for the storage of non-industrial yard maintenance equipment.
- b) Public Restrooms.
- c) Signs, subject to Section 3.4.
- d) Shipping containers on sites greater than 2.02 ha (5 acres), are a permitted use **Bylaw 09-2020** subject to Section 3.21

11.2 Discretionary Uses

11.2.1 Agricultural Uses:

- a) Field Crops
- b) Pastures
- c) Market Gardens
- d) Tree Nurseries

11.2.2 Recreational Uses:

- a) Campsites.
- b) Interpretive Visitor Centres.
- c) Highway rest stops.
- d) Guide huts.

11.2.3 Uses and buildings accessory to principal use:

- a) One unit dwelling for patron or owner of principal use.
- b) Shipping containers on sites 2.02 ha (5 acres) or lesser in area, area discretionary use subject to Section 3.21

Bylaw 09-2020

11.3 Regulations

11.3.1 Site Area:

Minimum 64 Ha. (¼ Section) or equivalent meaning of ¼ section which has been reduced to less than 64 Hectares (158 Acres) due to road widening, severance by road registration, railways, pipelines, etc. or natural features such as streams and other bodies of water, ravines, etc. or as a result of a previously approved subdivision.

11.3.2 Building setbacks:

All buildings shall be set back a minimum of 6 m. from the property line or 45 metres from the centreline of a principal highway, grid road or main farm access, whichever is greater.

11.4 Development Standards and Criteria for Discretionary Uses

Council will apply the following criteria in considering discretionary uses:

- a) The development must not disrupt or disturb the natural area due to vehicular traffic, operation of machinery, or unnecessary clearing of vegetation.
- b) All buildings shall be designed to complement the natural surroundings.
- c) Any damage or disruption to the natural area caused by development must be suitably restored with native plant material.
- d) Suitable access to an all weather road must be provided.
- e) Agricultural use may be restricted by area of cultivation, use of chemicals, etc.

12. DEFINITIONS

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

Accessory Building – a subordinate detached building appurtenant to a main building or main use and located in the same site, the purpose of which is to provide better and more convenient function of the main building or main use. **Bylaw 09-17**

Accessory or Ancillary Use – a use customarily incidental and subordinate to the allowed principle use or building and located on the same lot with such principal use or building which may include ancillary sleeping accommodations and washroom facilities; however, it may not include kitchen facilities. **Bylaw 09-17**

Act – The Planning and Development Act, 2007.

Adjacent Residential or Commercial Development – includes any residential or commercial development that directly borders another residential or commercial development which is not separated by a road allowance or Municipal Highway. **Bylaw 21-2017**

Alteration – any structural change or addition made to any building or structure.

All-Weather Road – means an unpaved road constructed of a material and design that provides for proper drainage in accordance with the Municipality’s designated road design specifications. **Bylaw 09-17**

Animal, Large – be considered cattle, horses, native ungulates, and similar sized animals. **Bylaw 21-2017**

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

Kind of Animal		Number of Animals = 1 Animal Unit
Poultry	Hens, cockerals, capons	100
	Chicks, broiler chickens	200
	Turkeys, geese, ducks	50
	Exotic birds	25
Hogs	Boars and sows	3
	Gilts	4
	Feeder pigs	6

	Weanlings pigs	20
Sheep	Rams or ewes	7
	Lambs	14
Goats, etc.	All (including llamas, alpacas, etc.)	7
Cattle	Cows and bulls	1
	Feeder cattle	1.5
	Replacement heifers	2
	Calves	4
Horses	Colts and Ponies	2
	Other horses	1
Other, Domesticated native Ungulates	Bison,	1
	Elk, Reindeer	4
	Deer	7

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

Applicant – a developer or person applying for a development permit under this Bylaw, for a subdivision approval to an approving authority under The Act.

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

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

Billboard – a private, free standing sign, including supporting structures, which advertises goods, products, services, organizations, or facilities that are available from, located on, or refer to, a site other than the site on which the sign is located, and which is greater than 2 m² in surface area.

Boat – means any type of boat, ship or craft designed, used or capable or being used solely or partly for navigation in, on, through or immediately above water, without regard to method or lack of propulsion, but shall not include a personal water craft.	Bylaw No. 19-2019
Boat Lift – means a structure that may be attached or unattached to a dock, which facilitates the removal of a boat from the water, and which can allow the boat to be stored above the natural level of the water. For the purposes of the Bylaw, a boat lift includes portable lifts which are attached to a boat such as sea legs.	Bylaw No. 19-2019
Building – a structure used for the shelter or accommodation of persons, animals, or goods.	
Building Footprint, Residential - means the sum of the total area of the main floor of the residential structure, and including, but not limited to, any private garage, porch, veranda, sun lounge, and covered deck.	Bylaw 09-17
Building Permit – a permit issued under a building Bylaw of the Municipality authorizing the construction of all or part of the building.	
Campground – 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.	
Child Care Facility – a building or portion of a building for the provision of care, instruction, maintenance or supervision of seven children or more under the age of 13 years, by persons other than those related by blood or marriage, for periods not exceeding 24 consecutive hours and includes all day-care centres, early childhood services, nurseries and after-school or baby-sitting programs which meet this definition.	
Communal Boat Dock: means a form of dock serving multiple local users owned or operated by the municipality or other entity under agreement with, or under franchise of the municipality, but shall not contain any retail, service, repair, or fuel storage components of a marina.	Bylaw 10-2023
Council – the Council of the Rural Municipality of Meota No. 468.	Bylaw 09-17
Country Residence – includes a dwelling or site whose owner’s principal source of household income is derived from a source other than the principal agricultural use of that site.	Bylaw 09-17
Deck – means an open platform that is attached to a principal building and may have rails but not a roof.	Bylaw 09-17
Developer – means the person or corporation, responsible for carrying out development.	Bylaw 09-17
Development – the carrying out of any building, engineering, mining or other operations in, on or over the land or the making of any material change in the use or intensity of the use of any building or land.	
Development Permit – a document authorizing a development issued pursuant to this Bylaw.	

Discretionary Use – means a use of land or buildings or form of development that:

- a) Is prescribed as a discretionary use in this Bylaw; and,
- b) Requires the approval of Council pursuant to Section 56 of the Act and this Bylaw.

Dock – means a structure used for the purpose of mooring boats and personal water craft and for providing pedestrian access to and from the boat or personal water craft. **Bylaw No. 19-2019**

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

Dwelling, Semi-Detached – means two dwelling units side by side in one building unit with a common party wall which separates, without opening throughout the entire structure, the two dwelling units. **Bylaw 09-17**

Dwelling, Single Detached – a detached building consisting of one dwelling unit as defined here; and occupied or intended to be occupied as a permanent home or residence, but shall not include a mobile home or recreational vehicle as defined in this section. **Bylaw 05-20**

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. Recreational Vehicles, travel trailers, and similar vehicles or structures shall not be considered a “dwelling unit”. **Bylaw 09-17**
Bylaw 11-2019

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

Farmstead – a single site, which includes the residence of the farm operator and those buildings, or facilities that are related to the farm operation and may include cropland and pastures. A farmstead may contain the following where located on the same parcel:

- A residence for the operator of an agricultural use.
- A bunkhouse or additional residence for employees and partners of the operator engaged in the agricultural operation.
- Facilities for the temporary holding of livestock raised in an operation, in lesser numbers than constitutes an ILO (unless approved as an ILO).

a) Buildings for permitted accessory and ancillary uses.

Fence – means an artificially constructed barrier erected to enclose or screen areas of land. **Bylaw 09-17**

Flood Proofing – means techniques or measures taken to permanently protect a structure or development from flood damage. These can include measures such as elevating buildings by building on fill or piers, constructing dykes, creating upstream storage, diversions and channelization. **Bylaw 21-2017**

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

Floor Area, Ground – the horizontal area contained within the outside surface of the outer walls of a building at the first floor level at or above grade, excluding in the case of a dwelling, any private garage, porch, veranda, sun lounge, unfinished basement, or unfinished attic.

Floor Area, Gross – the sum of horizontal area contained within the outside surface of the outer walls of a building at each floor level.

Garage – one (1) level accessory building used for storage purposes only where no business, occupation or service is conducted, other than an approved home based business and in which no space is rented for commercial vehicles to a non-resident of the premises. **Bylaw 09-17**

Garage, Loft – a two (2) level accessory building used for residential or storage purposes only, where no business, occupation or service is conducted, other than an approved home based business, and in which no space is rented for commercial vehicles to a non-resident of the premises. May include ancillary sleeping accommodations. **Bylaw 09-17**

Grocery Store – the use of a building, or a portion of a building, for the sale of foodstuffs and convenience goods to serve the needs of the surrounding residents and the travelling public.

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

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

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

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

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

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

- a) Will contain 100 or more animal units.
- b) Provides less than 370 m² of space for each animal unit.
- c) Will contain more than 20 animal units for 10 or more days of the month within 300 m of water body not controlled by the operator.
- d) Will contain more than 20 animal units for 10 or more days of the months within 30 m of a domestic well not controlled by the operator.

Landscaping – the changing, rearranging, adding or removal of vegetation or materials within a site, and which typically consists or: site grading, addition or removal of topsoil or aggregates, grass, trees, plants, flower beds, retaining walls, pathways, sidewalks, patios, driveways, and other natural or decorative features. **Bylaw 05-20**

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

Marina – means a building, structure or place, containing docking facilities that are located on a waterway, where boats and boat accessories are stored, serviced, repaired or kept for sale and where facilities for the sale or marine fuels and lubricants may be provided. **Bylaw No. 19-2019**

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

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

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

Motel – means a building or group of buildings on a site designed and operated to provide temporary accommodation and contains separate sleeping units, each of which is provided with an adjoining conveniently located parking stall.

Move-in (MI) Residential Building – a single detached dwelling constructed off site which is being relocated to a new site in the municipality. A Move-in residential building has been used previously as a residential building. **Bylaw 09-17**

Municipality – means the Rural Municipality of Meota No. 468. **Bylaw 09-17**

Non-Conforming Building – a building:

a) That is lawfully constructed or lawfully under construction, or with respect to which all required permits have been issued, at the date a Zoning Bylaw or any amendment to a Zoning Bylaw affecting the building or land on which the building is situated or will be situated becomes effective.

b) That the date a Zoning Bylaw or any amendment to a Zoning Bylaw becomes effective does not, or when constructed will not, comply with the Zoning Bylaw.

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

Non-Conforming Use – a lawful specific use:

a) Being made of land or a building or intended to be made of land or of a building lawfully under construction, or with respect to which all required permits have been issued, at the date the Zoning Bylaw or any amendment to the Zoning Bylaw affecting the land or building becomes effective.

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

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

Park Model Trailer – means a dwelling unit that cannot be licensed as an RV, has no brakes or tail lights, is transported on a flat deck, or on skids or wheels. The park model trailer shall be used as seasonal or permanent dwelling units and shall be certified by the manufacturer that it complies with the Canadian Standards Association Code CSA-Z241-MH. **Bylaw 09-17**

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

Permanent Foundation – means any concrete pads, pilings made of any material, pony walls or other support structures made of concrete, wood, steel or other metal, placed on or in the ground where a building will be constructed or installed. **Bylaw 21-2017**

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

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

Personal Service Establishment – a development used for the provision of personal services to an individual, which are related to the care and appearance of the body, or the cleaning and repair of personal effects, including barbershops, hairdresser, beauty salons, **Bylaw 09-17**

tanning salons, tailors, dressmakers, laundromats, shoe repair shops, photographers, but excluding any adult or sexually explicit services.

Personal Water Craft – means a jet-propelled vessel typically ridden in a similar style to a motorcycle and commonly referred to as a Jet Ski, Sea Doo, or Wave Runner. **Bylaw No. 19-2019**

Personal Water Craft Lift – means a structure that may be attached or unattached to a dock, which facilitates the removal of a personal water craft from the water, and which can allow the personal water craft to be stored above the natural level of the water. **Bylaw No. 19-2019**

Plant Material – includes all trees, shrubs, plants, flowers, natural grass, ground cover, and aquatic plant species. **Bylaw 13-2019**

Principal Use – the main activities conducted on a site.

Principal Building – the main building in which the principle use of the site is conducted.

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

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

Public Utility – a government or private enterprise, which provides a service to the general public.

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

Recreational Vehicle (RV) – a vehicle, portable structure, trailer or watercraft that can be towed, hauled, carried on a vehicle or trailer, or driven and which is designed to be used for travel or recreational purposes, included but not limited to: motor home, travel trailer, fifth wheel trailer, tent trailer, truck camper, boat, canoe, kayak, snowmobile, all-terrain vehicle, jet ski, or other similar vehicle, and excluding a trailer designed to carry the foregoing. Where the term is being employed: in reference to an accessory use; in conjunction with a principal residential use; in relation to sleeping accommodations; or for use on a site that includes anything more than placement, storage, or similar such arrangements, it shall only refer to motorized or non-motorized, towed, or hauled buildings or structures designed for seasonal or permanent human habitation. **Bylaw 09-17**
Bylaw 05-20
Bylaw 09-20

Reeve – The Reeve of the Rural Municipality of Meota No. 468. **Bylaw 09-17**

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

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 confectionary or a retail food store. **Bylaw 21-2017**

Retaining Wall - means a wall constructed of concrete, steel, treated wood, stone, masonry or a combination thereof, designed to support, confine, retain, or keep in place earth or aggregate material. The height of a retaining wall is determined by measuring the vertical distance between undisturbed soil and the top of the retaining wall. Slope alterations shall be considered a retaining wall where the altered slope exceeds 45 degrees. **Bylaw No. 10-2019**

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

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

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

Shipping Container – means a durable metal container typically used for shipping goods long distances by rail, ship or trucks. It is commonly used as a storage container. Also known as a Sea Can. **Bylaw 21-2017**

Sign – any writing (including letter or word), billboard, pictorial representation (including illustration or decoration), emblem (including devise, symbol or trademark), flag (including banner or pennant), or any other figure of similar character which:

- a) Is a structure or any part thereof, or is attached to, painted on, or in any manner represented on a building.
- b) Is used to announce or direct attention to, or advertise.
- c) Is visible from outside the building.

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

Site Coverage – means the percentage of the lot which is covered by buildings or structures, and includes uncovered porches and decks. **Bylaw 09-17**

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

Site Line, Rear – the boundary at the rear of the site and opposite the front site line.

Site Line, Side – a site boundary other than a front or rear site line.

Storage Compound – means an area that is open and exposed to the natural elements and does not involve the erection of permanent structures, or the material alteration of the existing state of the land, and is intended for the storage of recreational and automotive **Bylaw 21-2017**

vehicles and equipment, RV's, and trailers, but not for the storage, stockpiling or accumulation of industrial type goods, materials and/or equipment.

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

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

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

Swimming Pool - Any body of water permanently located outdoors or indoors, contained by artificial means and used and maintained for the purpose of swimming, wading, or diving and having a depth of 0.61 metres (2.0 feet) or more at any point. **Bylaw 23-2022**

Transportation System – as defined in the *Highways and Transportation Act, 2007*. **Bylaw 09-17**

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

m – metre(s)

m² – square metre(s)

km – kilometre(s)

ha – hectare(s)

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

Use, Agricultural – means a system of tillage and/or animal husbandry through which one may gain livelihood from large areas of land by the raising of crops and/or the rearing of livestock. **Bylaw 21-2017**

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, auction marts, feed mills, oil seed processing plants, and other similar uses. **Bylaw 21-2017**

Vacation Farm – 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 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 is located, where electricity, potable water and toilet facilities are provided to the persons, families, or groups occupying any of the sites.

Warehouse – means a building or part of a building used primarily for the operation of general merchandise warehousing, cold storage, and other storage facilities and also includes a centre for the distribution of wholesale goods and commodities for resale to retailers; to industrial, commercial or professional users; to other wholesalers. **Bylaw 21-2017**

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

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

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

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

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

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

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

13. REPEAL AND ADOPTION

13.1 Bylaw No. 3-86 is hereby repealed.

13.2 APPROVED MARCH 7, 2012.