

The Rural Municipality of Big River No. 555

Bylaw No. 23-01-02

A Bylaw of the Rural Municipality of Big River No. 555 to adopt a Zoning Bylaw.

The Council of the Rural Municipality of Big River No. 555, in the Province of Saskatchewan, in open meeting assembled enacts as follows:

- (1) Pursuant to Section 34(1) of *The Planning and Development Act, 2007* the Council of the Rural Municipality of Big River No. 555 hereby adopts the Rural Municipality of Big River No. 555 Zoning Bylaw identified as Schedule "A" to this bylaw.
- (2) The Reeve and Administrator of the Rural Municipality of Big River No. 555 are hereby authorized to sign and seal Schedule "A" which is attached to and forms part of this bylaw.
- (3) Bylaw No. 1/19, the Rural Municipality of Big River No. 555 Zoning Bylaw, and all amendments thereto, are hereby repealed.
- (4) This bylaw shall come into force on the date of final approval by the Minister of Government Relations.

Read a first time the 9th day of January, 2023

Read a second time the 3rd day of March, 2023

Read a third time the 3rd day of March, 2023

Adoption of bylaw this 3rd day of March, 2023

Clint Panter - Reeve

Michael Yuzik - CAO



APPROVED
REGINA, SASK.
MAY 18 2023

Minister of Government Relations

Certified a True Copy of Bylaw 23-01-02
Passed by Council on the 3rd
day of March, 2023.

Administrator

THE RURAL MUNICIPALITY OF BIG RIVER No. 555

ZONING BYLAW

Being Schedule "A" to Bylaw No. 23-01-02
of the Rural Municipality of Big River No. 555

Clint Panter - Reeve



Michael Yuzik - CAO



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1 INTRODUCTION

1.1 TITLE

This Bylaw shall be known as the Zoning Bylaw of the Rural Municipality of Big River No. 555.

1.2 SCOPE

All development within the limits of the Rural Municipality of Big River No. 555 (the RM, or the municipality) shall be in conformity with the provisions of this bylaw, subject to the right of appeal provisions of *The Planning and Development Act, 2007 (The Act)*.

1.3 PURPOSE

This is a Bylaw to control the use and development of the land in the municipality and assist in implementing the Official Community Plan for the Rural Municipality of Big River No. 555.

1.4 SEVERABILITY

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

2 INTERPRETATION

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

Above Ground Fuel Storage Tank: a storage tank, any portion of which is above grade and containing gasoline, diesel fuel, or propane for retail sale.

Accessory Building or Use: a building or use which:

- (a) is subordinate to and serves the principal building or principal use;
- (b) is subordinate in area, extent and purpose to the principal building or principal use served;
- (c) contributes to the comfort, convenience or necessity of occupants of the principal building or principal use served; and,
- (d) is located on the same site as the principal building or principal use served.

Act, The: *The Planning and Development Act, 2007*, as amended.

Administrator: the Administrator(s) for the Rural Municipality of Big River No. 555.

Agriculturally Related Commercial and Industrial Uses: includes,

- (a) grain and seed storage, cleaning and drying;
- (b) fertilizer mixing sales (subject to provincial regulations);
- (c) livestock and poultry breeding services;
- (d) abattoirs;
- (e) tree nursery;
- (f) commercial bee operation; and,
- (g) other agriculturally related services.

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

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

Animal, Domestic: an animal of a species of vertebrates that has been domesticated by humans so as to live in a tame condition and depend on the human inhabitants of the dwelling in or about which the animal lives for survival.

Animal Unit: the kind and number of animals calculated in accordance with the following:

Kind of Animal	Number Equaling One Animal Unit
(1) <u>Poultry</u>	
(a) hens, cockerels, capons	100
(b) chicks, broiler chicks	200

(c) turkeys, geese, ducks	50
(d) exotic birds	25
(2) <u>Hogs</u>	
(a) boars or sows	3
(b) gilts	4
(c) feeder pigs	6
(d) weanling pigs	20
(3) <u>Wild Boars</u>	
(a) boars or sows	3
(b) gilts	4
(c) feeder pigs	6
(d) weanling pigs	20
(4) <u>Sheep</u>	
(a) rams or ewes	7
(b) lambs	14
(5) <u>Goats, Llamas, Alpacas, etc.</u>	7
(6) <u>Cattle</u>	
(a) cows or bulls	1
(b) feeder cattle	1.5
(c) replacement heifers	2
(d) calves	4
(7) <u>Horses</u>	
(a) colts or ponies	2
(b) other than colts or ponies	1
(8) <u>Other</u>	
(a) domesticated native ungulates (deer, elk, bison, etc.)	1

Auction Market: a building, structure, or lot, or part thereof, used as a premises where goods and materials are to be sold by public auction.

Applicant: a developer or person applying for a development permit under this bylaw.

Bare Land Condominium: a condominium divided into bare land units, as defined in *The Condominium Property Act, 1993*.

Barbeque Shelter: a three sided open structure with a lean-to roof no larger than 9.3 m² used for the purpose of an outdoor kitchen.

Bare Land Unit: a bare land unit as defined in *The Condominium Property Act, 1993*.

Bed and Breakfast Home: a dwelling unit in which the occupants thereof use a portion of the dwelling unit for the purpose of providing, for remuneration, sleeping accommodation and one meal per day to members of the general public, for periods of one week or less, and in which:

- (a) not more than three bedrooms within the dwelling unit are used to provide such sleeping accommodation;
- (b) the dwelling unit is the principal residence of the persons receiving the remuneration and providing the sleeping accommodation and one meal per day; and,
- (c) the meal which is provided is served before noon each day.

Building: a structure used for the shelter or accommodation of persons, animals, or chattels.

Building Bylaw: any bylaw of the Rural Municipality of Big River No. 555 regulating the erection, alteration, repair, occupancy or maintenance of buildings or structures.

Building Floor Area: the maximum habitable area contained within the outside walls of a building, excluding in the case of a dwelling unit any attached garage, porch, sunroom, unfinished attic or unfinished basement.

Building Height: the vertical distance of a building measured from grade level to the highest point of the roof surface, if a flat roof, to the deck line of a mansard roof; and to the mean height level between eaves and ridge for a gable, hip or gambrel roof (refer to Figure 2-1).

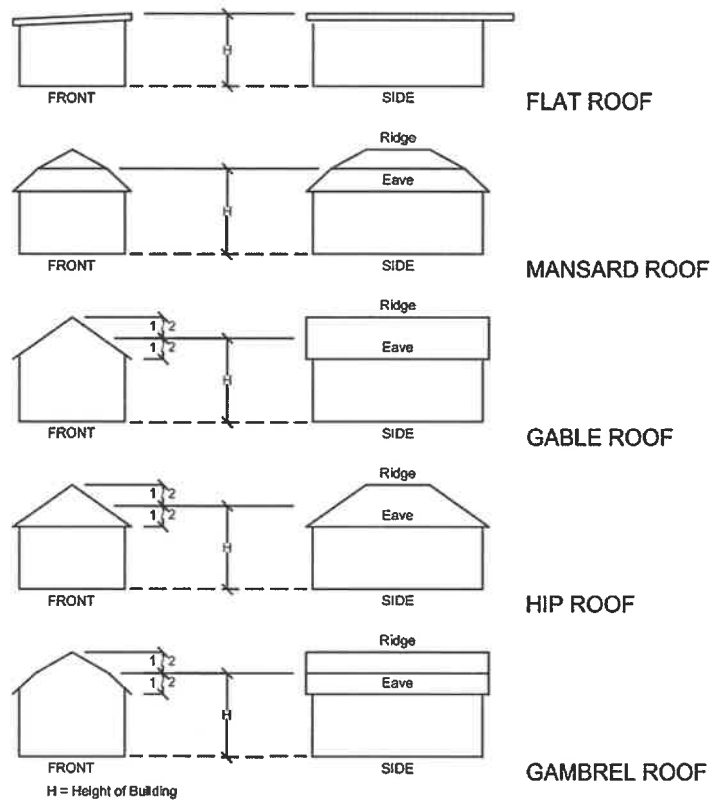


Figure 2-1: Interpretation of Building Height Measurement

Building Line, Established: a line, parallel to the front site line (and, in the case of corner sites, a line, parallel to the side site line along the flanking street), and set back the average distance from the edge of the street to the main walls of the existing buildings on a side of any block of the street where more than half the lots have been built on.

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

Building, Principal: the main building in which the principal use of the site is conducted.

Bulk Petroleum Tank: a tank used for the bulk storage of petroleum products or other flammable liquids legally stored within a structure or establishment that is incidental to the primary use of the site and meets legal requirements.

Bunk House: an accessory residential building intended for the purpose of providing temporary sleeping accommodation for guests or for seasonal staff employed in a business conducted on the site and may or may not include communal sanitary and kitchen facilities.

Business Dwelling: an accessory dwelling unit accessory to a commercial or industrial use in a commercial or industrial zoning district that is intended to accommodate an owner, manager, employee of the company who must live onsite to accomplish their tasks.

Campground, Long Term: the seasonal operation of an area of land managed as a single unit, which provides long term accommodation for recreational vehicles and park model trailers used by the same occupants on identified sites for the entire season, and which may be stored year round, and which may include sanitary and laundry facilities.

Campground, Short Term: the seasonal operation of an area of land managed as a unit, providing temporary short-term accommodation for tents, tent trailers, travel trailers, recreational vehicles and campers, used by travelers and tourists, and which are removed from the campground at the end of the season.

Campsite: a designated and delineated area within a campground or tourist camp that is intended to accommodate a single tent, tent party or recreational vehicle.

Cannabis Production Facility: a facility, approved under federal and provincial regulations, that is used in whole or in part for the planting, cultivation, testing, harvesting, processing, and distribution of the cannabis plant and any of its derivatives.

Cannabis Retail Store: a retail store, approved under federal and provincial regulations that sells cannabis and any of its derivatives.

Carport: a roofed enclosure for the parking of a motor vehicle or motor vehicles which has less than 60% of the total perimeter enclosed by walls, doors or windows and is attached to a principal building.

Car Wash: a building or portion of a building which is used for the washing of vehicles, including full service, automatic and hand operated facilities.

Cemetery: property used for the interment of the dead and may include facilities for the storage of ashes of human remains that have been cremated.

Club: a group of people organized for a common purpose, to pursue common goals, interests or activities, usually characterized by certain membership qualifications, payment of dues or fees, regular meetings, and a constitution and bylaws; and shall include lodges and fraternal organizations.

Community Center: a building or facility used for recreational, social, educational or cultural activities and which is owned by a municipal corporation, non-profit corporation or other non-profit organization.

Construction Trades: offices, shops and warehouses, with or without associated retail sales of plumbing and heating, electrical, carpentry, masonry, logging, forestry and other trades associated with construction.

Convenience Store: a store offering for sale primarily food products, beverages, tobacco, personal care items, hardware and printed matter and which primarily provides a convenient day-to-day service to residents in the vicinity.

Council: the Council of the Rural Municipality of Big River No. 555.

Cultural Institution: an establishment such as a museum, art gallery, library and similar facilities of historical, educational or cultural interest.

Custodial Care Facility: either:

- (a) a facility for the temporary detention or open custody of persons pursuant to the provisions of *The Youth Criminal Justice Act* (Canada) or *The Summary Offences Procedure Act, 1990* (Saskatchewan); or,
- (b) a facility for the accommodation of persons participating in a community training program pursuant to *The Correctional Services Act*.

in which the number of persons in detention, custody or residence does not exceed five.

Day Care Center: a facility for the non-parental care of over four (4) preschool age children on a daily basis and licensed under *The Child Care Act*.

Deck: a raised open platform, with or without rails, attached to or abutting a principal building.

Development: the carrying out of any building, engineering, mining or other operations, in, on, or over land, or the making of any material change in the use or intensity of use of any building or land.

Development Permit: a document authorizing a development issued pursuant to this Bylaw.

Discretionary Use: a use or form of development specified in this Bylaw, which may be allowed following application to, and approval of, the Council; and which complies with the development standards, as required by Council, contained in this Bylaw.

Distilleries, Wineries and Breweries: means facilities for the small-scale or craft production of alcoholic and other beverages, including the distillation, aging, blending, fermenting, bottling, storage, distribution, promotion, and sale of said beverages.

Domestic Pets: Any animal normally and customarily kept by domestic households for pleasure and companionship, excluding poultry, pheasants, cows, livestock, chinchillas, horses, goats, sheep, monkeys, and other similar animals and fowl.

Dwelling: a building used or intended for residential occupancy.

Dwelling, Garden Suite: a self-contained dwelling unit that is located in the rear yard or side yard of a site in which the principal use is a single detached dwelling, and to which the suite is an accessory use.

Dwelling Group: a group of two or more detached one unit dwellings, two unit dwellings or multiple unit dwellings or combinations thereof occupying the same site.

Dwelling, Manufactured: a dwelling that conforms to the CSA Standard No. Z240.2.1-1979 and amendments thereto, and which was formerly referred to as a mobile home.

Dwelling, Modular: a dwelling which is constructed of pre-fabricated parts, unit modules and/or finished section built in a factory, conforming to CSA Standard A277, and which are transported to the site for assembly on an approved foundation which complies with the requirements of the National Building Code.

Dwelling, Multiple Unit: a building divided into three or more dwelling units as herein defined and shall include town or row houses and apartment dwellings but not hotels or motels.

Dwelling, Multiple Unit Apartment Style: a building divided into three or more units as herein defined, each of which is occupied or intended to be occupied as a permanent home or residence and is accessed from the outside, a common indoor area, or both, but not including hotels, motels or townhouses.

Dwelling, Multiple Unit Townhouse: a multiple unit dwelling in which each unit has its own entrance to the outside and each unit is separated from other units by a common wall or ceiling which has no openings.

Dwelling, Ready-to-Move (RTM): a ready-to-move one unit dwelling which is built to completion off-site using conventional lumber and building practices according to the current National Building Code of Canada, and which is transported to the site as a complete unit for placement on a fixed approved foundation which complies with the requirements of the National Building Code of Canada.

Dwelling, Secondary Suite: a self-contained dwelling unit that is an accessory use to, and located within, a building in which the principal use is a singled detached dwelling.

Dwelling, Semi-Detached: a dwelling on its own site, with a common wall dividing the two dwelling units through at least 30% of the depth of the entire structure, measured from the front to the rear building lines.

Dwelling, Single Detached: a detached building consisting of one dwelling unit as herein defined, but shall not include a manufactured dwelling, a modular dwelling, a recreational vehicle or a park model trailer, as herein defined.

Dwelling, Street Townhouse: a dwelling, designed as one cohesive building in terms of architectural design, which contains three or more similar attached dwelling units each of which fronts on a street, has direct access to the outside at grade, and is not wholly above another dwelling.

Dwelling, Two-Unit: a building divided into two separate dwelling units on the same site but not including single detached dwellings which contain secondary suites as herein defined.

Dwelling Unit: a separate set of living quarters, whether occupied or not, usually containing sleeping facilities, sanitary facilities and a kitchen or kitchen components. For the purpose of this definition, "kitchen components" include, but are not limited to, cabinets, refrigerators, sinks, stoves, ovens, microwave ovens or other cooking appliances.

Educational Institution: post-secondary college, university or technical institution, but shall not include a private school.

Estimated Peak Water Level (E.P.W.L.): the calculated water level used to determine the flood hazard area. It is based on the 1:500 year peak flow for rivers, and the higher of the 1:500 year peak calm level or the 1:100 year peak calm level with a 1:5 year wind from the most critical direction for most lakes.

Face Area, Sign: the area of the single face of any sign and is calculated using the illustration in Figure 2-2.

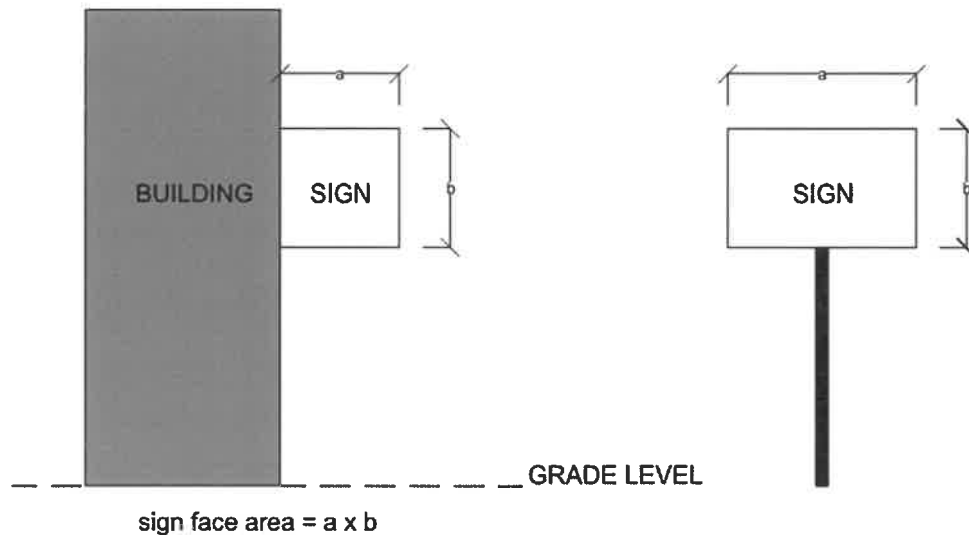


Figure 2-2: Calculation of Sign Face Area

Face Area, Total Sign: the total amount of sign face area on a sign including all sides.

Farm: the land, buildings, and machinery used in the commercial production of farm products.

Farm Dwelling: an accessory dwelling on a farm that is intended to accommodate farm families or workers.

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

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

Farm Product: those plants and animals useful to man and including, but not limited to:

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

Farmers' Market: a permanent structure, operated on a seasonal or year-round basis, which allows for agricultural producers to retail their products and agriculture-related items directly to consumers and enhance income through value-added products, services, and activities.

Farm Stand: a direct marketing operation without a permanent structure and only offering outdoor shopping. Such an operation is seasonal in nature and may feature locally-produced agricultural products, enhanced agricultural products and handmade crafts. Farm stands are typically operated by one producer or groups of producers.

Fence: an artificially constructed barrier erected to enclose or screen areas of land.

Festival Site: a site used for regularly recurring programs of music, dance and cultural performances, likely to attract 100 people or more in any one twenty-four (24) hour period, at which the programs or performances are provided by paid or amateur performers, or by prerecorded means to which members of the public are invited or admitted for a charge or free of cost.

Financial Institution: a bank, credit union, trust company, or similar establishment.

Fish Management Activities: activities involved in the proper management of an area of a water body and the surrounding shoreline for the continuous production of fish therefrom.

Flankage: the side site line of a corner site which abuts the street.

Flood Hazard Area: the area below the Estimated Peak Water Level. The flood hazard area has two zones: the Flood Fringe and the Floodway.

Flood Fringe: a zone within the flood hazard area where some types of development may occur if suitably flood-proofed. The Flood Fringe is typically defined as that portion of the flood hazard area where:

- (a) depth of inundation above natural ground is less than 1.0 meter;
- (b) flow velocities are less than 1.0 meter per second; and,
- (c) encroachment (fill) into the Flood Fringe would raise upstream water levels by less than 0.3 meters.

Floodway: a zone within the flood hazard area where typically only necessary infrastructure is allowed (e.g. water intakes and outfalls, bridge piers and abutments, etc.) or development that is of low value and non-obstructive (e.g. parks, nature areas, parking lots, and recreational trails). The Floodway contains the deepest, fastest, and most destructive floodwaters and is typically defined as that portion of the flood hazard area where:

- (a) depth of inundation above natural ground is more than 1.0 meter;
- (b) flow velocities are greater than 1.0 meters per second; or,
- (c) encroachment (fill) into the Floodway would raise upstream water levels by more than 0.3 meters.

Flood Proofing: techniques or measures taken to permanently protect a structure or development from flood damage. These can include measures such as elevating building (e.g. building on fill or piers), constructing dykes, creating upstream storage, diversions, and channelization.

Foreshore: the Crown Land lying between the shore of any watercourse and registered surface parcels.

Forest Management Activities: activities involved in the proper management of an area of forest land for the continuous production of timber therefrom.

Forest Product Processing: a value-added processing operation that manufactures, packages, labels, distributes, or stores any forest products.

Forestry: all plans and operations involved in the management of products in the forest.

Garage Suite: a dwelling unit which is attached to or made a part of a detached accessory building located in the side or rear yard of a single detached dwelling that has cooking, food preparation, sleeping and sanitary facilities which are separate from those of the single detached dwelling

Garden Suite: a small, ground oriented dwelling unit, including a park model trailer, located in the side or rear yard of a single detached dwelling and contained within a detached accessory building that has cooking, food preparation, sleeping and sanitary facilities which are separate from those of the single detached dwelling.

Gas Bar: a building or facility used for the retail sale of motor vehicle fuels from fixed pumps.

Guest House: a dwelling unit located above or attached to a detached garage or other accessory building or comprising a separate accessory building which contains sleeping facilities but not sanitary or kitchen facilities. A guest house is accessory to but separate from the principal residential building on site.

Hazard Land: land which may be subject to flooding, ponding, slumping, subsidence, landslides, erosion, or contamination by hazardous material.

Hazardous Material: any product, substance or organism which, because of its quantity, concentration or risk of spill, or its physical, chemical or infectious characteristics, either individually or in combination with other substances, is an existing or potential threat to the physical environment, to human health or to living organisms, including but not limited to:

- (a) corrosives;
- (b) explosives;
- (c) flammable and combustible liquids;
- (d) flammable solids, substances liable to spontaneous combustion, substances that on contact with water emit flammable gases;
- (e) gases, compressed, deeply refrigerated, liquified or dissolved under pressure;
- (f) oxidizing substances; organic peroxides;
- (g) poisonous (toxic) and infectious substances;
- (h) radioactive materials;
- (i) waste Dangerous Materials; and,
- (j) any other environmentally hazardous substance.

Health Care Clinic: a facility or institution engaged in the provision of services for health maintenance, diagnosis or treatment of human pain, injury or other physical condition on an out-patient basis.

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 Department of Highways and Transportation entitled "*The Erection of Signs Adjacent to Provincial Highway Regulations, 1986*", as may be amended from time to time.

Home Based Business: an occupation carried on by the occupants of a residence ancillary to a principal use.

Hotel: a building or part of a building used as a place for sleeping accommodation with or without meals, and which may have a licensed beverage room, but does not include a motel.

Institutional Camp: an area of land containing sleeping accommodations and facilities which are used to provide short term accommodation for persons engaged in passive or active recreation or leisure, which, without limiting the generality of the foregoing, shall include the following: children's camp or establishment, religious camp, artist's camp, retreat, educational camp, recreational camp, sports camp or other similar camp or establishment.

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 (ILO): the operation or facilities for rearing, confinement or feeding of poultry, hogs, sheep, goats, cattle, horses or domesticated game animals, in such numbers that the facility and portion of a site used for the operation:

- (a) will contain 300 or more animal units; and,
- (b) provides less than 370 m² of space for each animal unit contained therein.

Intersection: an area where two or more streets or lanes meet or cross at grade.

Junk and Salvage Yards: uses including, but not limited to, uses involved in salvaging, storing or selling scrap metal, paper, plastic, glass, wood and other waste material, as well as unlicensed vehicles and used vehicle parts.

Kennel: the temporary accommodation of dogs, cats or other domestic pets for commercial purposes.

Lakeshore: the line denoting the ordinary high water mark for any lake.

Landscaping: the modification and enhancement of a site through the use of any or all of the following elements:

- (a) *hard landscaping:* landscaping consisting of non-vegetative materials, such as brick, stone, concrete, tile and wood, but excluding monolithic concrete and asphalt;
- (b) *soft landscaping:* landscaping consisting of vegetation, such as trees, shrubs, hedges and grass;
- (c) *architectural elements:* landscaping consisting of wing walls, sculptures, etc.

Lane: a public highway vested in the Crown as a secondary level of access to a lot or parcel of land.

Loading Space: a space, measuring at least 2.4 meters in width and 8.4 meters in depth, located on a site, and having access to a street or lane, in which a vehicle may park to load or unload goods.

Lot: an area of land with fixed boundaries and which is of record with the Information Services Corporation by Certificate of Title.

Lounge: a room or area adjoining a restaurant that permits the sale of beer, wine or spirits for consumption on the premises, with or without food, and where no entertainment or dance floor is permitted, either in the lounge or in the restaurant attached to the lounge.

Mall: a single story commercial building in which, up to six (6) commercial uses are located together for their mutual benefit, each use having a separate entrance to the outside.

Marina: a building, structure or place, containing docking facilities and located on a waterway, where boats and boat accessories are stored, serviced, repaired or kept for sale and where facilities for the sale of marine fuels and lubricants may be provided.

Membrane-Covered Structure: a structure consisting of a frame that is covered with plastic, fabric, canvass or similar non-permanent material, which typically is used to provide storage for vehicles, boats, recreational vehicles or other personal property, or on a larger scale, for storage of commercial goods and materials. The term shall also apply to structures known commonly as 'hoop houses', 'canopy-covered carports' and 'tent garages', and can be fully or partially covered. Gazebos are not membrane-covered structures.

Mineral Resource Processing: the blasting, crushing, washing, screening, weighing, sorting, blending and/or refining of mineral resources.

Minimum Building Elevation (M.B.E.): the level defined by The Ministry of Government Relations at time of subdivision and by municipal bylaw to which flood-proofing must be undertaken for developments in the flood hazard area. The M.B.E. is calculated as the E.P.W.L. plus a freeboard value. The freeboard allows for uncertainties in the calculations, and for other possible hazards such as ice shove, ice jams, and erosion. The Saskatchewan Water Security Agency usually recommends a freeboard of 0.5 m for most situations. For dykes used as flood-proofing, a freeboard of 0.6 m is usually recommended. In areas with high uncertainty in the hydrology or hydraulic response of the lake or river, a freeboard of up to 1.0 m may be recommended.

Minister: the member of the Executive Council to whom, for the time being, is assigned the administration of *The Planning and Development Act, 2007*.

Motel: an establishment consisting of a group of attached or detached living or sleeping accommodations each with a bathroom, located on a single lot and designed for use by the public, and may include a restaurant or licensed dining room.

Municipal Facility: land and / or structures owned by the Municipality that are used for:

- (a) office and meeting space;
- (b) storage of municipal equipment and supplies;
- (c) recreation; and/or,
- (d) other institutional purposes.

Municipality: The Rural Municipality of Big River No. 555.

Nacelle: the framing and housing at the top of a wind tower that enclose the gearbox and generator.

Non-Conforming Building: a building:

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

Non-Conforming Site: a site, consisting of one or more contiguous parcels, that on the day of a zoning bylaw or any amendment to a zoning bylaw becomes effective, contains a use that conforms to the bylaw, but the site area or site dimensions do not conform to the standards of the zoning bylaw for that use.

Non-Conforming Use: a lawful specific use:

- (a) being made of land or a building or intended to be made of land or a building lawfully

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

Office and Office Building: a building or part of a building used primarily for conducting the affairs of a business, profession, service, industry or government in which no goods or commodities of business trade are stored, transshipped, sold or processed.

Official Community Plan (OCP): the Official Community Plan Bylaw, as most recently amended, for the Rural Municipality of Big River No. 555.

Outfitter Base Camp: a commercial recreation facility that provides outfitting services by a licensed outfitter and which may include accommodation licensed under *The Public Accommodation Regulations* and the storage and provision of related outfitting equipment, or the dressing, butchering, cleaning or freezing of game or fish, as part of the service.

Outfitter Outpost Camp: a remote location which is 1.5 km or more from a developed road and does not require municipal or utility services, and for which an outfitter has a commercial lease granted by the Ministry of Environment to provide accommodation to hunters other than the outfitter's Base Camp.

Outfitting Equipment: equipment and supplies, including boats, canoes and other water vessels, aircraft, motor vehicles, motors, fuel, fishing and hunting gear and any other equipment for use in:

- (a) hunting, taking or catching wildlife;
- (b) angling, taking or catching fish; and/or,
- (c) ecotourism, including the viewing and photographing of natural areas, flora and fauna.

Parking Lot: an open area of land, other than a street, used for the temporary parking of more than four vehicles and available for public use whether cost-free, for a fee or for accommodation of clients or customers.

Parking, Off-Street: accommodation for the parking of vehicles off a public street or lane.

Parking Space, Vehicle: a space within a building or parking lot for the parking of one vehicle, having minimum dimensions of 2.4 meters wide by 5.5 meters deep, and which has access to a developed street or lane.

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

Patio: a level raised open platform, not covered by a roof abutting a principal building, within 0.4 meters of the finished grade.

Permitted Use: a use or form of development allowed as of right 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 Shops: establishments engaged in providing the care of a person or their apparel, which include barber shops, hairstyle salons, laundries, dry cleaners, shoe repair, photographic studios and other similar uses.

Place of Worship: a place used for worship and related religious, philanthropic or social activities and includes accessory rectories, manses, meeting rooms and other buildings. Typical uses include churches, chapels, mosques, temples, synagogues and parish halls.

Public Utility: a government, municipality or corporation under Federal or Provincial statute which operates a public work.

Public Work: means:

- (a) systems for the production, distribution or transmission of electricity;
- (b) systems for the distribution, storage or transmission of natural gas or oil;
- (c) facilities for the storage, transmission, treatment, distribution or supply of water;
- (d) facilities for the collection, treatment, movement or disposal of sanitary sewage;
- (e) telephone, internet, cable television or light distribution or transmission lines; and,
- (f) facilities for the collection, storage, movement and disposal of storm drainage.

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

Principal Use: the main activities conducted on a site.

Recreational Facility: a recreation or amusement facility open to the general public.

Recreational Vehicle: a unit intended to provide temporary living accommodation for campers or travelers; built as part of, or to be towed by, a motor vehicle; and includes truck campers, motor homes, tent trailers, fifth wheels, travel trailers and park model trailers.

Recreational Vehicle, Park Model: a recreational vehicle that conforms to Canadian Standards Association, Construction Standard No Z241 Series, Park Model Trailers.

Reeve: the Reeve of the Rural Municipality of Big River No. 555.

Remote Cabin: a one unit dwelling designed for seasonal occupancy in the F – Forest District which is 1.5 km or more from a developed road and does not require municipal or utility services.

Residential Care Facility: a facility licensed under provincial statute to provide, in a residential setting, long term residential, social, physical, or personal care, including accommodation, meals, supervision or assistance for persons who have limits on ability for self-care, self-supervision, and who are unrelated to the operator or owner.

Restaurant: a place where food and beverages are prepared and served to patrons seated at tables or counters, in a motor vehicle on the premises, or for off-site consumption, and may include a drive-through

service window.

Retail / Service Commercial: the sale or display of merchandise to the public, including the storage of merchandise on or about the premises in quantities sufficient only to supply the establishment or establishments engaged in such merchandise sales, or providing the care of a person or their apparel and accessories, including but not limited to childcare services, beauty salons and barber shops, massage services, health clubs, tanning beds, spas, esthetician services, laundry services, laundromats, dry cleaning, shoe repair, tailor or seamstress services, photographic studios and other similar uses, including the provision of health related services.

Rotor: the blades and hubs of a wind turbine that rotate during its operation.

Rural Municipality: the Rural Municipality of Big River No. 555.

Sawmill: a building, structure or area where timber is cut or stored, either to finished lumber or as an intermediary step.

Sawmill, Portable: a mill which is clearly of a temporary nature and is designed, constructed or manufactured to be moved from one place to another and does not rest upon a permanent foundation or permanent supports.

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

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

Service Station: a place where petroleum products are kept for retail sales for automobiles and other motor vehicles and where repairs, rental, servicing, greasing, adjusting or equipping of automobiles or other motor vehicles may be performed, but not including painting, body work and major repairs.

Shipping Container: a metal container or box specifically constructed for the transport of goods by rail, ship or transport truck, and may be referred to as a sea can.

Short Term Rental Accommodation: means transient accommodations in all or part of a dwelling where the host receives compensation from the guests and where the guests stay for a period of less than thirty days.

Sight Triangle: the triangular area formed, on corner sites, by the intersecting front and side site lines at a street intersection and the straight line joining said site lines. (refer to Figure 2-3).

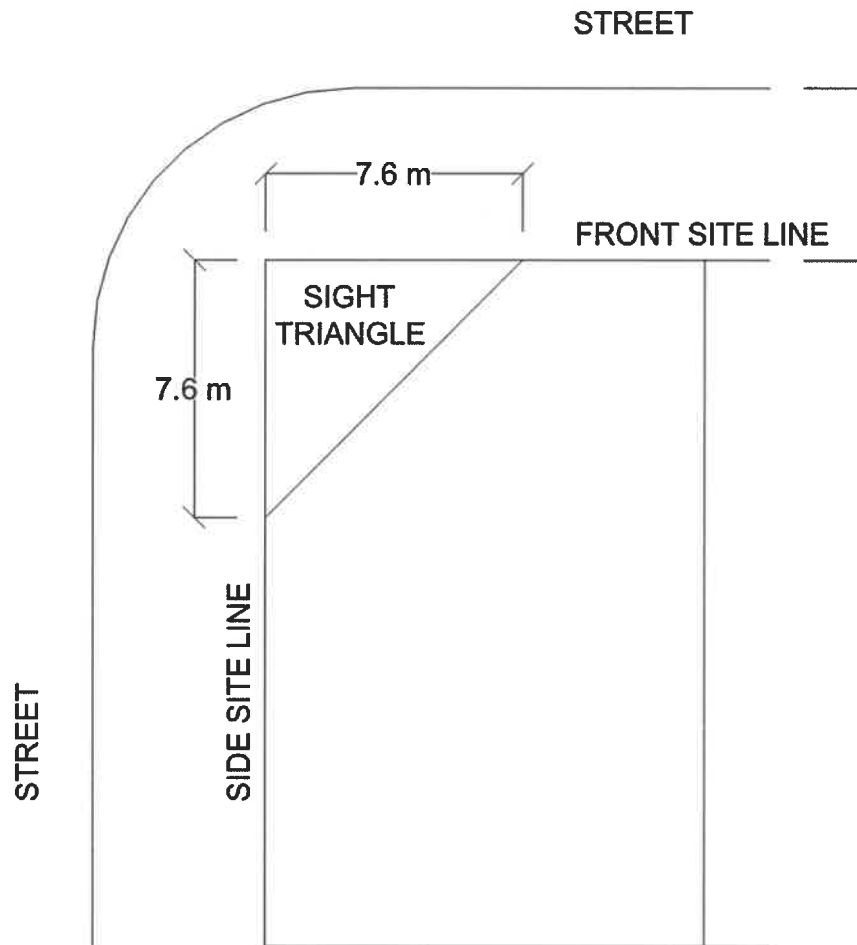


Figure 2-3: Sight Triangle

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, direct attention to, or advertise a use or building; or,
- (c) is visible from outside the building.

Sign, Billboard: a large poster panel with a maximum single sign face not to exceed 23.23 m² or a painted bulletin and includes any structure, panel, board or object designed exclusively to support such poster, panel, or a painted bulletin. These signs typically advertise off-site products and services.

Sign Face Area: the area of the single face of any sign.

Sign, Portable: a portable, free-standing sign, mounted on a wide based frame, with a single sign face area no greater than 6.0 m², which can be readily moved or transported to various locations.

Sign, Temporary: a removable sign erected for a period of time not exceeding six months.

Site: one or more contiguous lots under one title and used, or intended to be used, by a single principal use.

Site, Corner: a site at the intersection or junction of two (2) or more streets (refer to Figure 2-4).

Site, Interior: a site other than a corner site (refer to Figure 2-4).

Site, Lakeshore: any residential site that abuts the bank of a lake, or that abuts municipal or environmental reserve land that abuts the bank of the lake, or abuts the foreshore.

Site, Through: a site not more than one lot in depth, having a frontage on two streets more or less parallel (refer to Figure 2-4).

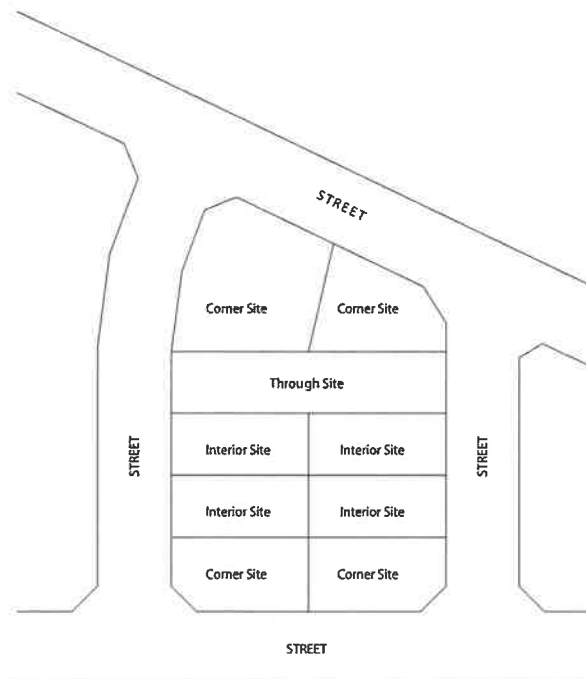


Figure 2-4: Illustration of Site Definition

Site Coverage: that portion of the site that is covered by principal and accessory buildings.

Site Drainage Plan: a plan which shows the existing and proposed topography of a site, with contour intervals and drawn to scale, with appropriate dimensions and sufficient spot elevations to adequately demonstrate to the Development Officer that the proposed drainage pattern will not have an adverse effect on neighboring properties and streets.

Site Frontage:

- (a) for Rectangular Sites: the horizontal distance between the side site lines of the site

- measured along the front site line.
- (b) for Non-Rectangular Sites: the average of the horizontal distances between the side site lines of the site measured along the front and rear site lines.

Site Line, Front: the boundary at the front of the site.

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.

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

Structure: anything erected or constructed, the use of which requires temporary or permanent location on, or support of, the soil, or attached to something having permanent location on the ground or soil; but not including pavements, curbs, or walks.

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

Telecommunications Facility: includes,

- (a) microwave towers, including mobile (cellular) phone towers and associated facilities;
- (b) internet receiving and/or transmittal towers and associated facilities;
- (c) radar stations;
- (d) radio and television towers and associated facilities; and,
- (e) any other tower or structure used for receiving and/or transmitting electromagnetic radiation.

Temporary Building: a building without a foundation or footing, and that is to be removed upon expiration of a designated time period.

Temporary Camping Accommodations: land being provided to the public to be used to park recreational vehicles and erect tents for temporary accommodations during festival activities.

Temporary Use: a use established for a fixed period of time and that is to be discontinued upon the expiration of the time period specified for that use.

Tourism Base Camp: a commercial recreation facility which provides outfitting services for the viewing of natural areas and wildlife, but not including services for hunting, taking, catching or angling of wildlife or fish, and which may include accommodation licensed under *The Public Accommodation Regulations* and the storage and provision of related outfitting equipment.

Tourist Camp: a facility which has one or more cabins for the accommodation of the travelling public and may also have provision for the accommodation of camping.

Training Center: an establishment which conducts technical training and instruction in a technical subject or trade.

Trapping: the taking of fur animals by a trapper licensed under the *Wildlife Act, 1998* and associated regulations, by means of traps, where the trapper has several traps operating at one time and checks them in a planned and regular manner, and may include temporary accessory buildings secondary and accessory to the use.

Tree Nursery: the use of land for raising shrubs, trees and bedding plants.

Truck Stop: any building, premises, or land in which or upon which a business, service, or industry involving the maintenance, servicing, storage, or repair of commercial vehicles is conducted or rendered, including the dispensing of motor fuel or other petroleum products directly into motor vehicles and the sales of accessories or equipment for trucks or similar commercial vehicles. A truck stop shall also be defined to include those overnight accommodations and restaurant facilities primarily for the use of truck crews.

Use: the purpose or activity for which a piece of land or its buildings is designed, arranged, occupied or maintained.

Use, Agricultural Related Commercial: a service to the agricultural community such as grain and seed cleaning and drying, fertilizer distribution, implement and machinery assemblage, sale and service, veterinary clinics, hatcheries, apiaries, bulk fuel sales, stock yards, feed mills, oil seed processing plants, and other similar uses.

Use, General Industrial: any of the following activities:

- (a) the processing of raw or finished materials;
- (b) the manufacturing or assembly of goods, products or equipment;
- (c) the cleaning, servicing, repairing or testing of materials, goods and equipment normally associated with industrial or commercial businesses or cleaning, servicing and repair operations to goods and equipment associated with personal or household use, where such operations have impacts that would make them incompatible with non-industrial development;
- (d) the storage or transshipping of materials, goods and equipment, including warehouses;
- (e) the training of personnel in general industrial operations; or,
- (f) indoor display, office, technical or administrative support areas or any sales operation accessory to the general industrial use.

Use, Hazardous Industrial: an industrial use involving the manufacturing, storage, processing, transshipment, collection, treatment or disposal of hazardous materials or chemicals (specifically excluding agricultural fertilizer, herbicide or pesticide warehousing and/or sales facilities, depots for the collection of farm chemical containers, and ethanol and biodiesel plants and associated production facilities).

Vacation Farm: an operating farm which may, on a day basis or for overnight purposes, offer a farm life experience to groups, family or individuals and which may provide:

- (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; and/or
- (b) a tract of land on which one or more camping, tenting or parking sites is located, and the

provision of electricity, potable water and toilet facilities to any persons, families, or groups occupying such sites.

Verandah: a roofed open patio or deck which may or may not be partially enclosed with a railing.

Veterinary Clinic: a place for the care and treatment of small and/or large animals involving outpatient care and medical procedures involving hospitalization, and may include the keeping of animals in outdoor pens.

Warehouse: a building used primarily for the storage of goods and materials.

Wholesale Establishment: the sale of commodities to retailers or jobbers and shall include the sale of commodities for the purpose of carrying on any trade or business.

Waste Management or Disposal Facility, Liquid: a facility to accommodate any waste which contains animal, mineral or vegetable matter in solution or suspension, but does not include a manure storage area for an intensive livestock operation.

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

Wildlife Management Activities: activities involved in the proper management of an area or region for the continuous production of wildlife therefrom.

Wind Energy Facility: a single wind turbine and all equipment, machinery and structures utilized in connection with the conversion of wind to electrical energy. This includes, but is not limited to, all associated transmission, storage, collection and supply equipment, substations, transformers, site access, service roads and machinery.

Wind Farm: a wind energy facility consisting of two or more wind turbines.

Wind Turbine: a device that converts kinetic energy of the wind into rotational energy to turn an electrical generator shaft. A wind turbine typically consists of a rotor, nacelle and supporting tower. The height of a wind turbine tower is measured from the base of the tower foundation to the highest point of the blades at their apex.

Work Camp: a residential complex used to house camp workers by various contracting firms. The camp is usually made up of a number of mobile units, clustered in such a fashion as to provide sleeping, eating, recreation, and other basic living facilities.

Work Camp, Permanent: a work camp used on a temporary basis of more than one (1) year.

Work Camp, Temporary: a work camp used on a temporary basis of more than 28 days and less than (1) year.

Yard: an unoccupied space open to the sky on the same site with a building or structure.

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

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 this Bylaw and within which, unless specifically permitted, no building or structure, or part of a building or structure shall be erected.

Yard, Side: the part of a site which 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.

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

3 ADMINISTRATION

3.1 DEVELOPMENT OFFICER

The Administrator shall be the development officer responsible for the administration of this Bylaw. 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.

The development officer may submit any application to Council for a decision on the interpretation of the bylaw or with regard to 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 such further information as they require to make a decision.

3.2 APPLICATION FOR DEVELOPMENT PERMIT

3.2.1 No person shall undertake a development or commence a use unless a Development Permit has first been obtained, except as provided in Section 3.3. A Development Permit cannot be issued in contravention of any of the provisions of this Bylaw subject to Sections 213 to 227 of *The Act*.

3.2.2 All residences require a development permit, including farm residences.

3.2.3 Intensive livestock and poultry operations with 300 or more animal units shall be considered intensive livestock operations under this bylaw and will also require a development permit.

3.3 DEVELOPMENTS NOT REQUIRING A DEVELOPMENT PERMIT

3.3.1 Development listed in Section 3.3.2 of this Bylaw must be allowed in the zoning district in which they are located and must comply with the regulations of this Bylaw.

3.3.2 Developments which do not require a development permit include:

(1) *Accessory Farm Buildings and Structures*

Farm buildings and structures, but excluding any Intensive Livestock Operation structure, or any new dwelling, where accessory to permitted agricultural use.

(2) *Small Accessory Buildings*

Single storey accessory buildings with a building floor area less than 9.3 m²

(3) *Public Works*

Any operation for the purposes of inspecting, repairing, or renewing sewers, mains, cables, pipes, wires, tracks or similar public works as required by a public utility, and the installation of service connections to property in the municipality.

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

(4) *Municipal Facilities*

Any facility, including buildings and structures, installed and operated by the Rural Municipality.

(5) *Signs*

Subject to the provisions of 4.10 of this bylaw.

(6) *Maintenance*

Maintenance and repairs that do not include any structural alterations.

(7) *Fences, not including retaining walls*

(8) *Trapping*

(9) *Forestry and Forest Management within the Provincial Forest*

These activities do not require a development permit from the RM of Big River but the appropriate government agency should be contacted and required permits obtained.

(10) *Docks*

Docks will not require a development permit, but must conform to all other provisions of the Official Community Plan and Zoning Bylaw, and prior approval must be obtained from all relevant government agencies including but not limited to Saskatchewan Ministry of Environment, Fisheries and Oceans Canada and the Saskatchewan Water Security Agency.

(11) *Temporary Confinement of Livestock*

The temporary confinement of livestock during the winter months as part of a farm operation that has been issued a valid development permit.

3.4 OTHER PERMIT REQUIREMENTS

3.4.1 A building permit shall not be issued unless a Development Permit, where required, has been issued.

3.4.2 Nothing in this Bylaw shall exempt any person from complying with the requirements of a building bylaw or any other bylaw in force within the municipality, or from obtaining permission required by this or any other law or bylaw in the municipality, the province or the federal government.

3.4.3 For the purposes of this Bylaw, the construction of a dwelling is deemed to be complete when all requirements of the National Building Code, the National Fire Code, the Uniform Building and Accessibility Standards Act, and any other relevant building requirements have been completed to the satisfaction of the Municipal Building Official.

3.4.4 Where the provisions in this Bylaw conflict with those of any other municipal, provincial or federal requirement, the higher and/or more stringent standards shall prevail.

3.5 APPLICATION REQUIREMENTS

3.5.1 Applications for a development permit and applications for a discretionary use, with the exception of applications for a home based business, shall be accompanied by the following:

- (1) The names, addresses and telephone numbers of the applicant, property owner and person or consultant who prepared the plans being submitted, including a local contact person.
- (2) The proposed use of the site or building to be constructed, or the proposed use of the existing building floor area to be altered or occupied, including the area of the proposed building or renovations.
- (3) The complete legal description of the subject property.
- (4) A copy of a site plan, drawn to scale with appropriate dimensions, showing the following information:
 - (a) north arrow, roads adjacent to the site, all property boundaries, identified frontage of site, site area, and the location of any existing buildings, structures, utility poles and wires, underground utilities, easements, building encroachments, and type and location of existing trees;
 - (b) the location and size of proposed buildings or structures, including all front, side and rear yard setback dimensions where relevant;
 - (c) the location and size of all entrances and exits to the site;
 - (d) the method and location of on-site sewage disposal facilities and, where proposed, manure storage facilities, including a valid sewage disposal permit issued by Public Health; and
 - (e) confirmation from a Saskatchewan Land Surveyor that the bottom of the floor joists on the foundation are above the Minimum Building Elevation, if the development site is located near flood or slump prone lands.

3.5.2 For certain developments or discretionary uses, additional information shall be required in support of the application, as follows:

(1) *Campgrounds, Tourism Base Camps, Tourist Camps, Outfitter Base Camps, Outfitter Outpost Camps, and Institutional Camps*

An applicant for a discretionary use approval for the above-uses shall provide the following documentation to Council's satisfaction:

- (a) a plan of the site, identifying any buildings, uses of land and the location of all roadways, buildings, structures, and campsites with dimensions. The addition or rearrangement of sites or accommodation facilities, the construction or moving of buildings, material changes in use of portions of land, or the filling or clearing of land shall require a development permit, and the applicant shall submit for approval an amended plan incorporating the proposed development.

(2) *Intensive Livestock Operations (ILO)*

An applicant for a discretionary use approval for an intensive livestock operation shall provide the following documentation to Council's satisfaction:

- (a) distances to the nearest land uses, development types and municipal limits, whether within the municipality or within an adjacent municipality, listed in "Table 6-1 - Required Separation Distances Between Uses" of the Official Community Plan and measured as specified in the notes to that table;
- (b) that the water supply is sufficient for the development and that the supply for neighboring developments will not be adversely affected by the proposed operation;
- (c) proposed methods of manure management, including on-site storage or stockpiling, transportation, and spreading, incorporation or disposal;
- (d) proposed odor management and control measures, including proposed odor management and control related to earthen manure storage facilities and liquid manure lagoons, and odor management and control measures related to the ventilation of hog or poultry barns;
- (e) the location and extent of sufficient lands to be used for the spreading of manure from the ILO, as well as proposals for the annual confirmation of the continued availability of such lands; and
- (f) the proposed methodology for monitoring on-site and neighboring wells for water quality and quantity purposes after the ILO has begun operation, and for reporting on same to Council.

(3) *Intensive Agricultural Operations*

An application for a discretionary use approval for an intensive agricultural operation

where intensive irrigation is required, shall provide the following documentation to Council's satisfaction:

- (a) that the water supply is sufficient for the development and that the supply for neighboring developments will not be adversely affected by the proposed operation.

(4) *Commercial / Industrial Uses*

An applicant for a discretionary use approval for a commercial or industrial use may be required to provide the following documentation to Council's satisfaction:

- (a) that the locational criteria specified in Section 3.7.2.2 the Official Community Plan is satisfied.

(5) *Hazardous Industrial Uses*

An applicant for a discretionary use approval for a hazardous industrial use shall provide the following documentation to Council's satisfaction:

- (a) distances to the nearest land uses, development types and municipal limits, whether within the municipality or within an adjacent municipality, listed in "Table 6-1 - Required Separation Distances Between Uses" of the Official Community Plan and measured as specified in the notes to that table (refer to Section 3.7.2.2 of the Official Community Plan); and
- (b) distances to the nearest permanent surface watercourse or permanent waterbody.

(6) *Solid or Liquid Waste Management or Disposal Facilities*

An applicant for a discretionary use approval for a public work in the form of a solid or liquid waste management or disposal facility shall provide the following documentation to Council's satisfaction:

- (a) distances to the nearest land uses, development types and municipal limits, whether within the municipality or within an adjacent municipality, listed in "Table 6-1 - Required Separation Distances Between Uses" of the Official Community Plan and measured as specified in the notes to that table (refer to Section 3.3.2.2 of the Official Community Plan).

(7) *New Communal Water or Sewer Systems*

- (a) An application for any new communal water system or communal sewer system shall include a copy of the system drawings, as required by the *Public Health Act, 1994* and associated regulations or *The Environmental Management and Protection Act* and associated regulations.

(8) *Dwellings in Residential Zoning Districts*

An application for a development permit for a dwelling in any residential zoning district shall provide:

- (a) a copy of the site drainage plan, drawn to scale, with appropriate dimensions except for the following:
 - (i) development that does not involve the erection of new buildings or changes in site grades.

(9) *Wind Energy Facilities*

An application for a wind energy facility shall provide the following documentation to Council's satisfaction:

- (a) a site location plan showing the subject property, adjacent roads, railways, telecommunications facilities (to ensure avoidance of microwave transmission corridors), property lines and all habitable buildings within one (1) one mile of the proposal;
- (b) a detailed site plan drawn to scale showing the location of the proposed wind turbine(s) and all associated facilities indicating cable locations for domestic usage and power grid connections, existing vegetation, proposed access and landscaping;
- (c) confirmation of site ownership by the proponent or where the land is not owned by the proponent evidence of site control and right to access through provisions of a lease or easement agreement with the owner;
- (d) demonstration that the proponent obtained any required federal or provincial permits, licenses and approvals for construction and maintenance of wind energy facilities and must remit a copy to the municipality;
- (e) details respecting the colour and markings for the proposed tower including required lighting in accordance with federal aviation requirements;
- (f) validation by a professional engineer of the structural integrity of the proposed supporting tower and foundation or a description of required manufacturing specifications; and
- (g) for wind energy facilities consisting of two or more wind turbines, additional information may be required respecting:
 - (i) illustration of sight line vistas from residential buildings within 1.6 km of the proposed development utilizing photographic representations of the development area; and

- (ii) a decommissioning plan addressing the manner of physical removal of the facility, removal of any hazardous materials and site restoration to a natural condition, should the use of the facility be discontinued.

(10) *Gravel Operations*

- (a) An application for excavating, stripping or grading of sand, gravel, clay or similar materials, such as gravel pits and gravel crushing operations, shall provide the following documentation to Council's satisfaction:
 - (i) a plan showing the location of the area of the operation relative to the site boundaries, the depth of excavation, and the quantity of material to be removed;
 - (ii) a plan showing the distances to the adjoining land uses as listed in "Table 6-1 - Required Separation Distances Between Uses" of the Official Community Plan;
 - (iii) a description of the excavation, stripping or grading operation proposed;
 - (iv) a detailed timing and phasing program covering the time span of the proposed operation;
 - (v) a description of reclamation and rehabilitation measures to be conducted both during and following the operation consistent with *The Reclamation Guidelines for Sand and Gravel Operations* provided by the Ministry of Environment. Those guidelines recommend that "reclamation practices should ensure a physical stabilization of the soils and achieve a sustainable land use so that the land may be returned to a productive state as soon as possible after the operation has completed" and that "reclamation operations should be carried out concurrently with extraction".
 - (vi) a description of the measures to be taken for the prevention and lessening of dust and other nuisances during and after the operation; and,
 - (vii) road maintenance measures and proposed truck routes.
- (b) Council may impose requirements in addition to those set out in subsection (a) above. Council may also require a performance bond by any person or company undertaking any work outlined in Section 3.5.2 (10) to ensure that the development is carried out in the manner specified. The amount of the performance bond is to be set at the discretion of Council.
- (c) Council shall enter into a formal Road Maintenance Agreement with the developer or contractor.

3.6 DEVELOPMENT PERMIT APPLICATION PROCESS

- 3.6.1 The Development Officer shall review all applications for completeness and shall inform an applicant whose application is not complete of the information or documentation required to complete the application, and that the application will not be considered until it is complete.
- 3.6.2 The Development Officer may submit any application to Council for a decision on the interpretation of the bylaw, or on special conditions provided in the bylaw, and shall inform the applicant of this action. Council or the Development Officer may require the applicant to provide such further information as may be required to make a decision.
- 3.6.3 Upon completion of the review of a complete application for development, the Development Officer shall issue a development permit for a development that complies in all respects with the requirements of this Zoning Bylaw, the Official Community Plan and *The Act*.
- 3.6.4 Where an application is made for a development permit with respect to a development for a discretionary use which has been approved by Council, the Development Officer shall issue a development permit subject to any specified development standards prescribed by Council pursuant to Section 56(3) of *The Act*.
- 3.6.5 Every decision of the Development Officer with respect to an application for a development permit shall be in writing and a copy of the decision shall be sent to the applicant.
- 3.6.6 The Development Officer may revoke a development permit where:
- (1) the development permit has been issued in error; and/or,
 - (2) an approved development is not being developed or operated in accordance with the provisions of this Zoning Bylaw, or in accordance with the standards and conditions specified in the development permit.
- 3.6.7 The Development Officer shall give the reasons for denying or revoking a development permit.

3.7 DISCRETIONARY USE APPLICATIONS

3.7.1 Discretionary Use Application Process

- (1) The following procedures shall apply to discretionary use applications:
 - (a) Applicants must file with the Development Officer a development permit application, a site plan, any other plans and information as required by the Development Officer and pay the required application and public hearing fees;
 - (b) The application will be examined by the Development Officer for conformance with the Official Community Plan, this Bylaw, and any other applicable policies and regulations;

- (c) The Development Officer may request comments from other government agencies where applicable;
- (d) The Development Officer will set a date for the meeting at which the application will be considered by Council and will be given notice by ordinary mail to assessed owners of property within 75 meters of the boundary of the applicant's land;
- (e) In addition to the requirements set out in (e) above, the Development Officer shall advertise the proposed discretionary use by mailing a copy of a notice of the application to the assessed owner of each property within 1.6 kilometers of the proposed discretionary use for the following:
 - (i) any new intensive livestock operation or expansion or alteration to an intensive livestock operation;
 - (ii) kennels;
 - (iii) wind energy facilities;
- (f) Council shall consider the application together with recommendations by the Development Officer, and any written or verbal submissions received by Council;
- (g) Council may reject the application or approve the application with or without conditions, including a condition limiting the length of time that the use may be conducted on site; and,
- (i) The Development Officer shall notify the applicant of Council's decision by ordinary mail addressed to the applicant at the address shown on the application form.
- (j) Where an application for discretionary use is approved by resolution of Council, the Development Officer shall issue a development permit subject to any specified development standards prescribed by Council pursuant to Section 3.7.4 below.
- (k) The Development Officers shall maintain a registry of the location and all the relevant details respecting the granting of the discretionary use approval.
- (l) Where an application for a discretionary use does not meet the zoning regulations for the applicable zoning district, the Development Officer shall:
 - (i) advise the applicant that before the discretionary use can be considered by Council, the development permit application must be refused on the grounds of zoning non-compliance but that the applicant has the right to appeal.
 - (ii) advise the applicant that if the appeal is granted, the discretionary use can then be considered by Council.

- (2) Discretionary uses, discretionary forms of development, and associated accessory uses are subject to the development standards and applicable provisions of the zoning districts in which they are located. In approving any discretionary use to minimize land use conflict, Council may prescribe specific development standards related to:
 - (a) site drainage of storm water;
 - (b) the location of buildings with respect to buildings on adjacent properties;
 - (c) access to, number and location of parking and loading facilities including adequate access and circulation for pedestrian and vehicle traffic;
 - (d) appropriate space for vehicle line ups for drive through commercial facilities in order to reduce disruption of traffic flows on adjacent roadways;
 - (e) control of noise, glare, dust and odor;
 - (f) landscaping, screening, fencing, and preservation of existing vegetation to buffer adjacent properties;
 - (g) the size, shape and arrangement of buildings, and the placement and arrangement of lighting and signs;
 - (h) prescribed specific time limits for a use that is intended to be temporary or to allow Council to monitor the impact of a use on surrounding development; and
 - (i) intensity of use.
- (3) Council's approval of a discretionary use application is valid for a period of twelve (12) months from the date of approval. An approval shall be deemed to be invalid if the proposed use or proposed form of development has not commenced within that time or if the Council determines, within the twelve (12) month period, that the proposed development is not proceeding in accordance with the terms and conditions of its approval. The Development Officer shall advise the applicant and Council when a prior approval is no longer valid.
- (4) Council may direct that a discretionary use permit extension be granted for an additional twelve (12) month period by the Development Officer.
- (5) If an approved discretionary use or form of development ceases to operate for a period of twelve (12) consecutive months or more, the discretionary use approval shall no longer be valid. The Development Officer shall advise the owner and Council when a prior approval is no longer valid.
- (6) Where Council has approved a discretionary use for a fixed time, as provided in this Bylaw, and that time period has expired, that use of land and/or use of buildings on that land

shall cease until such time as Council gives a new discretionary use approval and a new development permit is issued.

3.7.2 General 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:

- (1) 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, density and purpose of the zoning district where necessary through the provisions of buffer areas, separation and screening.
- (2) 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.
- (3) 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.

3.7.3 Terms and Conditions for Discretionary Use Approvals

- (1) Discretionary uses, discretionary forms of development, and associated accessory uses are subject to the development standards and applicable provision of the zoning district in which they are located. In approving a discretionary use application, Council may prescribe specific development standards to minimize land use conflict with respect to:
 - (a) site drainage of storm water;
 - (b) the location of buildings with respect to buildings on adjacent property;
 - (c) access to, number and location of parking and loading facilities including adequate vehicular access;
 - (d) control of noise, glare, dust and odor; and,
 - (e) the size, shape and arrangement of buildings, and the placement and arrangement of lighting and signs to ensure compatibility with the height, scale, setbacks and design of buildings in the surrounding area, and with land uses in the general area.
- (2) Council may approve discretionary use applications for a fixed period of time where it is considered important to monitor and reevaluate the proposal and its conformance with the objectives of this Bylaw.
- (3) Prior to issuance of a development permit for the establishment of a gravel pit or gravel crushing operation, Council may require the developer to enter into an agreement,

pursuant to Section 235 of *The Act*, to define the responsibilities of the operator and operation requirements. Any of the following criteria, along with any additional criteria in accordance with an agreement set by Council and the developer, may be prescribed in such an agreement:

- (a) Conditions respecting the operation of the pit or quarry;
- (b) Responsibilities of the developer and/or operator concerning the reclamation of the site;
- (c) The routing of trucks to and from the site;
- (d) The planting of trees on and/or near the site, and/or in another location to the satisfaction of Council;
- (e) The erection of fencing and signs;
- (f) The maintenance of municipal roadways; and/or,
- (g) The posting by the developer of a performance bond to guarantee adherence to the above or any other requirements that Council may specify.

3.7.4 Use Specific Discretionary Use Evaluation Criteria

Council will apply the following use specific criteria to the assessment of the suitability of an application for a particular discretionary use or discretionary form of development.

(1) *Bus terminals and car washes:*

- (a) The location of the bus terminal or car wash will only be favorably considered where it can be demonstrated that the use and intensity is appropriate to the site and that it will have a minimal impact on the surrounding, adjacent areas. Consideration may be given, but is not limited to the following effects:
 - (i) municipal servicing capacity;
 - (ii) anticipated levels of noise, odor, smoke, fumes, dust, lighting, glare, vibration or other emissions emanating from the operation; and/or,
 - (iii) anticipated increased levels or types of vehicle traffic, unsafe conditions or situations for vehicles, cyclists, or pedestrians.
- (b) Bus terminals are also subject to 4.14.9 (above ground fuel storage tanks).

(2) *Convenience stores:*

- (a) Convenience stores should, where possible, be located on corner sites only.

- (b) The location of the convenience store will only be favorably considered where it can be demonstrated that residential amenity will not be unreasonably compromised.
 - (c) Vehicle car parking and access areas should not form a dominant element in the streetscape.
 - (d) Any new parking and loading areas should be landscaped to improve the visual appearance of the site.
- (3) *Community service uses, schools, clubs, places of worship, public and commercial recreation facilities:*
- (a) Schools, clubs and places of worship should, where possible, be located on corner sites to facilitate access.
 - (b) Public elementary and secondary schools should, where possible, be located adjacent to public open spaces.
 - (c) The site should be accessible from a major road network to avoid heavy traffic volumes on residential access roads.
 - (d) Consideration should be given to the location of entry and exit points of the site and their relationship with existing intersections and adjacent residential units.
 - (e) Vehicle car parking and access areas should not form a dominant element in the streetscape.
- (4) *Mineral and aggregate resource extraction industries:*
- (a) In reviewing an application, Council shall consider the environmental implications of the operation including plans for site restoration.
 - (b) In addition to the public notification provisions for discretionary uses contained within this Bylaw, Council shall require details of the application be circulated to property owners adjacent to the proposed haul roads to obtain public input on the proposed site.
 - (c) The applicant and operator shall ensure that dust and noise control measures are undertaken at the request of and to the satisfaction of Council to prevent the operation from becoming an annoyance to neighboring land owners.
 - (d) The applicant and operator shall apply appropriate methods for minimizing the noise created from machinery and equipment through proper location and property screening including locating stock piles to act as a noise barrier.
 - (e) The applicant and operator shall keep the site in a clean and tidy condition free from rubbish and non-aggregate debris.

- (f) The disturbed area shall be progressively reclaimed to a land capability equivalent to the pre-disturbance land capability (for example, agricultural land) or a post-disturbance condition and land use (for example, conversion to a wetland) which is satisfactory to Council. These conservation and reclamation procedures shall be in accordance with the applicable provincial guidelines.
 - (g) Property approaches shall be located away from existing residential dwelling units.
 - (h) The applicant shall be responsible for providing an estimate and a corresponding financial guarantee, in a form acceptable to Council, equal to the cost of reclamation of the pit, to be held by the municipality for the lifespan of the operation.
 - (i) The resource extraction industry shall have regard to adjacent land uses and no material is to be stored or piled on any road allowance or within 30 m of the bank of any river or watercourse.
 - (j) The applicant, operator or any person who hauls the mineral resource may be required by Council to enter into a road maintenance agreement.
 - (k) By November 1 of each year or the end of the hauling season, whichever comes first, the applicant or operator must report the amount of material extracted by the operation that year to Council.
 - (l) An applicant shall be required to enter into a development agreement with the municipality to ensure the mineral resource extraction industry complies with all relevant requirements of this Bylaw including any additional conditions or approval necessary to secure the objectives of this Bylaw.
- (5) *Livestock auction facilities, meat packing plants, and stockyards:*
- (a) Shall be located at least 300 m from all residential and community service districts.
- (6) *Ambulance stations:*
- (a) The site shall be accessible from a major road network to avoid heavy traffic volumes on residential access roads.
 - (b) Consideration shall be given to the location of entry and exit points of the site and their relationship with existing intersections and adjacent residential uses.
 - (c) The character of adjacent residential uses shall be protected and maintained through the provision of buffer areas, separation distances and screening.

- (7) *Restaurants, with or without associated lounges:*
- (a) Restaurants, with or without associated lounges, where possible, should be located near similar community and support facilities.
 - (b) The character of adjacent residential districts, along the zone interface, should be protected and maintained through the provision of buffer areas, separation distances and / or screening.
- (8) *Lumber yards, home improvement centers and building supply establishments*
- (a) The location of lumber yards, home improvement centers, building supply establishments and construction trades will only be favorably considered where it can be demonstrated that the use and intensity is appropriate to the site and that it will have a minimal impact on the surrounding, adjacent areas. Consideration may be given, but is not limited to the following effects:
 - (i) municipal servicing capacity;
 - (ii) anticipated levels of noise, odor, smoke, fumes, dust, lighting, glare, vibration or other emissions emanating from the operation;
 - (iii) anticipated increased levels or types of vehicle traffic, unsafe conditions or situations for vehicles, cyclists or pedestrians; and / or
 - (iv) utilization of hazardous substances.
 - (b) Hazardous substance storage areas shall be constructed in accordance with *The Environmental Management Protection Act, 2002* and *The Hazardous Substances and Waste Dangerous Goods Regulations*.
- (9) *Auto body shops, construction trades, freight handling facilities, taxidermy and accessory tanning of hides, warehouses, manufacturing, and welding and machine shops:*
- (a) The location of the use will only be favorably considered where it can be demonstrated that the use and intensity is appropriate to the site and that it will have a minimal impact on the surrounding adjacent areas. Consideration may be given but is not limited to the following effects:
 - (i) municipal servicing capacity;
 - (ii) anticipated levels of noise, odor, smoke, fumes, dust, lighting, glare, vibration or other emissions emanating from the operation;
 - (iii) anticipated increased levels or types of vehicle traffic, unsafe conditions or situations for vehicles, cyclists or pedestrians; and / or
 - (iv) utilization of hazardous substances.

- (b) All materials and goods used in conjunction with construction trades shall be stored within an enclosed building, or within an area hidden from view by screening;
 - (c) Warehouses and freight handling facilities shall be accessible from a major road network to avoid heavy traffic volumes on access roads. Consideration shall be given to the location of entry and exit points to the site and their interrelation with existing intersections or land constraints; and,
 - (d) No outside storage is permitted for a wholesale establishment.
 - (e) Hazardous substance storage areas shall be constructed in accordance with *The Environmental Management Protection Act, 2002* and *The Hazardous Substances and Waste Dangerous Goods Regulations*.
- (10) *Light manufacturing:*
- (a) All materials and goods used in conjunction with light manufacturing plants shall be stored within an enclosed building, or within an area hidden from view by screening; and,
 - (b) All manufacturing and assembly operations in conjunction with a light manufacturing plant shall be conducted within an enclosed building.
- (11) *Indoor storage rental facilities, recycling and collection depots, and storage garages:*
- (a) The use shall be located, where practical, in a non-highly visible area, and screened to avoid any adverse visual impact. Landscaping and screening acceptable to Council shall be provided in all yards facing a public roadway or properties in residential use.
- (12) *Festival Sites:*
- (a) In reviewing an application, Council shall consider the circumstances and merits of the application, including the following:
 - (i) The expected impact on properties in the vicinity of such nuisance effects as smoke, airborne emissions, odors and noise.
 - (ii) The proposed number and location of buildings and structures in relation to other land uses in the vicinity.
 - (iii) The amount of land available for the purpose of temporary camping accommodations for attendees, conveners and service providers - attending, working or providing services at the festival.
 - (iv) Festival sites will only be permitted where direct all-weather public road

access has been provided to the satisfaction of Council or the development of a direct all-weather public road is undertaken to the satisfaction of Council.

(13) *Laundromats:*

- (a) The location of laundromats will only be favorably considered where it can be demonstrated that the use and intensity is appropriate to the site and that it will have a minimal impact on the surrounding, adjacent areas, particularly along the residential zone interface; and,
- (b) Consideration shall be given to the area's municipal servicing capacity.

(14) *Golf courses:*

- (a) Consideration will be given to the compatibility of the golf course with adjacent land uses;
- (b) Insofar as possible, proposed golf courses shall respond to the natural topography and drainways of the site, and employ minimal clearing of native vegetation;
- (c) Buffers shall be provided to protect existing, adjacent neighborhoods by mitigating the adverse impacts of sound, visibility and traffic;
- (d) Council will consider the following as an asset in the development of a golf course:
 - (i) maximum use of existing landforms and native grasses and vegetation;
 - (ii) an alternative water source to potable water; and,
 - (iii) water conserving irrigation systems.

(15) *Intensive agricultural uses (excluding livestock):*

- (a) The location of agricultural uses will only be favorably considered where it can be demonstrated that the use and intensity is appropriate to the site and that it will have a minimal impact on the surrounding adjacent areas. Consideration may be given, but is not limited to, the following effects:
 - (i) municipal servicing capacity;
 - (ii) anticipated levels of noise, odor, smoke, fumes, dust, lighting, glare, vibration or other emissions emanating from the operation;
 - (iii) anticipated increased levels or types of vehicular traffic, unsafe conditions or situations for vehicles, cyclists or pedestrians; and/or,
 - (iv) utilization of hazardous substances.
- (b) Hazardous substance storage areas shall be constructed in accordance with *The Environmental Management Protection Act, 2002* and *The Hazardous Substances*

and Waste Dangerous Goods Regulations.

(16) *Accessory dwelling units:*

- (a) Dwelling units attached to commercial or industrial establishments shall have a main entrance separate from that of the principal establishment. An emergency exit must be provided in addition to the main entrance; and,
- (b) The minimum floor area of each dwelling unit shall be 28 square meters.

(17) *Junk and salvage yards and auto wreckers:*

- (a) Junk and salvage yards and auto wreckers shall be enclosed by an opaque or solid perimeter fence at least 2.0 meters in height, and not more than five meters in height, with no material piled higher than the height of the perimeter fence; and,
- (b) The perimeter fence shall not be located in the required front yard. The required front yard shall be used for no other purpose than landscaping and necessary access driveways to the site.

(18) *Abattoirs:*

- (a) Shall be located at least 91.4 meters from residential areas, schools, hospitals, motels and restaurants.

(19) *Bulk petroleum tanks:*

- (a) Hazardous substance storage areas shall be constructed in accordance with *The Environmental Management Protection Act, 2002* and *The Hazardous Substances and Waste Dangerous Goods Regulations*.

(20) *Permanent work camps:*

- (a) The location of permanent work camps will only be favorably considered by Council where it can be demonstrated that the use and intensity is appropriate to the site and that it will have a minimum impact on the surrounding adjacent areas. Consideration may be given, but is not limited to, the following effects:
 - (i) Number of persons proposed to live in the camp;
 - (ii) Water demand and source;
 - (iii) Sewage and waste disposal methods;
 - (iv) Availability of adequate on-site parking;
 - (v) Anticipated increased levels of types of vehicular traffic; and
 - (vi) Conflict with adjacent land uses.
- (b) The character of adjacent land uses shall be protected through the provision of buffer areas, separation distances and screening to the satisfaction of Council.

(21) *Temporary work camps:*

- (a) The location of temporary work camps will only be favorably considered by Council where it can be demonstrated that the use and intensity is appropriate to the site and that it will have a minimum impact on the surrounding adjacent areas. Consideration may be given, but is not limited to, the following effects:
- (i) Number of persons proposed to live in the camp;
 - (ii) Water demand and source;
 - (iii) Sewage and waste disposal methods;
 - (iv) Availability of adequate on-site parking;
 - (v) Anticipated increased levels of types of vehicular traffic; and
 - (vi) Conflict with adjacent land uses.
- (b) The character of adjacent land uses shall be protected through the provision of buffer areas, separation distances and screening to the satisfaction of Council.

(22) *Cannabis Production Facilities:*

- (a) The location of cannabis production facilities will only favorably be considered where it can be demonstrated that the use and intensity of use is appropriate to the site and that it will have minimal impact on the surrounding, adjacent areas of the Municipality. Consideration may be given, but is not limited to, the following effects:
- (i) municipal servicing capacity;
 - (ii) anticipated levels of noise, odor, smoke, fumes, dust, lighting, glare, vibration or other emissions emanating from the operation;
 - (iii) anticipated increased levels or types of vehicle traffic, unsafe conditions or situations for vehicles, cyclists or pedestrians; and
 - (iv) utilization of hazardous substances.

(23) *Cannabis Retail Stores:*

- (a) The location of cannabis retail stores will only favorably be considered where it can be demonstrated that the use and intensity is appropriate to the site and that it will have a minimal impact on the surrounding, adjacent areas, particularly residential areas.

(24) *Garage and Garden Suites*

- (a) No more than one garden or garage suite accessory to a single detached dwelling shall be allowed per site.
- (b) The maximum floor area of a garden or garage suite shall be 50 m² and the minimum floor area shall be 30 m².

- (c) Garden and garage suites shall have a full bathroom, kitchen, and a maximum of two bedrooms.
- (d) No more than four persons are allowed to occupy any garden or garage suite.
- (e) All habitable areas of a garden or garage suite shall be above grade.
- (f) Condominium plans to provide a separate title for a garden or garage suite shall not be approved.
- (g) The maximum building height of a garden suite shall be 5 m and shall not exceed one storey in height. The maximum height of a garage suite shall be 7.5 m or the height of principal dwelling, whichever is less.
- (h) Garden and garage suites ~~shall be located in the rear yard and~~ shall be situated a minimum of 4.0 meters from the principal dwelling.
- (i) The minimum side yard setback for a garden or garage suite shall be the same as the side yard requirements of the principal building, including corner lots.
- (j) The minimum rear yard setback for a garden or garage suite shall be 2.0 m. The minimum rear yard setback may be reduced to 1.2 m on sites with a rear lane.
- (k) No portion of a garage or garden suite may be located on, under or over a registered easement.
- (l) Windows and doors in garden or garage suites shall be of a size and in locations which will not result in the loss of privacy for residents of adjacent sites.
- (m) Mechanical units such as air conditioners and vents shall be located so as not to constitute a nuisance to adjacent properties.
- (n) One parking space shall be provided for each dwelling unit on the site. On sites with a rear or side lane, the parking space for the garden or garage suite shall be accessed from said lane.
- (o) The site plan submitted for a garden or garage suite must include details regarding utility service connections. The site plan must be approved by the Rural Municipality.
- (p) A building permit is required for garden or garage suites which shall comply with all relevant building, plumbing and development codes.

(25)

Short term rental accommodations

- (a) A maximum of six overnight guests may be permitted in a principal residential dwelling.

- (b) A maximum of four overnight guests may be permitted in a garage or garden suite.
- (c) A minimum of one parking space for every three overnight guests shall be provided.
- (d) Owners of a short term rental shall provide contact information to the RM, which will be shared with utility companies and emergency services when required.
- (e) Council may approve a discretionary use application for a limited period of time.
- (f) Council may rescind a discretionary use approval where the guests are creating an undue nuisance and the owner or operator of the short term rental accommodation shall cease operations forthwith.

3.8 VALIDITY OF A DEVELOPMENT PERMIT

- 3.8.1 If development authorized by a development permit is not commenced within twelve (12) months of the date of issue, the permit ceases to be valid and may be revoked by Council.
- 3.8.2 A development permit extension may be granted for an additional twelve (12) month period by the Development Officer.

3.9 AMENDING THE ZONING BYLAW

- 3.9.1 Any person seeking to amend this Zoning Bylaw may submit an application for such amendment and, upon payment of the required fee, the Development Officer shall refer such application to Council for consideration.
- 3.9.2 Council may authorize an amendment to a Zoning Bylaw, and that amendment shall be adopted by bylaw.
- 3.9.3 Sections 206 - 212 of *The Act*, shall govern the process to be followed with respect to public notice and public participation in the adoption of a bylaw proposed to amend this Zoning Bylaw.

3.10 DEVELOPMENT APPEALS BOARD

- 3.10.1 Council shall appoint a Development Appeals Board in accordance with Sections 49(j) and 213 to 227 of *The Act*.
- 3.10.2 A person who wishes to appeal to the Development Appeals Board shall, within 30 days of the date of issuance of or refusal to issue a development permit, file a written notice of intention to appeal, and the appeal fee, with the secretary of the Development Appeals Board.
- 3.10.3 A person whose application for a discretionary use or development has been approved with prescribed development standards may appeal any development standards considered excessive,

to the Development Appeals Board.

3.10.4 An appellant shall make the appeal within 30 days of the date of the issuance of, or refusal to issue, a development permit.

3.10.5 Nothing in this section authorizes a person to appeal a decision of the council:

- (1) refusing to rezone land; or,
- (2) rejecting an application for approval of a discretionary use.

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

3.11 MINOR VARIANCES

3.11.1 Council may grant a variance of up to 10% of any yard requirement or minimum required distances between buildings for a use that conforms to this bylaw. All such variances shall be subject to the conditions and granted in accordance with the procedures contained in Section 60 of *The Act*.

3.11.2 Council shall maintain a registry of the location and all relevant details of the granting of such variances.

3.12 FEES

3.12.1 Amendment of the Zoning Bylaw

In addition to an application fee, where a person requests Council to amend the Zoning Bylaw, that person shall pay to the municipality a fee equal to the costs associated with the public advertisement of the proposed amendment and the costs associated with providing direct written notice to owners of land that is the subject of the proposed amendment.

3.12.2 Application fees

(1) An applicant for a development permit shall pay an application fee in accordance with the following:

(a)	Permitted principal use:	\$50.00
(b)	Permitted non-farm accessory use:	\$50.00
(c)	Permitted ancillary use:	\$50.00
(d)	Discretionary principal use:	\$200.00
(e)	Discretionary accessory use:	\$200.00
(f)	Discretionary ancillary use:	\$200.00
(g)	Development Appeal Fee:	up to \$50.00 as specified by the Development Appeals Board

These fees shall be in addition to any fee required by Section 3.12.1 above.

- (2) Detailed review costs:
 - (a) General: Where a development proposal involves a detailed R.M. review, a plan or Zoning Bylaw Amendment, a development agreement, a servicing agreement, detailed development conditions, liability insurance, performance bonds, caveats, or R.M. legal and professional planning and/or engineering advice, Council may require the applicant pay the full cost of the additional application review and administration costs, as Council may determine by resolution.
 - (b) Items: Such costs may include Council meetings, R.M. legal and professional planning and/or engineering costs, municipal administration fees and R.M. site inspection fees, as determined by Council.
 - (c) Documentation: Such costs may be addressed and clarified in the R.M. Council specified documents, including development and servicing agreements.

- (3) Where a person applies to Council to amend the Zoning Bylaw, that person shall pay to the municipality the following application fees, where applicable:
 - (a) Text amendments: \$200
 - (b) Map amendments (see table below):
 - Class 1 Districts: A, F
 - Class 2 Districts: C1, C2, M1
 - Class 3 Districts: CR1, CR2, CR3, LR1, LR2, RPM, RMH

Zoning Map Amendments		To		
		Class 1	Class 2	Class 3
From	Class 1	\$200	\$400	\$800
	Class 2	\$200	\$400	\$800
	Class 3	\$200	\$200	\$600

Where an application to amend the Zoning Bylaw involves amendment within two or more of the above categories the sum of the amendment fees shall apply for all categories.

These fees shall be in addition to any fee required by Section 3.12.1 above.

3.13 ZONING BY AGREEMENT

3.13.1 A zoning designation which is subject to an agreement entered into pursuant to the provisions of Section 69 of *The Act* and Section 5.1.4 of the Official Community Plan, shall be indicated on the

Zoning District Map by the addition of the bylaw number authorizing the agreement after the zoning district designation.

3.14 OFFENCES AND PENALTIES

- 3.14.1 Pursuant to Section 242 of *The Act*, the Development Officer may inspect any development suspected of contravening *The Act*, or any regulation or bylaw made pursuant to *The Act*. If it is determined that a contravention exists, the Development Officer may notify the owner in writing and instruct the owner to correct the contravention within a set time period. If for any reason the contravention has not been corrected within that time, the Development Officer may extend the time period or issue a zoning compliance order pursuant to Section 242(4) of *The Act* to achieve bylaw conformance.
- 3.14.2 Any person who violates this Bylaw is guilty of an offence and is liable, on summary conviction, to the penalties provided by Section 243 of *The Act*.

4 GENERAL REGULATIONS

Except as noted, the following regulations shall apply to all zoning districts in this bylaw:

4.1 FRONTAGE ON THE ROAD

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

4.1.2 The consolidation of sites to create a through site (a site fronting on two more or less parallel streets) shall not be permitted.

4.2 DEVELOPMENT ON HAZARD LANDS

4.2.1 Where a proposed development of a building is to be located on land considered by Council to be potentially hazardous, Council may require the applicant to submit sufficient topographic information to determine if the development will be within any river or stream flood plain, along a canal, or other land that may be subject to flooding. Flood elevations are based on the 1 in 500 year provincial flood standard (See definition for Minimum Building Elevations).

4.2.2 Council may require that before a permit may be issued, the applicant shall submit a report prepared by a professional competent to assess the suitability of the site for a development described in Section 4.2.1, and which in the opinion of Council, shows that the proposed site and development is suitable with respect to the following where relevant:

- (1) the potential for flooding up to the Minimum Building Elevation, to be determined from specific site investigations, or where not involving any building, such lower elevation as may be suitable for the proposed use;
- (2) the potential for slope instability; and/or
- (3) the required mitigation measures for construction on areas of high water tables, in slopes or on contaminated sites if any.

4.2.3 Actions identified in an assessment prepared pursuant to Section 4.2.2 which prevent, change, mitigate or remedy hazards in lands deemed hazardous may be incorporated as conditions to issuance of any development permit that may be issued. Council shall refuse a permit for any development for which, in Council's opinion, the proposed actions are inadequate to address the adverse effects or will result in excessive municipal costs.

4.2.4 Contaminated Lands

- (1) Council may require a Phase I environmental assessment, and if warranted, a Phase II environmental assessment where it receives a development permit application for any

site with potential soil contamination. The Phase II environmental assessment will determine the need for a remedial plan to identify necessary work to address soil contamination issues. Alternately, it may conclude that site conditions are causing adverse effects which substantiate notification to the appropriate regulatory authority. A final decision respecting the development permit application will be held in abeyance until soil contamination concerns are resolved.

- (2) Identified actions for hazard avoidance, prevention, mitigation or remedy may be incorporated as conditions to issuance of a development permit. Council shall refuse a permit for any development for which, in Council's opinion, the proposed actions are inadequate to address the adverse effects, or will result in excessive municipal costs.

4.2.5 Development on Flood Prone Lands

- (1) All dwellings in a flood prone area shall be built to an elevation equal to or greater than the Estimated Peak Water Level (EPWL) plus 0.5 meters as defined by Saskatchewan Water Security Agency, however, wet flood proofing may be permitted for accessory buildings, such as detached garages, workshops and storage buildings, where the building has been designed and approved by a professional engineer. Any electrical or mechanical equipment or connections shall be located above the EPWL plus 0.5 meters. Any accessory building, 10 m² or less in floor area, shall be excluded from compliance with this requirement.

4.3 BUILDING TO BE MOVED

- 4.3.1 No building shall be moved within, or into, the municipality, without first obtaining a development permit, except as provided in Section 3.3, from the Development Officer.

4.4 WASTE DISPOSAL

- 4.4.1 No development or use of land which requires sewage disposal or landfill facilities shall be permitted unless those facilities are approved by the Regional Health Authority and/or Saskatchewan Environment. Disposal of liquid, solid, or gaseous waste shall be governed by Acts administered by the Departments of Agriculture and Food, Environment, and Health, and the Saskatchewan Water Security Agency. Proponents of such facilities may be required to undergo an environmental impact assessment, as per the *Environmental Assessment Act*, in consultation with the Ministry of Environment.
- 4.4.2 All new residential, commercial and industrial developments shall provide convenient and accessible garbage pickup areas which shall be landscaped to the satisfaction of the Development Officer.

4.5 WATER

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

4.6 STORAGE OF CHEMICALS, FERTILIZERS AND COMBUSTIBLE MATERIALS

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

4.7 ONE PRINCIPAL BUILDING PERMITTED PER SITE

4.7.1 Not more than one principal building shall be permitted on any one site except for:

- (1) public works;
- (2) institutional uses;
- (3) agricultural uses;
- (4) shopping centers;
- (5) dwelling groups;
- (6) recreation facilities;
- (7) schools;
- (8) hospitals; and
- (9) municipal facilities.

4.8 NON-CONFORMING BUILDINGS, SITES AND USES

4.8.1 The adoption or amendment of this bylaw does not affect non-conforming buildings, sites and uses.

4.8.2 The provisions of *The Act*, Sections 88 to 93 inclusive, shall apply to all non-conforming buildings and uses.

4.8.3 Non-conforming buildings or sites may continue to be used, maintained and repaired in their present form.

4.9 MANUFACTURED AND MODULAR DWELLINGS

4.9.1 Wherever a single detached dwelling is allowed in any country residential, commercial, industrial or agricultural district, it may be in the form of a manufactured or modular dwelling and shall be subject to the following regulations:

- (1) Every manufactured and modular dwelling shall bear the appropriate certification as defined herein, and shall be attached to a permanent foundation, or securely anchored to the ground and skirted, prior to occupancy.

4.10 REGULATIONS FOR SIGNS AND BILLBOARDS

4.10.1 Signs Located in Highway Sign Corridor

- (1) Signs located in a highway sign corridor shall be regulated by the requirements of "*The Erection of Signs Adjacent to Provincial Highway Regulations, 1986*" and amendments thereto, and Section 4.10.2 shall not apply.

4.10.2 Signs Other than in a Highway Sign Corridor

- (1) Any sign located other than in a highway sign corridor, may only advertise agricultural commercial uses, home based businesses, the principle use of a site, or the principle products offered for sale on a site and is subject to the following requirements:
 - (a) No more than two (2) signs shall be permitted on the premises.
 - (b) No sign shall be in excess of 6 m² in sign face area, but the two permitted signs may be combined and the total sign face area shall not exceed 12 m². Each sign may be double faced.
 - (c) No sign shall be illuminated unless the source of light is steady and suitably shielded.
 - (d) The maximum height of any sign shall be 6 meters.
- (2) Government signs, memorial signs, signs advertising residential occupants or addresses and directional signs that bear no advertising, including traffic control, no trespassing, hunting restriction and similar signs, are exempt from restriction.
- (3) Temporary signs (including election signs) and real estate signs are permitted only as long as the temporary condition exists for the property. Election signs shall be removed within five days following the official end of the relevant election period.
- (4) All private signs shall be located so that no part of the sign is over a public right of way.
- (5) No sign shall obstruct views within roadway intersection sight lines.
- (6) No sign shall use retro reflective material.

4.10.3 Signs in Residential Districts

- (1) Signs and billboards will be prohibited in any residential district in the municipality except for signs advertising the principal use of a premises or the principal products offered for sale on a premises. Permitted signs shall be subject to the following requirements:
 - (a) No more than two (2) signs shall be permitted on the premises.
 - (b) No sign shall be in excess of 0.37 m² in sign face area, but the two permitted signs may be combined and the total sign face area shall not exceed 0.74 m². Each sign may be double faced.

- (c) No sign shall be illuminated unless the source of light is steady and suitably shielded.
- (d) The maximum height of any sign shall be 3.5 meters.

4.10.4 Signs in Non-Residential Districts

- (1) Signs and billboards that are not located in a highway sign corridor or a residential district, and that advertise an agricultural use, commercial use, industrial use, farm or home based businesses, institutional use, the principal use of the premises or the principal products offered for sale on a premises located within the municipality, are subject to the following requirements:
 - (a) No more than two (2) signs shall be permitted on the premises.
 - (b) No sign shall have a facial area in excess of 3.3 m² in area, but the two permitted signs may be combined and the total facial area shall not exceed 6.6 m². Each sign may be double faced.
 - (c) No sign shall be illuminated unless the source of light is steady and suitably shielded.
 - (d) the maximum height of any sign shall be 6.0 meters.

4.10.5 Signs on Municipal Property

- (1) No signs shall be allowed on municipal reserves, buffer strips, walkways, or land owned by the municipality unless they conform to the provisions of this Bylaw and unless permission is received in writing from Council.
- (2) No sign shall have a facial area of more than 0.4 m².
- (3) The maximum height of any sign shall be 3.5 meters.

4.11 PUBLIC WORKS, PIPELINES AND FACILITIES OF THE MUNICIPALITY

- 4.11.1 Public works 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 or yard requirements shall apply.
- 4.11.2 Where a pipeline or other utility or transportation facility will cross a municipal road, Council may apply such special design standards as it considers necessary to protect the municipal interest in the existing and future improvements to the road.

4.12 VEHICLE STORAGE

- 4.12.1 Notwithstanding anything contained in this Bylaw, no person shall use any site in any residential district, for the parking or storage of more than one (1) unlicensed vehicle outside of an enclosed building, not including recreational vehicles, boats, quads, side-by-sides and other similar recreational motorized vehicles.
- 4.12.2 Section 4.12.1 shall not apply to permitted machinery or automotive salvage yards, auction markets or agricultural implement, recreational vehicle, automobile, marine and manufactured home sales and service establishments.
- 4.12.3 Council may require that such vehicles be screened from roadways or neighboring properties by landscape features or fences or a combination thereof.

4.13 MANURE DISPOSAL

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

4.14 SPECIAL STANDARDS AND REGULATIONS

4.14.1 Home Based Businesses and Farm Based Businesses

- (1) Home based businesses and farm based businesses shall be subject to the following development standards:
 - (a) The use is clearly ancillary to the use of a farm as an agricultural operation or the

dwelling unit as a private residence.

- (b) The operator of the business is a resident of the dwelling unit and, in the case of a farm based business only, up to two (2) non-resident employees may be employed at the site. Any employee shall be directly under the hire and management of the operator of the business. Where the business is a building or service contractor, additional employees may be involved only at the client building site.
- (c) No variation in the residential or residential farm character and appearance of the dwelling, ancillary residential building, or land shall be permitted, except for permitted signs.
- (d) The permitted use shall be valid only during the period of time the property is occupied as a residence of the applicant for such permitted use.
- (e) All permits issued for home based businesses shall be subject to the condition that the permit may be revoked at any time if, in the opinion of Council, the conditions under which the permit was originally issued are no longer met.

4.14.2 Campgrounds (short and long term) and Tourist Camps

- (1) The applicant for a development permit for a campground or tourist camp shall provide the Development Officer with a plan of the site, identifying any buildings, uses of land and the location of all roadways and recreation vehicle or tent campsites with dimensions. The addition or rearrangement of sites, 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 development permit, and the applicant shall submit for approval an amended plan incorporating the proposed development.
- (2) A campground or tourist camp shall have, within its boundaries, a buffer area abutting the boundary of not less than 2 meters in width, which shall:
 - (a) have a minimum width of not less than 2 meters, which shall contain no buildings or structures, except for a fence to a maximum height of 2 meters, provided it is located on the exterior boundary of the buffer area; and
 - (b) not contain any roads, except those which connect a public roadway to the road system within the campground or tourist camp.
- (3) A site for each recreation vehicle and campsite permitted in the campground or tourist camp shall be designated and clearly marked on the ground.
- (4) Each site shall have a minimum area of 150 square meters and shall not exceed 300 square meters in area with its corners clearly marked.
- (5) No portion of any campsite shall be located within an internal roadway or required buffer area.

- (6) Each site shall have direct and convenient access to a developed internal roadway, which shall not be located in any required buffer area.
- (7) Each recreation vehicle shall be located at least 4.5 meters from any other recreation vehicle and each site shall have dimensions, location and orientation sufficient to allow for such location of recreation vehicles.
- (8) The space provided for roadways within a campground or tourist camp shall be at least 7.5 meters in width. No portion of any site, other use or structure shall be located in any roadway.
- (9) A campground or tourist camp may include, as an ancillary use, a laundromat or a confectionary designed to meet the needs of occupants of the sites and a one unit dwelling for the accommodation of the operator.
- (10) *The Public Health Act*, and regulations passed thereunder, shall be complied with in respect of all operations and development of campgrounds.
- (11) Privacy fences may be utilized in areas where natural vegetation does not provide privacy and shall be kept in good state of repair so as not to become unsafe, unsightly or a fire hazard. Tarps (canvas, poly, plastic) shall not be used as a privacy fence.
- (12) Parking of vehicles is prohibited on roadways. Campsites shall have adequate space to accommodate at least:
 - One (1) vehicle where the raised patio/deck is 100 square feet or less; or
 - Two (2) vehicles where the raised patio/deck is over 100 square feet.
- (13) Construction of verandahs, trailer hoods and pole structures on sites is prohibited.
- (14) The campground operator may designate sites for seasonal use for recreational vehicles. On such seasonal sites the following shall be permitted only if the designated site size will accommodate such structures and not impede campsite parking requirements:
 - (a) Raised patios, decks, sidewalks not more than 0.4 meters above grade level as measured at the outside edge of the patio, deck or sidewalk shall be permitted on a site and constructed in a fashion that does not prohibit the recreational vehicle from being hooked up and moved out without effort. Permits shall not be required from the municipality for decks that comply with the said regulations and shall be regulated by the campground operator.

- (b) One accessory building no larger than 9.3 square meters, with walls not exceeding 2.5 meters and a roof peak not exceeding 3.67 meters shall be permitted where the site area will accommodate. An accessory building shall not abut the recreational vehicle, shall be located at least 4.5 meters from any accessory building or recreational vehicle located on the adjacent site and have a finished exterior. Where the accessory building is of metal or self-extinguishing vinyl construction the accessory building may be located at least 1.5 meters from any accessory building or recreational vehicle located on the adjacent site and shall be regulated by the campground operator.
- (c) One barbeque shelter no larger than 9.3 square meters with walls not exceeding 2.5 meters and a roof peak not exceeding 3.67 meters.

4.14.3 Staff Accommodation as an Accessory Use

- (1) Staff accommodation as an accessory use shall only be permitted to accommodate the staff of a hotel, motel, tourism base camp, outfitter base camp, tourist camp, golf course, institutional camp or retail / service commercial use.
- (2) Council may apply conditions limiting the size of buildings and the total number of beds that will be provided in each building to ensure that the use remains sufficient only to accommodate staff of a use specified in 4.14.3 (1) above.

4.14.4 Public Works in the Form of Solid and Liquid Waste Management or Disposal Facilities

- (1) Development and maintenance of a public work in the form of a solid or liquid waste disposal facility will be subject to the following special standards:
 - (a) A buffer strip containing trees, shrubs or a berm shall be located surrounding a lagoon or sanitary landfill disposal area.
 - (b) Any solid or liquid waste disposal facility shall be fenced.

4.14.5 Bed and Breakfast Homes and Vacation Farms

- (1) Bed and breakfast homes and vacation farms shall be subject to the following requirements:
 - (a) Vacation farms shall be ancillary to an agricultural operation and may include bed and breakfast, cabins and overnight camping areas.
 - (b) Bed and breakfast operations shall be located in, and ancillary to, a single detached dwelling used as the operator's principal residence developed as a farm operation site or country residence.
 - (c) Only one sign, not exceeding 1.5 square meters in sign face area, advertising the vacation farm or bed and breakfast home, and located on-site, is permitted.

- (d) Vacation farms and bed and breakfast homes shall be licensed pursuant to The Public Health Act, where tourist accommodations require health approval.
- (e) Council may specify a maximum number of bedrooms, cabins or camping sites, or combination thereof, as a special standard in the issuing of a discretionary approval for a bed and breakfast home or vacation farm application.

4.14.6 Custodial Care Facilities, Residential Care Facilities and Personal Care Homes

- (1) Custodial care facilities, residential care facilities and personal care homes may be approved as an accessory use or as a principal use.
- (2) In any residential district, no exterior alterations shall be undertaken to a dwelling or former dwelling which would be inconsistent with the residential character of the building or property.
- (3) Required parking spaces shall not be located in a required front yard.
- (4) No building or structure used for the purpose of a custodial care facility or a residential care facility shall be used for the purpose of keeping boarders or lodgers.
- (5) In addition to the development standards of the zoning district, custodial care facilities, residential care facilities and personal care homes that are listed as discretionary uses shall be reviewed and approved in accordance with Section 3.7.

4.14.7 Service Stations

- (1) Fuel pumps and other apparatus for dispensing or storage of fuel, located all or partly above grade level, shall be at least 6 meters from a site line.
- (2) All automobile parts, dismantled vehicles and similar articles or equipment are to be stored within a building.
- (3) Where service stations occupy a corner site, only one access point shall be on the flanking street.
- (4) Hazardous substance storage areas shall be constructed in accordance with *The Environmental Management Protection Act, 2002* and *The Hazardous Substances and Waste Dangerous Goods Regulations*.

4.14.8 Gas Bars

- (1) Where operated as the principal use on a site, gas bars are subject to the regulations and standards for service stations.
- (2) Where a gas bar is allowed to operate in conjunction with another use on a site, the following standards and regulations apply:

- (a) All fuel pumps and above ground storage tanks shall be at least five meters from any building on the site, and 6 meters from any site line.
 - (b) The site shall have at least two separate entrances for vehicles, at least 15 meters apart.
 - (c) Access to, and parking for, fuel dispensing apparatus shall not obstruct access to the site, or other required off street parking spaces on the site.
- (3) Hazardous substance storage areas shall be constructed in accordance with *The Environmental Management Protection Act, 2002* and *The Hazardous Substances and Waste Dangerous Goods Regulations*.

4.14.9 Above Ground Fuel Storage Tanks

- (1) Above-ground fuel storage tanks which meet the standards of the National Fire Code may be permitted in association with service stations, gas bars and other permitted industrial or commercial uses where the dispensing of fuel to vehicles is a standard aspect of the use, but shall not be permitted in residential districts. Only 378.5 litres of fuel may be stored on a residential site, in an approved CSA container.
- (2) The total storage capacity for above-ground fuel storage tanks on any single service station or gas bar shall not exceed the regulations and requirements set out by the National Fire Code.
- (3) Above-ground fuel storage tanks shall be:
 - (a) located at least 3 meters from any property line or building, unless the tank has a capacity of 5,000 litres or less, in which case it shall be located at least 1 meter from same;
 - (b) located at least 6 meters from any property line or building in the case of a tank used in association with a service station or gas bar;
 - (c) separated from each other and be accessible for firefighting purposes to the satisfaction of the Development officer; and,
 - (c) located at least 15 meters from the boundary of any site where the principal use is residential.
- (4) The dispensing equipment associated with above-ground fuel storage tanks shall be located at least 3 meters from any property line or 6 meters from any property line in the case of a service station or gas bar, at least 7.5 meters from any open flame or other ignition source, and at least 4.5 meters from any door or window.
- (5) Above-ground fuel storage tanks shall be protected from vehicles with suitable posts, guardrails or other similar means.

- (6) Hazardous substance storage areas shall be constructed in accordance with *The Environmental Management Protection Act, 2002* and *The Hazardous Substances and Waste Dangerous Goods Regulations*.

4.14.10 Accessory Uses, Buildings and Structures

- (1) Accessory uses, buildings and structures shall be subordinate to, and located on the same site as the principal building or use, and used in conjunction with that principal use, and shall include detached decks.
- (2) No form of temporary or permanent residential development or human habitation, including but not limited to, habitable rooms, dwelling units, guest suites or bunk houses shall be permitted in any accessory building. Bunk houses and guest houses as defined herein are prohibited in any residential zoning district. The approval of a proposed development of a single detached dwellings on a site which is intended to replace an existing dwelling will be issued on the condition that the existing dwelling is removed upon completion of the construction of the new dwelling in order to prevent the continuance of its use in the future for residential purposes as a guest house.

- (3) *Time of Construction:*

Accessory buildings shall not be constructed or placed on any site prior to the construction of the principal building.

- (4) *Height of Accessory Buildings and Structures:*

- (a) Residential Districts:

- (i) Detached accessory buildings and structures in any lakeshore residential district: not greater than the height of the principal building, except for garage suites, which in any case have a maximum height of 7.5 meters.
- (ii) Detached accessory buildings and structures in any park model or manufactured dwelling district shall not exceed a height of 5 meters, and in no case shall they be two storeys in height.
- (iii) Detached accessory buildings and structures in any country residential development district: No height restrictions.

- (b) Agricultural, Commercial and Industrial Districts:

- (i) Detached accessory buildings and structures in any agriculture district, forest district, commercial district or industrial district: No height restrictions.

- (5) *Number of Permitted Accessory Buildings:*

The floor area of all principal and accessory buildings and structures on a site shall not exceed the maximum site coverage, where required.

(a) Residential Districts:

- (i) Detached accessory buildings and structures in any country residential development district - no restrictions.
- (ii) Detached accessory buildings and structures in any other residential district: (3) three, except for sites that include one or more consolidated lots under one title, where the maximum is (4) four.
- (iii) A greenhouse, less than 10 m² in area, shall not be included in the number of accessory buildings noted in subsection (ii) above.

(b) Agricultural, Commercial and Industrial Districts:

- (i) Detached accessory buildings and structures in any agriculture district, forest district, commercial district or industrial district - no restrictions.

(c) Where this bylaw specifies the maximum building floor area for accessory buildings, that area shall mean the combined building floor area of all accessory buildings and structures, including detached decks, on site.

(6) *Location of Accessory Buildings:*

(a) Park Model Residential District and Manufactured Dwelling Residential District – detached accessory buildings and structures are subject to the following regulations:

- (i) *Front Yard:* minimum – 6 meters, except for lakeshore sites, the minimum shall be 1.5 meters.
- (ii) *Rear Yard:* minimum – 1.5 meters, except for lakeshore sites, the minimum shall be 6 meters.
- (iii) *Side Yard:* minimum – 1.5 meters.
- (iv) *Building Floor Area:* maximum – 135 m².

(1) Council may at its discretion approve a private garage, greater than 135 m², to a maximum of 10% of the site area, where:

- (a) the abutting landowners are notified and comments are obtained; and
- (b) consideration is given to the location of the building on the site relative to the neighboring properties.

- (b) Lakeshore Residential Districts – detached accessory buildings and structures are subject to the following regulations:
- (i) *Front Yard*: minimum – 6 meters, except for lakeshore sites, the minimum shall be 1.5 meters.
 - (ii) *Rear Yard*: minimum – 1.5 meters, except for lakeshore sites, the minimum shall be 6 meters.
 - (iii) *Side Yard*: minimum – 1.5 meters.
 - (iv) *Building Floor Area*: maximum of 223 m²
 - (1) Council may at its discretion approve a private garage, greater than 223 m², to a maximum of 10% of the site area, where:
 - (a) the abutting landowners are notified and comments are obtained; and
 - (b) consideration is given to the location of the building on the site relative to the neighboring properties.
- (c) Country Residential Districts – detached accessory buildings and structures in any country residential district are subject to the following regulations:
- (i) *Front Yard*: minimum – 8 meters
 - (ii) *Rear Yard*: minimum – 3 meters
 - (iii) *Side Yard*: minimum – 3 meters
 - (iv) *Building Floor Area*: maximum of 223 m²
 - (1) Council may at its discretion approve a private garage, greater than 223 m², to a maximum of 10% of the site area, where:
 - (a) the abutting landowners are notified and comments are obtained; and
 - (b) consideration is given to the location of the building on the site relative to the neighboring properties.
- (d) Agricultural, Forest, Commercial and Industrial Districts:
- Detached accessory buildings and structures in any agricultural or commercial district are subject to the following regulations:

- (i) *Front Yard*: minimum - same as principal use
 - (ii) *Rear Yard*: minimum – same as principal use, except campgrounds, outfitter base camps, and tourist camps where the minimum shall be 4.5 meters.
 - (iii) *Side Yard*: minimum – same as principal use, except campgrounds and tourist camps where the minimum shall be 4.5 meters.
- (7) *Accessory dwelling units shall only be permitted to accommodate:*
- (a) no more than two farm dwellings as residences for the operators, or for employees and/or partners engaged in farm operation, intensive livestock operation, or intensive agricultural operation, subject to Section 3.5.2.2 of the Official Community Plan.
 - (b) a business dwelling as a residence for an operator, manager, an employee and/or partner engaged in a commercial or industrial use in a commercial, industrial or agricultural zoning district, subject to the following provisions:
 - (i) the dwelling unit must be physically attached to the primary building where commercial or industrial operations are underway;
 - (ii) the business dwelling shall have a main entrance separate from that of the commercial or industrial establishment; and,
 - (iii) an emergency exit must be provided in addition to the main entrance.
- (8) *Swimming Pools:*

Private swimming pools, both above ground and in-ground, both open and covered, shall be permitted in any zone where residential uses are permitted, subject to the following conditions:

- (a) *Open Pools:*
 - (i) Open pools shall be enclosed within a fence a minimum of 1.8 meters in height located not less than 1.2 meters from the pool.
 - (ii) Open pools shall not be constructed closer than 1.5 meters to any site line plus additional horizontal distance equal to the height of the top edge of the pool above finished grade at the site line(s). For the purpose of the foregoing, the distance to the site line shall be measured from the nearest inside edge of the pool.
 - (iii) No part of an open pool including an associated apron or platform shall be constructed closer to a street line than the front yard requirements for

a principal building in the zoning district within which it is located.

- (b) Covered pools shall conform with the building accessory requirements relevant to the zoning district in which they are located.

(9) *Shipping Containers:*

- (a) Shipping containers shall be prohibited in all districts except the A, F, CR1, CR2, CR3, C2 and M1 districts.
- (b) Shipping container, permitted under subsection (a), shall only be used for shipping or storage purposes accessory to the principal use of the site and shall comply with the site requirements for accessory buildings for the applicable zoning district.
- (c) Shipping containers, permitted under subsection (a), shall:
 - (i) be properly anchored and maintained in good repair;
- (d) Notwithstanding (a) and (c), and at Council's discretion, one shipping container may be temporarily placed on a site in any District for a period of up to 6 months, where a valid building permit has been issued for a new building or building renovation. The Development Officer may renew this permit for an additional 6 month period. After 6 months, or 12 months where approved by the Development Officer, the shipping container must be removed from the site.

(10) *Membrane Covered Structures:*

- (a) Membrane covered structures shall be permitted as an accessory use in the A, F, CR1, CR2, CR3, C1, C2, LR1, LR2, RMH, RPM and M1 districts.
- (c) Development applications for membrane covered structures must include a drawing stamped by a Professional Engineer to ensure the structure will meet the requirements of the National Building Code and shall be installed securely anchored to the ground.
- (d) In any Zoning District, a membrane covered structure may obtain approval as a temporary use, for a period not to exceed seven (7) days in a calendar year.

(11) *Decks*

- (a) All decks shall require the issuance of a Development Permit prior to construction.
- (b) Decks 0.6 meters or less above grade level shall not be required to obtain a building permit.

(12) *Sheds in AG and F Districts*

One shed may be constructed on an undeveloped site in the AG or F District subject to:

- (a) The shed being no greater than 20 m² in floor area and no greater than 4.0 meters in height.
- (b) The shed shall not be constructed on a permanent foundation.
- (c) The shed shall not be connected to electricity or natural gas.
- (d) An approach from the municipal road to the property is the responsibility of the land owner and must exist prior to the placement or construction of the shed.

4.14.11 Outfitter Base Camps and Tourism Base Camps

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

4.14.12 Dugouts, Sewage Lagoons and Manure Storage Pits

- (1) Dugouts, sewage lagoons and manure storage pits shall maintain a minimum separation distance of 15 meters from the legal boundaries of the surface parcel on which they are situated.
- (2) Dugouts may not be dug within 38 meters of an established dugout.

4.14.13 Kennels (Boarding and Breeding)

- (1) An outdoor area must be provided for animals to run free, without being chained, in an area enclosed by a fence which provides safety for the animals and neighbors to the satisfaction of Council.

4.14.14 Auction Markets

- (1) Outside storage shall not be permitted at auction markets except for the display of motor vehicles, farm machinery, and heavy farm equipment.
- (2) Council may require that additional parking spaces be provided for auction markets.

- (3) Temporary storage and accessory repair of goods and materials to be sold shall be permitted.
- (4) Wrecking, destruction or dismantling of goods and materials shall not be permitted.

4.14.15 Truck Stops

- (1) Truck stops shall not be constructed within 300 meters of a school, education facility, playground, library or place of worship.
- (2) The minimum width of a driveway in a truck stop shall be 9.2 meters.
- (3) No more than two access driveways shall connect a truck stop to any street.
- (4) Gas bars on the site of a truck stop shall comply with Sections 4.14.8 and 4.14.9.
- (5) Above ground fuel storage tanks shall comply with Section 4.14.9.

4.14.16 Satellite Dishes and Solar Collectors

- (1) The installation and operation of a free standing satellite dish or solar collector, and their supporting structures shall be permitted in all zoning districts, subject to the following:
 - (a) in any District such structures shall not be located in any front yard, side yard and in the case of a corner site, in any portion of the rear yard which is within three (3) meters of the side property line adjacent to a flanking street unless it is screened from the flanking street to the satisfaction of the Development Officer;
 - (b) in any District such structures, if freestanding, shall not exceed a height of ten (10) meters above grade level;
 - (c) in any District such structures if attached to a principal building, shall not exceed a height of ten (10) meters above the lowest elevation of: roof surface of a flat roof; the decking of a mansard roof; and the eaves of a gable, hip or gambrel roof; and,
 - (d) in any District such structures, if attached to or erected upon an accessory building, shall not exceed the maximum permitted height of the accessory building upon which such structure is attached or erected.

4.14.17 Wind Energy Facilities (one turbine)

- (1) Wind energy facilities shall be accommodated as a discretionary use in each zoning district in this Bylaw, either as an accessory use to an established principal use on a site or as the principal use of a site. The following standards apply to wind energy facilities:
 - (a) Wind turbines are limited to a maximum of 50 meters.

- (b) Wind turbines are limited to a maximum name plate capacity of 100kW.
 - (c) The setback of a wind turbine to any public road right of way and railway right of way that existed on the day the proponent submitted an application to the Municipality to construct, install or expand the wind energy facility, shall be greater than or equal to the height of the wind turbine,
 - (d) The setback of a wind turbine to any property boundary of a Non-Participating Noise Receptor that existed on the day the proponent submitted an application to the Municipality to construct, install or expand the wind energy facility, shall be greater than or equal to the height of the wind turbine.
 - (e) Council may approve a lesser separation where the applicant submits a copy of the agreement between the developer of a wind turbine and the Non-Participating Noise Receptor, agreeing to a lesser separation. Such agreements must contain the provision that parties to the agreement will register an interest on the titles of the affected land. Where such agreements are made, Council shall be a party to the agreement and may use Section 235 of *The Act* to register an interest to the title(s) of the affected lands.
- (2) Council will evaluate Discretionary Use applications for single wind turbines with the following criteria. Wind turbines shall be located in a manner in which they are separated from the nearest non-participating noise receptor in the following way:
- (a) Wind turbines with a rotor diameter between 0.1 m and 5.0 m: 100 meter separation distance;
 - (b) Wind turbines with a rotor diameter between 5.01 and 12.5 m: 250 meter separation distance; and
 - (c) Wind turbines with a rotor diameter greater than 12.5 m: 350 meter separation distance.

4.14.18 Wind Farms (two or more turbines)

- (1) Wind Farms shall be accommodated as a discretionary use in the A - Agriculture District, either as an accessory use to an established principle use on a site or as the principle use of a site. The following standards apply to Wind Farms:
- (a) Wind turbines are limited to a maximum height of 50 meters.
 - (b) Wind turbines are limited to a maximum name plate capacity of 100kW.
 - (c) The setback of a wind turbine to any public road right of way and railway right of way that existed on the day the proponent submitted an application to the Municipality to construct, install or expand the wind energy facility, shall be greater than or equal to the height of the wind turbine,

- (d) The setback of a wind turbine to any property boundary of a Non-Participating Noise Receptor that existed on the day the proponent submitted an application to the Municipality to construct, install or expand the wind energy facility, shall be greater than or equal to the height of the wind turbine.
 - (e) Council may approve a lesser separation where the applicant submits a copy of the agreement between the developer of a wind turbine and the Non-Participating Noise Receptor, agreeing to a lesser separation. Such agreements must contain the provision that parties to the agreement will register an interest on the titles of the affected land. Where such agreements are made, Council shall be a party to the agreement and may use Section 235 of *The Act* to register an interest to the title(s) of the affected lands.
- (2) Council will evaluate Discretionary Use applications for Wind Farms with the following criteria:
- (a) In addition to the criteria outlined in Section 4.14.17 (2), Wind Farms shall be separated from the nearest non-participating noise receptor by a distance of 550 meters.

4.14.19 Forestry and Forest Management Outside the Provincial Forest

- (1) All forestry and forest management plans on land outside of the Provincial Forest must provide buffer areas in which the clear-cutting of trees is prohibited as follows:
 - (a) abutting all residential zoning districts: 30 meters
 - (b) an adjoining property line: 15 meters
 - (c) abutting a permanent water body or watercourse: 15 meters
 - (d) abutting public roadways: 15 meters
- (2) Access roads to forestry or forest management areas shall be from a public highway or an all-weather registered public road. Access to such development will not be permitted from a roadway located within any residential district.

4.14.20 Dwelling Groups

- (1) Dwelling groups are subject to the following additional standards:
 - (a) The minimum side yard shall be measured from the closest main wall of the principal building closest to the side site line.
 - (b) All principal buildings forming part of the group shall be located from any other principal building in the group at a distance that meets The National Building Code of Canada and The National Fire Code of Canada.

- (c) Council may apply special development standards regarding “yard requirements”, to reduce conflict with neighboring uses.

4.14.21 Temporary Work Camps

- (1) Temporary work camps shall be temporary and permitted only for a period not exceeding one (1) year as negotiated by Council.
- (2) The site shall be left in the condition agreed upon in the Development Permit, after the occupancy period.
- (3) All regulations found in Section 4.23 of this bylaw shall apply.

4.14.22 Transloading Facilities for Oil and Gas Resources

- (1) Transloading facilities for oil and gas resources shall be subject to the following requirements:
 - (a) In addition to any other information required by Council, the applicant shall submit, as part of their development permit application, information regarding any hazardous material to be kept or stored on site, an emergency management plan, a screening and landscape plan, as well as site grading and drainage plan.
 - (b) Transloading facilities for oil and gas resources shall not be located within 90 meters of a residence or on hazard lands.
 - (c) The applicant shall suitably screen and landscape the facility from neighboring properties to the satisfaction of Council.
 - (d) Council may require the developer to undertake specific safeguards to address safety issues related to material kept on site and nuisance issues related to dust, noise, odor, smoke or similar conditions.
 - (e) Transloading facilities shall be developed and shall operate in compliance with all relevant federal and provincial requirements.
 - (f) Hazardous substance storage areas shall be constructed in accordance with *The Environmental Protection Act, 2002* and *The Hazardous Substances and Waste Dangerous Goods Regulations*.

4.14.23 Park Model Trailers

- (1) Where a park model trailer is permitted on its own site as a permanent use, it shall be subject to the following regulations:
 - (a) The unit shall bear a CAN/CSA-Z241 label of certification from the Canadian Standards Association.

- (b) The park model trailer must be a self-contained unit that has a system for sewage and waste water that has been approved by the Prince Albert Parkland Health Region, prior to the approval of a development permit.
- (c) The unit must be attached to an approved septic system prior to occupancy.
- (d) The unit shall be securely anchored to the ground and skirted prior to occupancy or placed on a permanent foundation that has been approved by the municipality's appointed building official.
- (e) Two parking spaces shall be provided on site in addition to the parking space for the park model trailer.

4.14.24 Recreational Vehicles

- (1) Where a recreational vehicle is permitted on its own site as a permanent use, it shall be subject to the following regulations:
 - (a) The unit shall bear a CAN/CSA-Z240 RV Series label of certification from the Canadian Standards Association or a NFPA 1192 RV Standard label of certification from the National Fire Protection Association.
 - (b) The recreational vehicle must be a self-contained unit that has a system for sewage and waste water that has been approved by the Prince Albert Parkland Health Region, prior to the approval of a development permit.
 - (c) The unit shall be attached to an approved septic system prior to occupancy.
 - (d) The unit shall be securely anchored to the ground and skirted prior to occupancy.
 - (e) The unit shall not be modified or made permanent through the removal of axels and/or wheels or placed on a permanent foundation.
 - (f) Two parking spaces shall be provided on site, in addition to the parking space for the trailer coach.

4.14.25 Manufactured Dwellings

- (1) All manufactured dwellings shall bear the appropriate certification as herein defined, and shall be installed in accordance with the CSA National Standard for Manufactured Home construction.
- (2) Any accessory buildings, additions, porches, or garages added to a manufactured home shall be required to have a final appearance and quality that is equivalent to the existing structure.

- (3) The undercarriage of all manufactured homes shall be required to be completely screened by way of the foundation, skirting, or material which is consistent with the exterior of the unit, and shall allow for the circulation of air beneath the unit.

4.14.26 Modular Dwellings

- (1) All modular dwellings shall bear the appropriate certification as herein defined, and shall be installed in accordance with the current edition of *The National Building Code of Canada*.
- (2) Any accessory buildings, additions, porches, or garages added to a modular dwelling shall be required to have a final appearance and quality that is equivalent to the existing structure.
- (3) The undercarriage of all modular dwellings shall be required to be completely screened by way of the foundation, skirting, or material which is consistent with the exterior of the unit, and shall allow for the circulation of air beneath the unit.

4.14.27 Outfitter Outpost Camps

- (1) All accommodation provided in conjunction with outfitter outpost camps shall comply with *The Public Health Act*, and regulations passed thereunder.
- (2) Council may establish standards limiting the number of guests and guest rooms, and the location of buildings and accessory activities as a condition of issuing a discretionary use permit for outfitter outpost camps. An increase in the number of guests or guest rooms shall require a new discretionary use permit.

4.14.28 Permanent Work Camps

- (1) Permanent work camps shall be subject to the following requirements:
 - (a) In addition to any information required by Council, the applicant shall submit, as part of their development permit application, information regarding the location, type and purpose of the camp which shall include a site plan specifying the number of buildings and their location.
 - (b) The applicant shall maintain any existing natural buffers (trees, natural topography, etc.), where possible.
 - (c) The applicant shall be responsible for any roadway upgrades that may be required to support traffic generated by the work camp.
 - (d) The applicant shall provide adequate on-site parking to accommodate the camp residents and associated support workers, to the satisfaction of Council.
 - (e) Permanent work camps shall also be subject to Table 6-1 *Separation Distances Between Uses* in the RM of Big River No. 555's Official Community Plan under the

category *Tourist Accommodation*.

4.14.29 Temporary Work Camps

(1) Temporary work camps shall be subject to the following requirements:

- (f) In addition to any information required by Council, the applicant shall submit, as part of their development permit application, information regarding the location, type and purpose of the camp which shall include a site plan specifying the number of buildings and their location.
- (g) The applicant shall maintain any existing natural buffers (trees, natural topography, etc.), where possible.
- (h) The applicant shall be responsible for any roadway upgrades that may be required to support traffic generated by the work camp.
- (i) The applicant shall provide adequate on-site parking to accommodate the camp residents and associated support workers, to the satisfaction of Council.
- (j) Temporary work camps shall also be subject to Table 6-1 *Separation Distances Between Uses* in the RM of Big River No. 555's Official Community Plan under the category *Tourist Accommodation*.

4.14.30 Cannabis Production Facilities

- (1) No outside storage is permitted

4.14.31 Cannabis Retail Stores

- (1) Cannabis retail stores shall maintain a minimum setback of 150 meters from schools and playgrounds

4.15 SETBACK FROM CENTER LINE OF ROADS

4.15.1 The minimum setback of buildings, including dwellings, from the center line of a municipal road allowance, grid road, main farm access road or provincial highway on all sites shall be 45 meters. Council may, by resolution, prescribe a lesser setback providing the building will not create a road intersection visibility or road maintenance issue. On provincial highways the minimum setbacks shall be regulated by the Ministry of Highways. Development of buildings on sites that do not abut such roads shall observe the minimum front yard setbacks as identified in the specific regulation for those districts.

4.16 OUTSIDE STORAGE AND WASTE MATERIAL STORAGE

4.16.1 Where permitted in association with any approved industrial, commercial or residential land use,

all outside storage, including storage of garbage or waste materials, is subject to the following requirements:

- (1) No outside storage shall be located in the front yard, except for the neatly arranged display of items for sale.
- (2) Outside storage in a side or rear yard shall be screened from adjacent sites by a fence at least 1.9 meters in height, or a combination of fence and soft landscaping screening a minimum of 1.9 meters in height.
- (3) Unless otherwise directed by this Bylaw, garbage and waste material shall be stored in weatherproof and animal-proof containers and shall be visually screened from all adjacent sites and public thoroughfares.

4.17 PARKING AND LOADING REQUIREMENTS

4.17.1 General Parking Requirements

For every building or structure, there shall be provided and maintained off-street parking spaces as required by Table 4-1, subject to the provisions of the rest of Section 4.17.

	Use	Minimum Parking Requirements
(1)	Dwelling	2 spaces per dwelling unit
(2)	Accessory dwelling unit	1 space per dwelling unit
(3)	Places of worship, halls, clubs and other places of assembly	1 space per 9 m ² of gross floor area devoted to public use
(4)	Retail and service commercial	1 space per 9.3 m ² of gross floor area
(5)	Office and office buildings	1 space per 18 m ² of gross floor area
(6)	All other commercial uses	1 space per 46 m ² of gross floor area or 1 space for 5 employees, whichever is greater
(7)	Industrial uses	1 space per 46 m ² of gross floor area or 1 space for 5 employees, whichever is greater
(8)	Eating establishments	1 space per 4 seats devoted to patrons' use, accommodated according to maximum capacity
(9)	Schools and educational facilities	A space per employee, plus 2 spaces per classroom.
(10)	Hotels and motels	1 space per guestroom
(11)	Recreation uses	1 space per 4 persons' of the project's design capacity
(12)	Any other principal or ancillary use	1 space per 27 m ² of gross floor area
(13)	Bed and breakfast homes	1 space for each guest room
(14)	Any combination of the above	The aggregate of the parking as required above

4.17.2 Parking Area Provisions

- (1) No part of any minimum required side yards shall be used for parking, storage or loading of motor vehicles; although access to parking, storage or loading of motor vehicles may cross required side yards, and side yards may be used as fire lanes, provided they meet all other requirements of fire lanes.
- (2) Each parking space shall be a minimum of 2.5 meters wide. Parallel parking spaces must be a minimum of 6.5 meters long, all other parking spaces must be a minimum of 6 meters long.
- (3) Required parking, with the exception of required and/or disabled persons parking, may be located on another site, provided that all required parking is within 150 meters of the use.
- (4) Separate sites and uses may share parking spaces provided that enough parking spaces are constructed to meet the off-street parking requirements of all uses sharing the site. In cases where peak parking demands for uses sharing parking offset each other, Council may consider deferring parking requirements as provided in Section 4.17.3.
- (5) Where two or more uses share one building or on a site where two or more uses share common parking facilities, then the off-street parking requirements for each use shall be calculated as if each is a separate use and adding them together.
- (6) Parking spaces and areas required under this Bylaw shall only be used for the parking of vehicles incidental to the uses which have been issued permits, in respect to which such parking spaces and areas are required.
- (7) No part of any public street shall be included in any calculation of the parking space allotment for a specific site.
- (8) Immediately upon change of use or change of district, the parking requirements set out in Table 4-1 shall be required.
- (9) In cases where the provisions of Table 4-1 require that more than 4 parking spaces be required in a single yard, regardless of zoning district, such parking must meet the following conditions laid out in Section 4.17.3 in addition to other applicable conditions laid out in Section 4.17.2.

4.17.3 Parking Areas Requiring More Than Four Parking Spaces

- (1) Approaches shall be designed in accordance to the RM of Big River *Approach Development Policy 400-29*.
- (2) The maximum distance of any such private approach shall be no greater than 9 meters at the point of intersection of the approach and street line.
- (3) The angle of intersection between a driveway and a street line shall be between 75 degrees and 105 degrees.

- (4) The parking and loading areas may be hard-surfaced but shall not impede the required maintenance that needs to be provided for on the right-of-ways within the municipality.
- (5) Adequate facilities allowing for the proper drainage of all parking areas shall be provided and shall be designed such that there is no detrimental effect to adjoining properties from such water disposal methods or system design.
- (6) Lighting fixtures shall be so designed and installed that the light is directed downward and reflected away from public roads, as well as from dwelling units on adjacent sites.
- (7) *Landscaping:*
 - (a) Where, in a yard in any zoning district, a parking area which is required to provide for more than 4 off-street parking spaces abuts a residential use and/or zoning district, then a continuous strip of landscaped open space of minimum width of 4.5 meters shall be provided along the site lines of said yard or site.
 - (b) Where, in a yard in any zoning district, a parking area which is required to provide for more than 4 off-street parking spaces abuts a street, then a strip of landscaped open space shall be provided along the site line adjoining the said street, and the said landscaped open space shall be continuous except for aisles or driveways required for access to the parking area and shall be a minimum of 3 meters in width along the said site line.

4.18 PERMITTED YARD ENCROACHMENTS

4.18.1 The following are not considered encroachments and shall be considered part of the principal or accessory building and all applicable regulations will apply to it as it would be to the principal or accessory building:

- (1) any deck or floor area attached to a principal or accessory building that has a permanent roof structure and/or solid glass, or screen walls; and,
- (2) any private garage attached to a principal building.
- (3) any part of a wall of a log building that is cantilevered and extends beyond the corner of the structure shall be considered to be a part of the main wall of the building and subject to the yard requirements for the applicable.

4.18.2 The following yard encroachments shall be permitted:

- (1) In any required yard:
 - (i) steps 1.6 meters or less above grade level, as measured at the highest point of the steps, that are necessary for access to a permitted building or for access to a site from a street or lane;

- (ii) window sills, eaves, gutters, belt courses, pilasters or other similar vertical columns, cornices, bay windows, chimneys and similar non-structural alterations may project a distance of 0.6 meters from the building into any required yard, but not closer than 0.5 meters to a site line;
 - (iii) Non-covered raised patios and non-covered decks not more than 0.4 meters above grade level, as measured from the outside edge of the patio or deck;
 - (iv) trees, shrubs, walkways, trellises, uncovered driveways, fences, flag poles or wheelchair ramps and associated appurtenances, so long as these fixtures do not extend into or over public land; and,
 - (v) lighting fixtures and lamp posts.
- (2) non-covered raised patios and non-covered raised decks more than 0.4 meters above grade, as measured from the outside edge, shall be permitted to encroach into required yards as follows:
- (i) rear yard – not closer than 1.5 meters to the rear site line;
 - (ii) front yard – not more than 1.5 meters from the building;
 - (iii) side yard – not closer than 0.5 meters to the side site line.
- (3) Canopies, balconies and porches shall be permitted to encroach 1.5 meters from a principal building into the required front or rear yard.

4.19 PROHIBITION OF SPECIES BREEDING

4.19.1 The breeding of rats and other rodents and crickets and other insects is prohibited in all zoning districts in the municipality.

4.20 BUILDING LINES

4.20.1 Where a building line in a residential district has been established by existing buildings in a block having at least one half of the lots built on, new development may conform to this line.

4.21 BARE LAND CONDOMINIUMS

4.21.1 Regulations and development standards for buildings, uses and sites in all zoning districts shall also apply to uses and bare land units that are part of a bare land condominium plan.

4.22 DEPTH TO FRONTAGE RATIO

4.22.1 Depth to frontage ratio for residential sites: No restrictions.

4.23 TEMPORARY USES

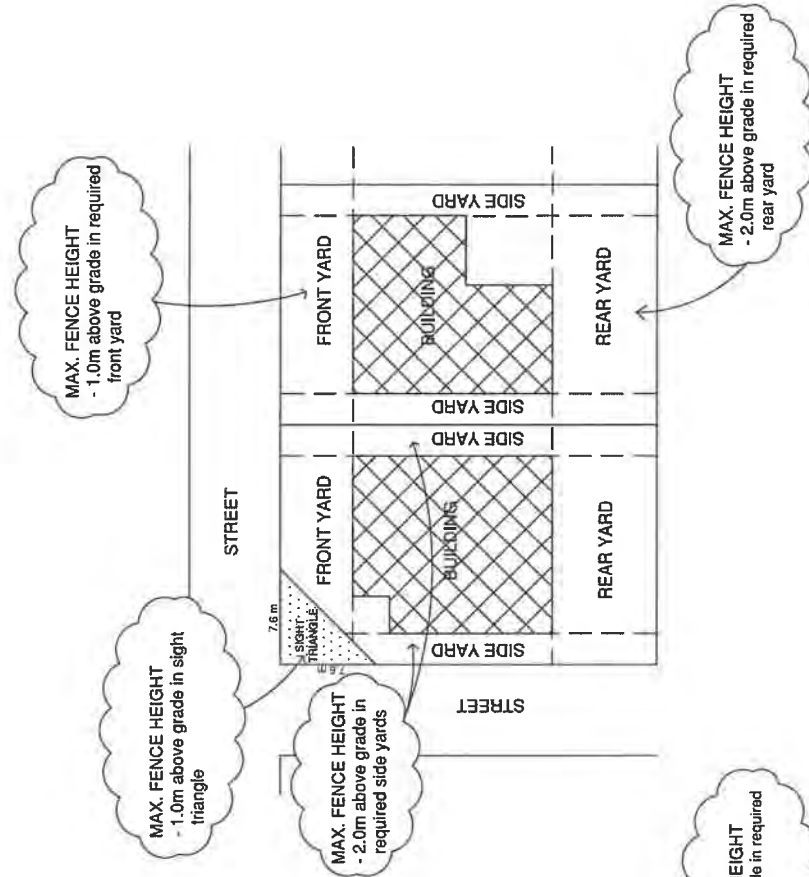
- 4.23.1 Nothing in this bylaw shall prevent the use of land, or the use of any building or structure for a construction camp, work camp or other building or structure incidental to and necessary for construction work on the premises but only so long as such use, building or structure is necessary for such construction work that is in progress and has not been abandoned. A development permit shall be required for any proposed use by a property owner of a manufactured dwelling or recreational vehicle for temporary accommodation during the period of construction activity on a site. The effective period of a development permit for temporary occupancy may be extended by the development officer for an additional 12 month period upon the written request by the owner.
- 4.23.2 Temporary uses will be permitted where appropriate in individual zoning districts at the discretion of Council.
- 4.23.3 All temporary uses must be located on an existing site; no subdivision will be permitted for temporary uses.
- 4.23.4 Any buildings placed on sites where a temporary use is permitted must be removed on or before the expiry period allowed for the use, unless the construction of a permanent building is specifically permitted by Council.
- 4.23.5 The site must be restored to the same condition as it was prior to the beginning of the temporary use once the temporary use has ceased.
- 4.23.6 Council may require a performance bond from the applicant to ensure acceptable remediation of the site.

4.24 FENCES AND RETAINING WALLS

- 4.24.1 On any lakeshore site in any LR District, no wall or fence shall be erected to a height of more than 2.0 meters above grade in a required front yard or any site line adjacent to a required front yard, or more than 1.0 meters above grade in a required rear yard or any site line adjacent to a required rear yard. On any non-lakeshore site in any residential district, no wall or fence shall be erected to a height of more than 1.0 meters above grade in a required front yard or any site line adjacent to a required front yard, or more than 2.0 meters above grade in a required rear yard or any site line adjacent to a required rear yard.
- 4.24.2 In any residential district, no wall or fence shall be erected in a required side yard or any site line adjacent to a required side yard to a height of more than 2.0 meters above grade. (Refer to Figure 4-1.)
- 4.24.3 Subsections 4.24.1 and 4.24.2 do not apply in any other district except that in the case of a corner site, no wall, fence, retaining wall, screen, hedge or other structure shall be placed or maintained in a road intersection site triangle at a height greater than 1.0 meters. (Refer to Figure 4-1.)

- 4.24.4 A retaining wall will be allowed on a site provided that its construction provides landscaping or earthwork which completely covers the structure so that it is not intrusively visible from outside the site.
- 4.24.5 In any zoning district, the use of railway ties in the construction of a retaining wall or for general landscaping purposes shall be prohibited.

Non-Lakeshore Sites:



Lakeshore Sites:

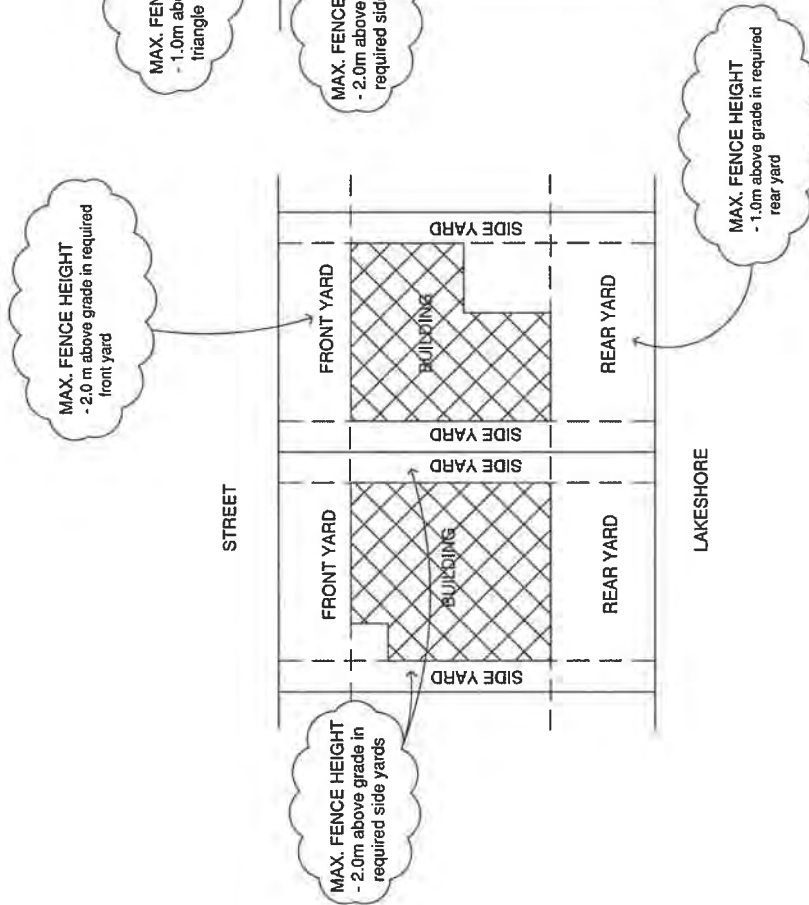


FIGURE 4-1: Fence Height

4.25 VACATION TRAILERS

- 4.25.1 No more than one recreational vehicle may be placed on a site for a period of time not exceeding 30 days, between April 1st and October 31st, as an accessory use to a single detached dwelling.
- 4.25.2 No recreational vehicle shall be kept for hire.
- 4.25.3 The facilities and amenities of the dwelling on the site shall be available at all times for the use of the occupants of the recreational vehicle.
- 4.25.4 With the exception of the principal use, recreation vehicle, in the **RPM – Park Model District**, no recreational vehicle shall be used as temporary sleeping accommodation from November 1st to March 31st since such trailers are for summer, accessory sleeping purposes only.
- 4.25.5 No recreational vehicle shall be connected to any piped water supply or waste disposal system on any site, whether or not that system serves the existing dwelling on the site.
- 4.25.6 Notwithstanding subsection 1 above, no more than one recreational vehicle may be temporarily placed on a site to accommodate construction workers during the active construction of a dwelling on the site. Should construction activity cease to take place, the recreational vehicle shall be removed whether the dwelling is complete or not.

5 ZONING DISTRICTS

5.1 CLASSIFICATION OF ZONING DISTRICTS

5.1.1 In order to carry out the purpose and provisions of this Bylaw, the Rural Municipality is divided into the following Zoning Districts, the boundaries of which are shown on the "Zoning District Map". Such districts may be referred to by the appropriate symbols.

Districts	Symbols
Agriculture	A
Forest	F
Low Density Country Residential	CR1
Medium Density Country Residential	CR2
High Density Country Residential	CR3
Low Density Lakeshore Development	LR1
Medium Density Lakeshore Development	LR2
Manufactured Dwelling Residential District	RMH
Park Model Residential District	RPM
Resort Commercial	C1
Highway Commercial	C2
Industrial	M1
Restricted Development	RD

5.2 ZONING DISTRICT MAP

5.2.1 The map, bearing the statement "This is the Zoning District Map which accompanies Bylaw Number 1/19 adopted by the Rural Municipality of Big River No. 555" and signed by the Reeve and Administrator under the seal of the Rural Municipality shall be known as the "Zoning District Map" and such map is hereby declared to be an integral part of this Bylaw.

5.3 BOUNDARIES

5.3.1 The boundaries of such districts referred to, together with explanatory legend, notation and reference, are shown on the Zoning District Map.

5.3.2 All streets, lanes and road allowances, if not otherwise specifically designated, shall be deemed to be in the same zoning district as the property immediately abutting upon such streets, lanes and road allowances. If the land abutting each side of a street, lane or road allowance is located in different zoning districts, the center line of such street, lane or road allowance shall be deemed to be the district boundary, unless otherwise specifically designated.

5.3.3 Streets, lanes, and road allowances which are shown on the Zoning District Map and which have been permanently closed pursuant to Section 13 of *The Municipalities Act*, shall be in the same district as the land abutting both sides of the permanently closed street, lane or road allowance. If the land abutting each side of the permanently closed street, land or road allowance was located

in different zoning districts before the said street, lane or road allowance was permanently closed, the center line of such permanently closed street, lane or road allowance shall be deemed to be the district boundary, unless otherwise specifically designated.

- 5.3.4 In unsubdivided land, the zoning district boundary shall be determined by the scale shown on the Zoning District Map.

5.4 REGULATIONS

- 5.4.1 Regulations for the zoning districts are outlined in the following sections of this Bylaw.

5.4.2 Required Yard Exception

- (1) Council may, at its discretion and by resolution, reduce a required yard on any site in any Zoning District by up to 1 meter, where it accommodates an existing building or new building that would better fit on a site due to site-specific development conditions. Council shall consider the impact on the adjacent site when considering these exceptions.

5.5 PROPERTIES WITH MORE THAN ONE ZONING DISTRICT

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

5.6 TRANSITIONAL ZONING PROVISIONS

5.6.1 Former Permitted Uses Now Discretionary

Land uses or development in existence on a site that were listed as permitted uses under the Zoning Bylaw No. 1/19 or any amendment thereto, but are now listed as discretionary uses under this bylaw, shall be considered permitted uses; however, no alteration or enlargement of the land use or development shall take place except in conformity with relevant development standards in this bylaw.

5.6.2 Existing Buildings

Buildings lawfully existing at the time of the approval of this bylaw shall be limited in terms of site width and setback requirements, to the regulation of the zoning district in which they are located, or to their current dimensions, whichever is the least restrictive.

6 DISTRICT SCHEDULES

6.1 A – AGRICULTURE DISTRICT

6.1.1 Intent

The objective of the A - Agriculture District is to provide for the primary use of land in the form of agricultural development, associated residences, limited single-parcel country residential development, location-dependent natural resource development and other uses compatible with agricultural development.

6.1.2 Permitted and Discretionary Uses and Development Standards

The permitted and discretionary uses and applicable development standards are laid out in Table 6-1.

6.1.3 Prohibited Uses

Uses prohibited in the A - Agriculture District are as follows:

6.1.4 Accessory Buildings

- (1) Accessory buildings and uses, except dwelling units, shall be permitted subject to Section 4.14.10.
- (2) Farm dwellings, subject to Section 3.5.2.2 (c) of the Official Community Plan.

6.1.5 Regulations

- (1) *Site Requirements*
 - (a) Minimum and maximum site size, site width, and yard requirements are shown in Table 6-1.

6.1.6 Standards for Discretionary Uses

Council will consider discretionary use applications in the A - Agriculture District with regard to Section 3.7.2 Discretionary use Evaluation Criteria and Section 3.7.3 Terms and Conditions for Discretionary Use Approvals as well as additional development standards noted as follows.

- (1) Intensive agricultural operations including, but not limited to, *intensive livestock operations* subject to Section 3.5.2.4 of the Official Community Plan.
- (2) Personal care homes shall be licensed under *The Personal Care Homes Act*.
- (3) *Discretionary Commercial Uses*

- (a) Where ancillary to a farm operation, or single detached dwelling, Council may prescribe specific development standards in the issuing of a development permit limiting the size of operation, buildings used for the operation, and number of non-resident employees. Any increase in the area of land for a commercial use, or the number or size of buildings used for the commercial operation, shall require a new discretionary approval by Council.
- (b) Council may specify specific development standards for the location, setback, or screening of any area devoted to the outdoor storage of machinery, vehicles, or vehicular parts in conjunction with a commercial operation including any salvage or vehicle storage yard.
- (c) In reviewing a development permit application for a commercial discretionary use, Council shall have regard to the circumstances and merits of the application, including the following:
 - (i) the expected impact on properties in the vicinity of such nuisance effects as smoke, airborne emissions, odors and noise;
 - (ii) the proposed number and location of buildings and structures in relation to other land uses in the vicinity; and
 - (iii) access to an existing graded all-weather registered road, or to a road for which arrangements have been made with Council for the improvement or building of a graded all-weather registered road, which can withstand the expected traffic.

6.1.7 Exceptions to Development Standards

Exceptions to development standards in **A - Agriculture District**, are as follows:

6.1.8 Off-Street Parking and Loading

Off-street parking and loading requirements are subject to Section 4.17.

6.1.9 Outside Storage

Outside storage, including garbage storage, is subject to Section 4.16.

6.1.10 Temporary Accommodation

A manufactured dwelling or recreational vehicle may be permitted for a period of up to one year on an existing farm site or residential site, while a permanent dwelling unit, for which a valid development permit has been issued, is being actively constructed on the site. In the case where a development permit has not been issued, no manufactured dwelling or recreational vehicle may be used for habitation.

**TABLE 6-1:
A - AGRICULTURE DISTRICT DEVELOPMENT STANDARDS
for the Rural Municipality of Big River No. 555**

Use	Permitted or Discretionary	Subject to Sections	Minimum Site Area (ha)	Maximum Site Area (ha)	Minimum Site Width (m)	Minimum Front Yard (m)	Minimum Side Yard (m)	Minimum Rear Yard (m)	Minimum Bldg Floor Area (m ²)
Agricultural Uses									
(1)	D		1.0	--	30	35	10	10 ⁽³⁾	--
(2)	P		64 ⁽¹⁾	--	30	35	10	10	--
(3)	D	3.5.2 (2)	1.0	--	30	35	10	10	--
(4)	D	3.5.2 (3)	1.0	--	30	35	10	10	--
(5)	D	4.13	1.0	--	30	35	10	10	--
Resource Based Uses									
(1)	P		--	--	--	--	--	3 ⁽⁹⁾	--
(2)	P		--	--	--	--	--	3	--
(3)	P		--	--	--	--	--	3	--
(4)	P		--	--	--	--	--	3	--
Residential Uses									
(1)	D	3.7.4 (16) 4.14.10 (7)					Same as principal use		
(2)	P	4.14.10	(2)	--	30	35	10	10	40
(3)	D		1.0 ⁽⁴⁾	10.0 ⁽⁴⁾	30	35	10	10	40
(4)	D	4.14.3	1.0	--	30	35	10	10	--
(5)	D	3.7.4 (20) 4.14.28	1.0	--	30	35	10	10	--

**TABLE 6-1:
A - AGRICULTURE DISTRICT DEVELOPMENT STANDARDS
for the Rural Municipality of Big River No. 555**

	Use	Development Standards									
		Permitted or Discretionary	Subject to Sections	Minimum Site Area (ha)	Maximum Site Area (ha)	Minimum Site Width (m)	Minimum Front Yard (m)	Minimum Side Yard (m)	Minimum Rear Yard (m)	Minimum Bldg Floor Area (m ²)	
(6)	Temporary work camps	D	3.7.4 (21) 4.14.29	1.0	--	30	35	10	10	--	
(7)	Garage and garden suites	D	3.7.4(24)	Same as principal use							
(8)	Short term rental accommodations	D	3.7.4(25)	Same as principal use							
Commercial Uses											
(1)	Agriculture servicing and contracting establishments	D		1.0	--	30	35	10	10	--	
(2)	Bed and breakfast homes	D	4.14.5	1.0 (4)(5)	10.0(6)	30	35	10	10	74	
(3)	Campgrounds, short and long term	D	3.5.2 (1) 4.14.2	1.0	(4)	30	35	10	10	--	
(4)	Cannabis production facilities	D	3.7.4 (22) 4.14.30	1.0	--	30	35	10	10	--	
(5)	Cannabis retail stores	D	4.14.31	1.0	--	30	35	10	10	--	
(6)	Construction trades	D	3.7.4 (9)	1.0	--	30	35	10	10	--	
(7)	Custodial care facilities	D	4.14.6	1.0 (4)(5)	10.0(6)	30	35	10	10	40	
(8)	Distilleries, wineries and breweries	P		1.0	--	30	35	10	10	--	
(9)	Farmer's markets	P		1.0	--	30	35	10	10	--	
(10)	Forest product processing	D		1.0	--	30	35	10	10	--	
(11)	Forestry and forest management outside of the Provincial Forest	D		--	--	--	--	--	3	--	
(12)	Golf courses	D	3.7.4 (14)	1.0	--	--	35	10	10	--	
(13)	Grain elevators	D		1.0	--	30	35	10	10(3)	--	
(14)	Health care clinic	D		1.0	--	30	35	10	10	--	
(15)	Gravel pits and gravel crushing operations subject to Table 6-1 of the Official Community Plan	D	3.5.2 (10) 3.7.4 (4)	--	--	--	--	--	3	--	

TABLE 6-1:
A - AGRICULTURE DISTRICT DEVELOPMENT STANDARDS
For the Rural Municipality of Big River No. 555

	Use	Development Standards								
		Permitted or Discretionary	Subject to Sections	Minimum Site Area (ha)	Maximum Site Area (ha)	Minimum Site Width (m)	Minimum Front Yard (m)	Minimum Side Yard (m)	Minimum Rear Yard (m)	Minimum Bldg Floor Area (m ²)
(16)	Home based businesses and farm based businesses	D	4.14.1	1.0 ⁽⁴⁾⁽⁵⁾	10.0 ⁽⁶⁾	30	35	10	10 ⁽³⁾	40
(17)	Kennels	D	4.14.13	1.0	--	30	35	10	10	--
(18)	Machine shops and metal fabricators	D	3.7.4 (9)	1.0	--	30	35	10	10 ⁽³⁾	--
(19)	Meat processing and kill facilities	D	3.7.4 (5) 3.7.4 (18)	1.0	--	30	35	10	10 ⁽³⁾	--
(20)	Outfitter base camps	D	3.5.2 (1) 4.14.11	1.0	--	30	35	10	10	--
(21)	Personal care homes	D		1.0 ⁽⁴⁾⁽⁵⁾	10.0 ⁽⁶⁾	30	35	10	10	40
(22)	Residential care facilities	D	4.14.6	1.0 ⁽⁴⁾⁽⁵⁾	10.0 ⁽⁶⁾	30	35	10	10	40
(23)	Tourism base camps	D	3.5.2 (1) 4.14.11	1.0	--	30	35	10	10	--
(24)	Tourist camps	D	3.5.2 (1) 4.14.2	1.0	--	30	35	10	10	--
(25)	Vacation farms	D		1.0 ⁽⁴⁾⁽⁵⁾	10.0 ⁽⁶⁾	30	35	10	10	40
(26)	Veterinary clinics and hospitals, including large animal boarding	D		1.0	--	30	35	10	10	--
Municipal, Recreational, Institutional and Other Uses										
(1)	Airports and airstrips	D		--	--	--	--	--	3	--
(2)	Cemeteries and crematoria	D		--	--	--	--	--	3	--
(3)	Community halls	P		1.0	--	30	35	10	10	--
(4)	Detention centers and correctional institutions	D		1.0	--	30	35	10	10	--
(5)	Gun clubs	D		1.0	--	30	35	10	10	--
(6)	Historical and archeological sites	P		--	--	--	--	--	3	--
(7)	Institutional camps	D		--	--	--	--	--	3	--
(8)	Municipal facilities	P		--	--	--	--	--	3	--

**TABLE 6-1:
A - AGRICULTURE DISTRICT DEVELOPMENT STANDARDS
for the Rural Municipality of Big River No. 555**

	Use	Development Standards								
		Permitted or Discretionary	Subject to Sections	Minimum Site Area (ha)	Maximum Site Area (ha)	Minimum Site Width (m)	Minimum Front Yard (m)	Minimum Side Yard (m)	Minimum Rear Yard (m)	Minimum Bldg Floor Area (m ²)
(9)	Parks and playgrounds	P		--	--	--	--	--	3	--
(10)	Places of worship	D	3.7.4 (3)	--	--	--	--	--	3	--
(11)	Place of worship residences, and other residential religious institutions	D		1.0	--	30	35	10	10	--
(12)	Public works, excluding solid and liquid waste disposal sites	P		--	--	--	--	--	3	--
(13)	Radar stations	D		--	--	--	--	--	3	--
(14)	Recreation facilities	D	3.7.4 (3)	1.0	--	30	35	10	10	--
(15)	Schools and educational facilities	D		1.0	--	30	35	10	10	--
(16)	Solid and liquid waste disposal facilities, sewage lagoons, pesticide container collection sites, including soil farms for the rehabilitation of contaminated soils, and associated facilities subject to Sections 3.3.2.2 of the Official Community Plan	D	3.5.2 (6) 4.14.4	1.0	--	30	35	10	10	--
(17)	Telecommunications facilities	D	3.7.4 (20)	--	--	--	--	--	3	--
(18)	Wildlife and ecological conservation areas	P		--	--	--	--	--	3	--
(19)	Wind energy facilities, including wind farms	D	3.5.2 (9) 4.14.17 4.14.18	--	--	--	--	--	3	--
										As laid out in Section 4.14.17 & 4.14.18

Use Designations:

(P) - Permitted Use

Means a use or form of development allowed as of right in a zoning district, subject to the regulations contained in this Bylaw.

(D) - Discretionary Use

A use or form of development specified in this Bylaw, which may be allowed following application to, and approval by Council; and which complies with the development standards and other regulations as may be required by Council and/or contained in this Bylaw.

Special limitations and standards regarding Table 6-1 and the A - Agriculture District:

(1) or a lesser amount as identified in Section 3.5.2.2(b) of the Official Community Plan

(2) the same as farm operations

- (3) where rear yard abuts a railway or a railway reserve no rear yard is required
- (4) or a greater or lesser site size as identified in Section 3.6.2.3 (d) of the Official Community Plan
- (5) unless developed ancillary to a farm operation, in which case 64 hectares, and subject to ⁽¹⁾ above
- (6) no minimum shall apply if developed ancillary to a Farm Operation

6.2 F – FOREST DISTRICT

6.2.1 Intent

The objective of the F – Forest District is to provide for the management of extensive areas of forested Crown Land using sound integrated resource management principles and techniques and recognizing a wide variety of resource and other uses.

6.2.2 Permitted and Discretionary Uses and Development Standards

The permitted and discretionary uses and applicable development standards are laid out in Table 6-2.

6.2.3 Prohibited Uses

Uses prohibited in F – Forest District are as follows:

6.2.4 Accessory Buildings

- (1) Accessory buildings and uses, except dwelling units, shall be permitted and are subject to Section 4.14.10.

6.2.5 Regulations

- (1) *Site Requirements*

The minimum and maximum site size and yard requirements are shown in Table 6-2.

6.2.6 Standards for Discretionary Uses

Council will consider discretionary use applications in the F - Forest District with regard to Section 3.7.2 Discretionary use Evaluation Criteria and Section 3.7.3 Terms and Conditions for Discretionary Use Approvals as well as additional development standards noted as follows.

6.2.7 Off-Street Parking and Loading

Off-street parking and loading requirements are subject to Section 4.17.

6.2.8 Outside Storage

Outside storage, including garbage storage, is subject to Section 4.16.

Table 6-2:
F - FOREST DISTRICT DEVELOPMENT STANDARDS
 for the Rural Municipality of Big River No. 555

Use	Development Standards						
	Permitted or Discretionary	Subject to Sections	Minimum Site Area (ha)	Minimum Site Width (m)	Minimum Front Yard (m)	Minimum Side Yard (m)	Minimum Rear Yard (m)
Residential Uses							
(1) Dwelling units accessory to an approved outfitter base camp or tourism base camp	D	3.7.4 (12) 3.7.4 (16) 4.14.11	--	--	--	--	--
(2) Remote cabins, subject to Section 3.6.2.8 of the Official Community Plan	D		--	--	--	--	--
(3) Staff accommodation as an accessory use	D	4.14.3	--	15	6	1.5	6
Commercial Uses							
(1) Campgrounds, short and long term	D	3.5.2 (1) 4.14.2	--	15	6	1.5	6
(2) Golf courses	D	3.7.4 (14)	--	15	6	1.5	6
(3) Institutional camps	D		--	15	6	1.5	6
(4) Outdoor recreational storage compounds	D	4.14.23	--	15	6	1.5	6
(5) Outfitter base camps	D	3.5.2 (1) 3.7.4 (12) 4.14.11	--	15	6	1.5	6
(6) Ski hills and associated facilities	D		--	15	6	1.5	6
(7) Tourism base camps	D	3.5.2 (1) 3.7.4 (12) 4.14.11	--	15	6	1.5	6
(8) Outfitter outpost camp	D	3.5.2(1) 4.14.27	--	15	6	1.5	6
Resource Based Uses							
(1) Commercial trapping and fishing	P		--	--	--	--	--
(2) Fish management activities	P		--	--	--	--	--
(3) Forest product processing	D		--	15	6	1.5	6

Table 6-2:
F - FOREST DISTRICT DEVELOPMENT STANDARDS
for the Rural Municipality of Big River No. 555

	Use	Development Standards					
		Permitted or Discretionary	Subject to Sections	Minimum Site Area (ha)	Minimum Site Width (m)	Minimum Front Yard (m)	Minimum Side Yard (m)
(4)	Forestry and forest management outside of the Provincial Forest	D	4,14,19	--	--	--	--
(5)	Forestry and forest management within the Provincial Forest	P		--	--	--	--
(6)	Gravel pits	D	3.5.2 (10) 3.7.4 (4)	--	--	--	--
(7)	Mineral exploration	P		--	--	--	--
(8)	Petroleum exploration	P		--	--	--	--
(9)	Wild plant harvesting or grazing	P		--	--	--	--
Municipal, Recreational and Other Uses							
(1)	Cemeteries	P		--	--	--	--
(2)	Telecommunication towers	P		--	--	--	--
(3)	Historical and archaeological sites	P		--	--	--	--
(4)	Municipal facilities	P		--	--	--	--
(5)	Parks and playgrounds	D		--	--	--	--
(6)	Public works, except solid and liquid waste disposal facilities	P		--	--	--	--
(7)	Recreation uses including nature trails, hiking trails, cross-country ski trails, exhibits and interpretive media and picnic sites	P		--	--	--	--
(8)	Snowmobile and ATV trails	D		--	--	--	--
(9)	Wildlife management and conservation areas	P		--	--	--	--

Use Designations:

(P) - Permitted Use

Means a use or form of development allowed as of right in a zoning district, subject to the regulations contained in this Bylaw.

(D) - Discretionary Use

A use or form of development specified in this Bylaw, which may be allowed following application to, and approval by Council; and which complies with the development standards and other regulations as may be required by Council and/or contained in this Bylaw.

Special limitations and standards regarding Table 6-2 and the F - Forest District:

6.3 CR1 – LOW DENSITY COUNTRY RESIDENTIAL DISTRICT

6.3.1 Intent

The objective of the **CR1** - Low Density Country Residential District is to provide for low density, multiple lot country residential development and other compatible development in specific areas with standards for such development which does not directly support agriculture.

6.3.2 Permitted and Discretionary Uses and Development Standards

The permitted and discretionary uses and applicable development standards are laid out in Table 6-3.

6.3.3 Prohibited Uses

Uses prohibited in **CR1** - Low Density Country Residential District are as follows:

6.3.4 Accessory Buildings

- (1) Accessory buildings and uses, except dwelling units, shall be permitted and are subject to Section 4.14.10.

6.3.5 Regulations

- (1) *Site Requirements*

The minimum and maximum site size and yard requirements are shown in Table 6-3.

- (2) *Keeping of Animals*

- (a) Large animals, which include only horses, cattle, pigs, sheep, goats, llamas and alpacas will be permitted in numbers not exceeding 4 animal units, on a site of at least 4 ha. All other animals shall be limited to domestic pets of the residents of the site, but in no case shall the numbers exceed that equal to one animal unit.
- (b) Animals shall not be pastured within 15 meters of any dwelling not owned by the operator of the pasture or owner of the animals, and no buildings or structures intended to contain animals shall be located within 30 meters of a property line.
- (c) The use of vacant residential sites for pasture of animals is prohibited.

6.3.6 Standards for Discretionary Uses

Council will consider discretionary use applications in the **CR1** - Low Density Country Residential District with regard to Section 3.7.2 Discretionary use Evaluation Criteria and Section 3.7.3 Terms and Conditions for Discretionary Use Approvals as well as additional development standards noted as follows.

(1) *Home Based Businesses*

- (a) Home based business are subject to Section 4.14.1 of this Bylaw.
- (b) No home based business in this district shall include auto body repair or repainting operations.
- (c) No heavy construction or industrial equipment or supplies shall be stored on any site for a home based business in this district, except skid-steers, and small utility tractors with a dozer and / or loader, that may be stored on site for on-site maintenance only.

6.3.7 Exceptions to Development Standards

- (1) Where, on a corner site, a side yard of at least 8 meters is provided along the flanking street for a single detached dwelling, the minimum rear yard requirement is reduced to 5 meters.
- (2) Residential sites that lawfully existed prior to the passing of this bylaw that do not meet the minimum site width requirements outlined in Table 6-3, shall be deemed to be compliant with the minimum site width requirement in this bylaw.

6.3.8 Off-Street Parking and Loading

Off-street parking and loading requirements are subject to Section 4.17 of this Bylaw.

6.3.9 Outside Storage

Outside storage, including garbage storage, is subject to Section 4.16 of this Bylaw.

6.3.10 Temporary Accommodation

A manufactured dwelling or recreational vehicle may be permitted for a period of up to one year on an existing farm dwelling or residential site, while a permanent dwelling unit, for which a valid development permit has been issued, is being actively constructed on the site. In the case where a development permit has not been issued, no manufactured dwelling or recreational vehicle may be used for habitation.

Table 6-3:
CR1 - LOW DENSITY COUNTRY RESIDENTIAL DISTRICT DEVELOPMENT STANDARDS
for the Rural Municipality of Big River No. 555

Use	Development Standards								
	Permitted or Discretionary	Subject to Sections	Minimum Site Area (ha)	Maximum Site Area (ha)	Minimum Site Width (m)	Minimum Front Yard (m)	Minimum Side Yard (m)	Minimum Rear Yard (m)	Minimum Bldg Floor Area (m ²)
Residential Uses									
(1) Manufactured dwelling ⁽¹⁾	P	4.14.25	4.0	8.08	30	8	5	8	40
(2) Modular dwelling ⁽¹⁾	P	4.14.26	4.0	8.08	30	8	5	8	40
(3) Single detached dwellings as a principal use ⁽¹⁾	P		4.0	8.08	30	8	5	8	40
(4) Garage and garden suites	D	3.7.4(24)			Same as principal use				
(5) Short term rental accommodations	D	3.7.4(25)			Same as principal use				
Commercial Uses									
(1) Bed and breakfast homes	D	4.14.5	4.0	8.08	30	8	5	8	40
(2) Home based businesses	D	4.14.1	4.0	8.08	30	8	5	8	40
(3) Daycare centers	D		4.0	8.08	30	8	5	8	40
(4) Personal care homes	D	4.14.6	4.0	8.08	30	8	5	8	40
(5) Residential care facilities	D	4.14.6	4.0	8.08	30	8	5	8	40
Municipal, Recreational, Institutional and Other Uses									
(1) Community halls	P		0.4	--	30	8	5	8	--
(2) Historical and archaeological sites	P		--	--	--	--	5	--	--
(3) Libraries	P		0.4	--	30	8	5	8	--
(4) Municipal facilities	P		--	--	--	--	5	--	--
(5) Parks and playgrounds	P		--	--	--	--	5	--	--
(6) Places of worship	P		0.4	--	30	8	5	8	--
(7) Public museums	D		0.4	--	30	8	5	8	--
(8) Public works, excluding solid and liquid waste disposal sites	P		--	--	--	--	5	--	--
(9) Recreation facilities	D	3.7.4 (3)	0.4	--	30	8	5	8	--

Table 6-3:
CR1 - LOW DENSITY COUNTRY RESIDENTIAL DISTRICT DEVELOPMENT STANDARDS
for the Rural Municipality of Big River No. 555

	Use	Development Standards								
		Permitted or Discretionary	Subject to Sections	Minimum Site Area (ha)	Maximum Site Area (ha)	Minimum Site Width (m)	Minimum Front Yard (m)	Minimum Side Yard (m)	Minimum Rear Yard (m)	Minimum Bldg Floor Area (m ²)
(10)	Schools and educational facilities	D	3.7.4 (3)	0.4	--	30	8	5	8	--
(11)	Wildlife and ecological conservation areas	P		--	--	--	--	5	--	--

Use Designations:

(P) - Permitted Use

Means a use or form of development allowed as of right in a zoning district, subject to the regulations contained in this Bylaw.

(D) - Discretionary Use

A use or form of development specified in this Bylaw, which may be allowed following application to, and approval by Council; and which complies with the development standards and other regulations as may be required by Council and/or contained in this Bylaw.

Special limitations and standards regarding Table 6-3 and the CR1 - Low Density Country Residential District:

(1) shall be a minimum width of 6.7 meters

6.4 CR2 – MEDIUM DENSITY COUNTRY RESIDENTIAL DISTRICT

6.4.1 Intent

The objective of the **CR2** - Medium Density Country Residential District is to provide for medium density, multiple lot country residential development and other compatible development in specific areas with standards for such development which does not directly support agriculture.

6.4.2 Permitted and Discretionary Uses and Development Standards

The permitted and discretionary uses and applicable development standards are laid out in Table 6-4.

6.4.3 Prohibited Uses

Uses prohibited in **CR2** - Medium Density Country Residential District are as follows:

6.4.4 Accessory Buildings

- (1) Accessory buildings and uses, except dwelling units, shall be permitted and are subject to Section 4.14.10.

6.4.5 Regulations

(1) *Site Requirements*

The minimum and maximum site size and yard requirements are shown in Table 6-4.

(2) *Keeping of Animals*

- (a) Large animals, which include only horses, cattle, pigs, sheep, goats, llamas and alpacas will be permitted in numbers not exceeding 2 animal units, on a site of at least 2 ha. All other animals shall be limited to domestic pets of the residents of the site, but in no case shall the numbers exceed that equal to one animal unit.
- (b) Animals shall not be pastured within 15 meters of any dwelling not owned by the operator of the pasture or owner of the animals, and no buildings or structures intended to contain animals shall be located within 30 meters of a property line.
- (c) The use of vacant residential sites for pasture of animals is prohibited.

6.4.6 Standards for Discretionary Uses

Council will consider discretionary use applications in the **CR2** - Medium Density Country Residential District with regard to Section 3.7.2 Discretionary use Evaluation Criteria and Section 3.7.3 Terms and Conditions for Discretionary Use Approvals as well as additional development standards noted as follows.

(1) *Home Based Businesses*

- (a) Home based business are subject to Section 4.14.1 of this Bylaw.
- (b) No home based business in this district shall include auto body repair or repainting operations.
- (c) No heavy construction or industrial equipment or supplies shall be stored on any site for a home based business in this district, except skid-steers, and small utility tractors with a dozer and / or loader, that may be stored on site for on-site maintenance only.

6.4.7 Exceptions to Development Standards

- (1) Where, on a corner site, a side yard of at least 8 meters is provided along the flanking street for a single detached dwelling, the minimum rear yard requirement is reduced to 5 meters.
- (2) Residential sites that lawfully existed prior to the passing of this bylaw that do not meet the minimum site width requirements outlined in Table 6-4, shall be deemed to be compliant with the minimum site width requirement in this bylaw.

6.4.8 Off-Street Parking and Loading

Off-street parking and loading requirements are subject to Section 4.17 of this Bylaw.

6.4.9 Outside Storage

Outside storage, including garbage storage, is subject to Section 4.16 of this Bylaw.

6.4.10 Temporary Accommodation

A manufactured dwelling or recreational vehicle may be permitted for a period of up to one year on an existing farm dwelling or residential site, while a permanent dwelling unit, for which a valid development permit has been issued, is being actively constructed on the site. In the case where a development permit has not been issued, no manufactured dwelling or recreational vehicle may be used for habitation.

Table 6-4:
CR2 - MEDIUM DENSITY COUNTRY RESIDENTIAL DISTRICT DEVELOPMENT STANDARDS
for the Rural Municipality of Big River No. 555

Use	Development Standards									
	Permitted or Discretionary	Subject to Sections	Minimum Site Area (ha)	Maximum Site Area (ha)	Minimum Site Width (m)	Minimum Front Yard (m)	Minimum Side Yard (m)	Minimum Rear Yard (m)	Minimum Bldg Floor Area (m ²)	
Residential Uses										
(1) Manufactured dwelling ⁽¹⁾	P	4.14.25	0.8	3.99	30	8	5	8	40	
(2) Modular dwelling ⁽¹⁾	P	4.14.26	0.8	3.99	30	8	5	8	40	
(3) Single detached dwellings as a principal use ⁽¹⁾	P		0.8	3.99	30	8	5	8	40	
(4) Garage and garden suites	D	3.7.4(24)			Same as principal use					
(5) Short term rental accommodations	D	3.7.4(25)			Same as principal use					
Commercial Uses										
(1) Bed and breakfast homes	D	4.14.5	0.8	3.99	30	8	5	8	40	
(2) Daycare centers	D		0.8	3.99	30	8	5	8	40	
(3) Home based businesses	D	4.14.1	0.8	3.99	30	8	5	8	40	
(4) Personal care homes	D	4.14.6	0.8	3.99	30	8	5	8	40	
(5) Residential care facilities	D	4.14.6	0.8	3.99	30	8	5	8	40	
Municipal, Recreational, Institutional and Other Uses										
(1) Community halls	P		0.4	--	30	8	5	8	--	
(2) Historical and archaeological sites	P		--	--	--	--	5	--	--	
(3) Libraries	P		0.4	--	30	8	5	8	--	
(4) Municipal facilities	P		--	--	--	--	5	--	--	
(5) Parks and playgrounds	P		--	--	--	--	5	--	--	
(6) Places of worship	P		0.4	--	30	8	5	8	--	
(7) Public museums	P		0.4	--	30	8	5	8	--	
(8) Public works, excluding solid and liquid waste disposal sites	P		--	--	--	--	5	--	--	
(9) Recreation facilities	D	3.7.4 (3)	0.4	--	30	8	5	8	--	
(10) Schools and educational facilities	D	3.7.4 (3)	0.4	--	30	8	5	8	--	
(11) Wildlife and ecological conservation areas	P		--	--	--	--	5	--	--	

Use Designations:

(P) - Permitted Use

Means a use or form of development allowed as of right in a zoning district, subject to the regulations contained in this Bylaw.

(D) - Discretionary Use

A use or form of development specified in this Bylaw, which may be allowed following application to, and approval by Council; and which complies with the development standards and other regulations as may be required by Council and/or contained in this Bylaw.

Special limitations and standards regarding Table 6-4 and the CR2 - Medium Density Country Residential District:

(1) shall be a minimum width of 6.7 meters

6.5 CR3 – HIGH DENSITY COUNTRY RESIDENTIAL DISTRICT

6.5.1 Intent

The objective of the **CR3** - High Density Country Residential District is to provide for high density, multiple lot country residential development and other compatible development in specific areas with standards for such development which does not directly support agriculture.

6.5.2 Permitted and Discretionary Uses and Development Standards

The permitted and discretionary uses and applicable development standards are laid out in Table 6-5.

6.5.3 Prohibited Uses

Uses prohibited in **CR3** - High Density Country Residential District are as follows:

6.5.4 Accessory Buildings

- (1) Accessory buildings and uses, except dwelling units, shall be permitted and are subject to Section 4.14.10.

6.5.5 Regulations

- (1) *Site Requirements*

The minimum and maximum site size and yard requirements are shown in Table 6-5.

- (2) *Keeping of Animals*

- (a) All animals shall be limited to domestic pets of the residents of the site. The keeping of livestock is prohibited.

- (b) The use of vacant residential sites for pasture of animals is prohibited.

6.5.6 Standards for Discretionary Uses

Council will consider discretionary use applications in the **CR3** - High Density Country Residential District with regard to Section 3.7.2 Discretionary use Evaluation Criteria and Section 3.7.3 Terms and Conditions for Discretionary Use Approvals as well as additional development standards noted as follows.

- (1) *Home Based Businesses*

- (a) Home based business are subject to Section 4.14.1 of this Bylaw.

- (b) No home based business in this district shall include auto body repair or repainting operations.
- (c) No heavy construction or industrial equipment or supplies shall be stored on any site for a home based business in this district, except skid-steers, and small utility tractors with a dozer and / or loader, that may be stored on site for on-site maintenance only.

6.5.7 Exceptions to Development Standards

- (1) Where, on a corner site, a side yard of at least 8 meters is provided along the flanking street for a single detached dwelling, the minimum rear yard requirement is reduced to 5 meters.
- (2) Residential sites that lawfully existed prior to the passing of this bylaw that do not meet the minimum site width requirements outlined in Table 6-5, shall be deemed to be compliant with the minimum site width requirement in this bylaw.

6.5.8 Off-Street Parking and Loading

Off-street parking and loading requirements are subject to Section 4.17 of this Bylaw.

6.5.9 Outside Storage

Outside storage, including garbage storage, is subject to Section 4.16 of this Bylaw.

6.5.10 Temporary Accommodation

A manufactured dwelling or recreational vehicle may be permitted for a period of up to one year on an existing farm dwelling or residential site, while a permanent dwelling unit, for which a valid development permit has been issued, is being actively constructed on the site. In the case where a development permit has not been issued, no manufactured dwelling or recreational vehicle may be used for habitation.

Table 6-5:
CR3 - HIGH DENSITY COUNTRY RESIDENTIAL DISTRICT DEVELOPMENT STANDARDS
for the Rural Municipality of Big River No. 555

Use	Development Standards									
	Permitted or Discretionary	Subject to Sections	Minimum Site Area (ha)	Maximum Site Area (ha)	Minimum Site Width (m)	Minimum Front Yard (m)	Minimum Side Yard (m)	Minimum Rear Yard (m)	Minimum Bldg Floor Area (m ²)	
Residential Uses										
(1) Manufactured dwellings ⁽¹⁾	P	4.14.25	0.2	0.79	30	8	5	8	40	
(2) Modular dwellings ⁽¹⁾	P	4.14.26	0.2	0.79	30	8	5	8	40	
(3) Single detached dwellings as a principal use ⁽¹⁾	P		0.2	0.79	30	8	5	8	40	
(4) Garage and garden suites	D	3.7.4(24)	Same as principal use							
(5) Short term rental accommodations	D	3.7.4(25)	Same as principal use							
Commercial Uses										
(1) Bed and breakfast homes	D	4.14.5	0.2	0.79	30	8	5	8	40	
(2) Daycare centers	D		0.2	0.79	30	8	5	8	40	
(3) Home based businesses	D	4.14.1	0.2	0.79	30	8	5	8	40	
(4) Personal care homes	D	4.14.6	0.2	0.79	30	8	5	8	40	
(5) Residential care facilities	D	4.14.6	0.2	0.79	30	8	5	8	40	
Municipal, Recreational, Institutional and Other Use										
(1) Community halls	P		0.4	--	30	8	5	8	--	
(2) Historical and archaeological sites	P		--	--	--	--	5	--	--	
(3) Libraries	P		0.4	--	30	8	5	8	--	
(4) Municipal facilities	P		--	--	--	--	5	--	--	
(5) Parks and playgrounds	P		--	--	--	--	5	--	--	
(6) Places of worship	P		0.4	--	30	8	5	8	--	
(7) Public museums	P		0.4	--	30	8	5	8	--	
(8) Public works, excluding solid and liquid waste disposal sites	P		--	--	--	--	5	--	--	
(9) Recreation facilities	D	3.7.4(3)	0.4	--	30	8	5	8	--	

Table 6-5:
CR3 - HIGH DENSITY COUNTRY RESIDENTIAL DISTRICT DEVELOPMENT STANDARDS
for the Rural Municipality of Big River No. 555

	Use	Development Standards								
		Permitted or Discretionary	Subject to Sections	Minimum Site Area (ha)	Maximum Site Area (ha)	Minimum Site Width (m)	Minimum Front Yard (m)	Minimum Side Yard (m)	Minimum Rear Yard (m)	Minimum Bldg Floor Area (m ²)
(10)	Schools and educational facilities	D	3.7.4 (3)	0.4	--	30	8	5	8	--
(11)	Wildlife and ecological conservation areas	P		--	--	--	--	5	--	--

Use Designations:

(P) - Permitted Use

Means a use or form of development allowed as of right in a zoning district, subject to the regulations contained in this Bylaw.

(D) - Discretionary Use

A use or form of development specified in this Bylaw, which may be allowed following application to, and approval by Council; and which complies with the development standards and other regulations as may be required by Council and/or contained in this Bylaw.

Special limitations and standards regarding Table 6-5 and the CR3 - High Density Country Residential District:

(1) shall be a minimum width of 6.7 meters

6.6 LR1 – LOW DENSITY LAKESHORE RESIDENTIAL DISTRICT

6.6.1 Intent

The objective of the **LR1** - Low Density Lakeshore Development District is to provide for low density lakeshore residential development and other compatible development in specified areas with standards for such development.

6.6.2 Permitted and Discretionary Uses and Development Standards

The permitted and discretionary uses and applicable development standards are laid out in Table 6-6.

6.6.3 Prohibited Uses

Uses prohibited in **LR1** - Low Density Lakeshore Development District are as follows:

6.6.4 Accessory Buildings

- (1) Accessory buildings and uses, except dwelling units, shall be permitted and are subject to Section 4.14.10.

6.6.5 Regulations

- (1) *Site Requirements*

The minimum and maximum site size and yard requirements are shown in Table 6-6.

- (2) *Keeping of Animals*

The keeping of animals shall be limited to domestic pets of the residents of the site. The keeping of livestock is prohibited.

6.6.6 Standards for Discretionary Uses

Council will consider discretionary use applications in the **LR1** – Low Density Lakeshore Residential District with regard to Section 3.7.2 Discretionary use Evaluation Criteria and Section 3.7.3 Terms and Conditions for Discretionary Use Approvals as well as additional development standards noted as follows.

- (1) All operations shall comply with all regulations of Saskatchewan Environment and Saskatchewan Labour which govern their operation and development.
- (2) *Home Based Businesses*
 - (a) Home based business are subject to Section 4.14.1 of this Bylaw.

- (b) No home based business in this district shall include auto body repair or repainting operations.
- (c) No heavy construction or industrial equipment or supplies shall be stored on any site for a home based business in this district, except skid-steers, and small utility tractors with a dozer and / or loader, that may be stored on site for on-site maintenance only.

6.6.7 Exceptions to Development Standards

- (1) Where, on a corner site, a side yard of at least 6 meters is provided along the flanking street for a single detached dwelling, the minimum rear yard requirement is reduced to 1.5 meters.
- (2) Residential sites that lawfully existed prior to the passing of this bylaw that do not meet the minimum site width requirements outlined in Table 6-6, shall be deemed to be compliant with the minimum site width requirement in this bylaw.

6.6.8 Off-Street Parking and Loading

Off-street parking and loading requirements are subject to Section 4.17 of this Bylaw

6.6.9 Outside Storage

Outside storage, including garbage storage, is subject to Section 4.16.

6.6.10 Temporary Accommodation

A manufactured dwelling or recreational vehicle may be permitted for a period of up to one year on an existing farm dwelling or residential site, while a permanent dwelling unit, for which a valid development permit has been issued, is being actively constructed on the site. In the case where a development permit has not been issued, no manufactured dwelling or recreational vehicle may be used for habitation.

Table 6-6:
LR1 – LOW DENSITY LAKESHORE RESIDENTIAL DEVELOPMENT STANDARDS
for the Rural Municipality of Big River No. 555

Use	Permitted or Discretionary	Subject to Sections	Minimum Site Area (m ²)	Maximum Site Area (m ²)	Minimum Site Width (m)	Minimum Front Yard (m)	Minimum Side Yard (m)	Minimum Rear Yard (m)	Maximum Site Coverage (%)	Maximum Bldg Height (m)	Minimum Bldg Floor Area (m ²)	
												Development Standards
Residential Uses												
(1) Single detached dwellings ^{4†}	P		1115		15	6	2.5 (2)	6 (3)	50	10	40	
Commercial Uses												
(1) Bed and breakfast homes	D	4.14.5	1115	--	15	6	2.5 (2)	6 (3)	50	10	40	
(2) Campgrounds, short and long term	D	3.5.2 (1) 4.14.2	1115	--	30	--	2.5	--	--	10	--	
(3) Home based businesses	D	4.14.1	1115	--	15	6	2.5 (2)	6 (3)	50	10	40	
(4) Tourist camps	D	3.7.4 (12) 4.14.2	1115	--	15	--	2.5	--	--	10	--	
(5) Short term rental accommodations	D	3.7.4(25)					Same as principal use					
Municipal, Recreational, Institutional and Other Uses												
(1) Boat launches	D		--	--	--	--	--	--	--	--	--	
(2) Community halls	P		--	--	--	--	2.5	--	--	--	--	
(3) Golf courses	D	3.7.4 (14)	--	--	--	--	2.5	--	--	--	--	
(4) Historical and archeological sites	P		--	--	--	--	2.5	--	--	--	--	
(5) Libraries	P		--	--	--	--	2.5	--	--	10	--	
(6) Marinas	D		--	--	--	--	--	--	--	--	--	
(7) Municipal facilities	P		--	--	--	--	2.5	--	--	--	--	
(8) Parks and playgrounds	P		--	--	--	--	2.5	--	--	--	--	
(9) Places of worship	P		--	--	--	--	2.5	--	--	10	--	
(10) Public halls	P		--	--	--	--	2.5	--	--	10	--	
(11) Public museums	P		--	--	--	--	2.5	--	--	10	--	
(12) Public works, except solid and liquid waste disposal facilities	P		--	--	--	--	2.5	--	--	--	--	
(13) Recreational facilities	D	3.7.4 (3)	--	--	--	--	2.5	--	--	--	--	
(14) Recreational uses including nature trails, hiking trails, cross-country ski trails, exhibits and interpretive media and picnic sites	P		--	--	--	--	2.5	--	--	--	--	

Table 6-6:
LR1 – LOW DENSITY LAKESHORE RESIDENTIAL DEVELOPMENT STANDARDS
for the Rural Municipality of Big River No. 555

Use	Permitted or Discretionary	Development Standards										
		Subject to Sections	Minimum Site Area (m ²)	Maximum Site Area (m ²)	Minimum Site Width (m)	Minimum Front Yard (m)	Minimum Side Yard (m)	Minimum Rear Yard (m)	Maximum Site Coverage (%)	Maximum Bldg Height (m)	Minimum Bldg Floor Area (m ²)	
(15) Schools and educational facilities	P		--	--	--	2.5	--	--	--	--	--	--

Use Designations:

(P) - Permitted Use

Means a use or form of development allowed as of right in a zoning district, subject to the regulations contained in this Bylaw.

(D) - Discretionary Use

A use or form of development specified in this Bylaw, which may be allowed following application to, and approval by Council; and which complies with the development standards and other regulations as may be required by Council and/or contained in this Bylaw.

Special limitations and standards regarding Table 6-6 and the LR1 - Low Density Lakeshore Residential Development District:

- (1) shall be a minimum width of 6.7 meters
- (2) except for corner sites where it shall be 3 m along the flanking street
- (3) except for lakefront sites, where the minimum rear yard shall be 4.5 m

6.7 LR2 – MEDIUM DENSITY LAKESHORE RESIDENTIAL DISTRICT

6.7.1 Intent

The objective of the **LR2** - Medium Density Lakeshore Residential District is to accommodate existing medium density development that existed as of January 22, 2016. This district shall not be applied by Council after January 22, 2016.

6.7.2 Permitted and Discretionary Uses and Development Standards

The permitted and discretionary uses and applicable development standards are laid out in Table 6-7.

6.7.3 Prohibited Uses

Uses prohibited in **LR2** – Medium Density Lakeshore Residential District are as follows:

6.7.4 Accessory Buildings

- (1) Accessory buildings and uses, except dwelling units, shall be permitted and are subject to Section 4.14.10.

6.7.5 Regulations

- (1) *Site Requirements*

The minimum and maximum site size and yard requirements are shown in Table 6-7.

- (2) *Keeping of Animals*

The keeping of animals shall be limited to domestic pets of the residents of the site. The keeping of livestock is prohibited.

6.7.6 Standards for Discretionary Uses

Council will consider discretionary use applications in the **LR2** – Medium Density Lakeshore Residential District with regard to Section 3.7.2 Discretionary use Evaluation Criteria and Section 3.7.3 Terms and Conditions for Discretionary Use Approvals as well as additional development standards noted as follows.

- (1) All operations shall comply with all regulations of Saskatchewan Environment and Saskatchewan Labour which govern their operation and development.
- (2) *Home Based Businesses*
 - (a) Home based business are subject to Section 4.14.1 of this Bylaw.

- (b) No home based business in this district shall include auto body repair or repainting operations.
- (c) No heavy construction or industrial equipment or supplies shall be stored on any site for a home based business in this district, except skid-steers, and small utility tractors with a dozer and / or loader, that may be stored on site for on-site maintenance only.

6.7.7 Exceptions to Development Standards

- (1) Where, on a corner site, a side yard of at least 6 meters is provided along the flanking street for a single detached dwelling, the minimum rear yard requirement is reduced to 1.5 meters.
- (2) Residential sites that lawfully existed prior to the passing of this bylaw that do not meet the minimum site width requirements outlined in Table 6-7, shall be deemed to be compliant with the minimum site width requirement in this bylaw.

6.7.8 Off-Street Parking and Loading

Off-street parking and loading requirements are subject to Section 4.17 of this Bylaw.

6.7.9 Outside Storage

Outside storage, including garbage storage, is subject to Section 4.16.

6.7.10 Temporary Accommodation

A manufactured dwelling or recreational vehicle may be permitted for a period of up to one year on an existing farm dwelling or residential site, while a permanent dwelling unit, for which a valid development permit has been issued, is being actively constructed on the site. In the case where a development permit has not been issued, no manufactured dwelling or recreational vehicle may be used for habitation.

Table 6-7:
LR2 - MEDIUM DENSITY LAKESHORE RESIDENTIAL DISTRICT DEVELOPMENT STANDARDS
for the Rural Municipality of Big River No. 555

Use	Development Standards									
	Permitted or Discretionary	Subject to Sections	Minimum Site Area (m ²)	Minimum Site Width (m)	Minimum Front Yard (m)	Minimum Side Yard (m)	Minimum Rear Yard (m)	Maximum Site Coverage (%)	Maximum Bldg Height (m)	Minimum Bldg Floor Area (m ²)
Residential Uses										
(1) Single detached dwellings (1)	P		450	12	6	2.5 (2)	6 (3)	50	10	40
Commercial Uses										
(1) Bed and breakfasts	D		450	12	6	2.5 (2)	6 (3)	50	10	40
(2) Campgrounds, short and long term	D	3.5.2 (1) 4.14.2	1000	30	--	2.5	--	--	10	--
(3) Home based businesses	D	4.14.1	450	12	6	2.5 (2)	6 (3)	50	10	40
(4) Tourist camps	D	3.5.2 (1) 3.7.4 (12) 4.14.2	1000	15	--	2.5	--	--	10	--
(5) Short term rental accommodations	D	3.7.4(25)								
Municipal, Recreational, Institutional and Other Uses										
(1) Boat launches and marinas	D		--	--	--	--	--	--	--	--
(2) Community halls	P		--	--	--	2.5	--	--	--	--
(3) Golf courses	D	3.7.4 (14)	--	--	--	2.5	--	--	--	--
(4) Historical and archeological sites	P		--	--	--	2.5	--	--	--	--
(5) Libraries	P		--	--	--	2.5	--	--	10	--
(6) Municipal facilities	P		--	--	--	2.5	--	--	--	--
(7) Parks and playgrounds	P		--	--	--	2.5	--	--	--	--
(8) Places of worship	P		--	--	--	2.5	--	--	10	--
(9) Public halls	P		--	--	--	2.5	--	--	10	--
(10) Public museums	P		--	--	--	2.5	--	--	10	--
(11) Public works, except solid and liquid waste disposal facilities	P		--	--	--	2.5	--	--	--	--
(12) Recreational facilities	D	3.7.4 (3)	--	--	--	2.5	--	--	--	--
(13) Recreational uses including nature trails, hiking trails, cross-country ski trails, exhibits and interpretive media and picnic sites	P		--	--	--	2.5	--	--	--	--

Table 6-7:
LR2 - MEDIUM DENSITY LAKESHORE RESIDENTIAL DISTRICT DEVELOPMENT STANDARDS
for the Rural Municipality of Big River No. 555

Use	Permitted or Discretionary	Subject to Sections	Minimum Site Area (m ²)	Minimum Site Width (m)	Minimum Front Yard (m)	Minimum Side Yard (m)	Minimum Rear Yard (m)	Maximum Site Coverage (%)	Maximum Bldg Height (m)	Minimum Bldg Floor Area (m ²)
(14) Schools and educational facilities	P		--	--	--	2.5	--	--	--	--

Use Designations:

(P) - Permitted Use

Means a use or form of development allowed as of right in a zoning district, subject to the regulations contained in this Bylaw.

(D) - Discretionary Use

A use or form of development specified in this Bylaw, which may be allowed following application to, and approval by Council; and which complies with the development standards and other regulations as may be required by Council and/or contained in this Bylaw.

Special limitations and standards regarding Table 6-7 and the LR2 - High Density Lakeshore Residential Development District:

- (1) shall be a minimum width of 6.7 meters
- (2) except for corner sites where it shall be 3 m along the flanking street
- (3) except for lakeshore sites, where the minimum rear yard shall be 4.5 m

6.8 RMH – MANUFACTURED DWELLING RESIDENTIAL DISTRICT

6.8.1 Intent

The objective of the **RMH** – Manufactured Dwelling Residential District is to provide for comprehensively planned manufactured and modular dwelling residential development and other compatible uses.

6.8.2 Permitted and Discretionary Uses and Development Standards

The permitted and discretionary uses and applicable development standards are laid out in Table 6-8.

6.8.3 Prohibited Uses

Uses prohibited in **RMH** –Manufactured Dwelling Residential District are as follows:

- (1) Accessory buildings and structures intended to provide permanent shelter over a manufactured home (commonly referred to as a trailer hood) are prohibited in the **RMH** – Manufactured Dwelling Residential District.

6.8.4 Accessory Buildings

- (1) Accessory buildings and uses, except dwelling units, shall be permitted and are subject to Section 4.14.10.

6.8.5 Regulations

- (1) *Site Requirements*

The minimum and maximum site size and yard requirements are shown in Table 6-8.

- (2) *The Keeping of Animals*

The keeping of animals shall be limited to domestic pets of the residents of the site. The keeping of livestock is prohibited.

6.8.6 Standards for Discretionary Uses

Council will consider discretionary use applications in the **RMH** – Manufactured Dwelling Residential District with regard to Section 3.7.2 Discretionary use Evaluation Criteria and Section 3.7.3 Terms and Conditions for Discretionary Use Approvals as well as additional development standards noted as follows.

- (1) All operations shall comply with all regulations of Saskatchewan Environment and Saskatchewan Labour which govern their operation and development.

(2) *Home Based Businesses*

- (a) Home based business are subject to Section 4.14.1 of this Bylaw.
- (b) No home based business in this district shall include auto body repair or repainting operations.
- (c) No heavy construction or industrial equipment or supplies shall be stored on any site for a home based business in this district, except skid-steers, and small utility tractors with a dozer and / or loader, that may be stored on site for on-site maintenance only.

6.8.7 Exceptions to Development Standards

6.8.8 Off-Street Parking and Loading

Off-street parking and loading requirements are subject to Section 4.17.

6.8.9 Outside Storage

Outside storage, including garbage storage, is subject to Section 4.16.

Table 6-8:
RMH – MANUFACTURED DWELLING RESIDENTIAL DISTRICT DEVELOPMENT STANDARDS
 for the Rural Municipality of Big River No. 555

Use	Development Standards									
	Permitted or Discretionary	Subject to Sections	Minimum Site Area (m ²)	Minimum Site Width (m)	Minimum Front Yard (m)	Minimum Side Yard (m)	Minimum Rear Yard (m)	Maximum Site Coverage (%)	Maximum Bldg Height (m)	Minimum Bldg Floor Area (m ²)
Residential Uses										
(1) Manufactured dwellings ⁽¹⁾	P	4.14.25	1115	15	6	2.5 ⁽²⁾	6	50	5	40
(2) Modular dwellings ⁽¹⁾	P	4.14.26	1115	15	6	2.5 ⁽²⁾	6	50	5	40
Commercial Uses										
(1) Campgrounds, short and long term	D	3.5.2 (1) 4.14.2	10000	60	2	2.5	2	--	5	--
(2) Home based businesses	D	4.14.1								
(3) Parking lots	D		--	--	--	--	--	--	--	--
Municipal, Recreational and Other Uses										
(1) Nature trails and exhibits	P		--	--	--	--	--	--	--	--
(2) Public parks	P		--	--	--	--	--	--	--	--
(3) Public recreational facilities	P		--	--	--	--	--	--	--	--
(4) Public works, not including offices, warehouses, storage yards and solid or liquid waste disposal facilities	P		--	--	--	--	--	--	--	--

Use Designations:

(P) - Permitted Use

Means a use or form of development allowed as of right in a zoning district, subject to the regulations contained in this Bylaw.

(D) - Discretionary Use

A use or form of development specified in this Bylaw, which may be allowed following application to, and approval by Council; and which complies with the development standards and other regulations as may be required by Council and/or contained in this Bylaw.

Special limitations and standards regarding Table 6-8 and the RMH – Manufactured Dwelling Residential District :

(1) shall be a minimum width of 6.7 meters

(2) Except for corner sites where it shall be 3 m along the flanking street

6.9 RPM – PARK MODEL RESIDENTIAL DISTRICT

6.9.1 Intent

The objective of the **RPM** – Park Model Residential District is to provide for comprehensively planned park model trailer residential development and other compatible uses.

6.9.2 Permitted and Discretionary Uses and Development Standards

The permitted and discretionary uses and applicable development standards are laid out in Table 6-9.

6.9.3 Prohibited Uses

Uses prohibited in **RPM** – Park Model Residential District are as follows:

- (1) Accessory buildings and structures intended to provide permanent shelter over a park model trailer or trailer coach (commonly referred to as a trailer hood)
- (2) Dwelling units, as herein defined
- (3) ~~Tents, tent trailers, truck campers, or converted buses~~ Should this be deleted?
- (4) Shipping containers
- (5) ~~Outhouses~~
- (6) Accessory dwelling units
- (7) Studios or lofts above accessory buildings

6.9.4 Accessory Buildings

- (1) Accessory buildings and uses, except dwelling units, shall be permitted and are subject to Section 4.14.10.
- (2) Subject to Section 4.14.10, a recreational vehicle may be permitted on the same site as a park model trailer on a temporary basis for a period of time not to exceed 90 days in any calendar year.
- (3) Subject to Section 4.14.10, outhouses may be permitted subject to compliance with all relevant Provincial requirements.

6.9.5 Regulations

- (1) *Site Requirements*

The minimum and maximum site size and yard requirements are shown in Table 6-9.

- (2) *The Keeping of Animals*

The keeping of animals shall be limited to domestic pets of the residents of the site. The keeping of livestock is prohibited.

6.9.6 Standards for Discretionary Uses

Council will consider discretionary use applications in the **RPM** – Park Model Residential District with regard to Section 3.7.2 Discretionary use Evaluation Criteria and Section 3.7.3 Terms and Conditions for Discretionary Use Approvals as well as additional development standards noted as follows.

- (1) All operations shall comply with all regulations of Saskatchewan Environment and Saskatchewan Labour which govern their operation and development.
- (2) *Home Based Businesses*
 - (a) Home based business are subject to Section 4.14.1 of this Bylaw.
 - (b) No home based business in this district shall include auto body repair or repainting operations.
 - (c) No heavy construction or industrial equipment or supplies shall be stored on any site for a home based business in this district, except skid-steers, and small utility tractors with a dozer and / or loader, that may be stored on site for on-site maintenance only.

6.9.7 Exceptions to Development Standards

6.9.8 Off-Street Parking and Loading

Off-street parking and loading requirements are subject to Section 4.17.

6.9.9 Outside Storage

Outside storage, including garbage storage, is subject to Section 4.16.

**Table 6-9:
RPM – PARK MODEL RESIDENTIAL DISTRICT DEVELOPMENT STANDARDS
for the Rural Municipality of Big River No. 555**

Use	Permitted or Discretionary	Subject to Sections	Minimum Site Area (m ²)	Minimum Site Width (m)	Minimum Front Yard (m)	Minimum Side Yard (m)	Minimum Rear Yard (m)	Maximum Site Coverage (%)	Maximum Bldg Height (m)_	Minimum Bldg Floor Area (m ²)	
											Development Standards
Residential Uses											
(1) Manufactured dwellings	P	4.14.25	1150	23	6	2.5	6 ⁽¹⁾	50	5	40	
(2) Modular dwellings	P	4.14.26	1150	23	6	2.5	6 ⁽¹⁾	50	5	40	
(3) Park model trailers	P	4.14.23	1150	23	6	2.5	6 ⁽¹⁾	50	5	--	
(4) Recreational vehicles	P	4.14.24	1150	23	6	2.5	6 ⁽¹⁾	50	5	--	
Commercial Uses											
(1) Bakeries	D		500	15	6	6	6	--	5	--	
(2) Convenience stores	D	3.7.4 (2)	500	15	6	6	6	--	5	--	
(3) Gas bars	D	4.14.8 4.14.9	500	15	6	6	6	--	5	--	
(4) Home based businesses	D	4.14.1						Same as principal use			
(5) Laundromats	D		500	15	6	6	6	--	5	--	
(6) Restaurants	D	3.7.4 (13)	500	15	6	6	6	--	5	--	
(7) Retail stores	D	3.7.4 (7)	500	15	6	6	6	--	5	--	
Municipal, Recreational and Other Uses											
(1) Nature trails and exhibits	P		--	--	--	--	--	--	--	--	
(2) Public parks	P		--	--	--	--	--	--	--	--	
(3) Public recreational facilities	P		1150	23	--	--	--	--	--	--	
(4) Public works, not including offices, warehouses, storage yards and solid or liquid waste disposal facilities	P		--	--	--	--	--	--	--	--	

(D) - Discretionary Use
A use or form of development specified in this Bylaw, which may be allowed following application to, and approval by Council; and which complies with the development standards and other regulations as may be required by Council and/or contained in this Bylaw.

(P) - Permitted Use
Means a use or form of development allowed as of right in a zoning district, subject to the regulations contained in this Bylaw.

Special limitations and standards regarding Table 6-9 and the RPM – Park Model Residential District :

- (1) except for lakeshore sites where the minimum shall be 4.5 meters

6.10 C1 – RESORT COMMERCIAL DISTRICT

6.10.1 Intent

The objective of the **C1** – Resort Commercial District is to provide for resort commercial development and other compatible development in specific areas, with standards for such development.

6.10.2 Permitted and Discretionary Uses and Development Standards

The permitted and discretionary uses and applicable development standards are laid out in Table 6-10.

6.10.3 Prohibited Uses

Uses prohibited in **C1** -Resort Commercial District are as follows:

6.10.4 Accessory Buildings

- (1) Accessory buildings and uses, except dwelling units, shall be permitted and are subject to Section 4.14.10.

6.10.5 Regulations

- (1) *Site Requirements*

The minimum and maximum site size and yard requirements are shown in Table 6-10.

6.10.6 Standards for Discretionary Uses

Council will consider discretionary use applications in the **C1** – Resort Commercial District with regard to Section 3.7.2 Discretionary use Evaluation Criteria and Section 3.7.3 Terms and Conditions for Discretionary Use Approvals as well as additional development standards noted as follows.

- (1) All operations shall comply with all regulations of Saskatchewan Environment and Saskatchewan Labour which govern their operation and development.

6.10.7 Off-Street Parking and Loading

Off-street parking and loading requirements are subject to Section 4.17.

6.10.8 Outside Storage

Outside storage, including garbage storage, is subject to Section 4.16.

Table 6-10:
C1 - RESORT COMMERCIAL DISTRICT DEVELOPMENT STANDARDS
for the Rural Municipality of Big River No. 555

Use	Development Standards							
	Permitted or Discretionary	Subject to Sections	Minimum Site Area (m ²)	Minimum Site Width (m)	Minimum Front Yard (m)	Minimum Side Yard (m)	Maximum Bldg height (m)	Minimum Rear Yard (m)
Residential Uses								
(1) Business dwellings	D	3.7.4 (16) 4.14.10 (6)	500	15	6	6	10	6
(2) Staff accommodation as an accessory use	D	4.14.3	500	15	6	6	10	6
Commercial Uses								
(1) Bakeries	P		500	15	6	6	10	6
(2) Butcher shops, with retail sales	D		500	15	6	6	10	6
(3) Campground, short and long term	D	3.5.2 (1) 4.14.2	500	15	6	6	10	6
(4) Commercial recreational uses	D	3.7.4 (3)	500	15	6	6	10	6
(5) Commercial service establishments	P		500	15	6	6	10	6
(6) Convenience stores, with gas bars	D	3.7.4 (19) 4.14.8 4.14.9	1000	30	6	6	10	6
(7) Convenience stores, without gas bars	P		500	15	6	6	10	6
(8) Dairy processing with retail sales	D		500	15	6	6	10	6
(9) Daycare centers	P		500	15	6	6	10	6
(10) Distilleries, wineries and breweries	D		500	15	6	6	10	6
(11) Farm stands	P		500	15	6	6	10	6
(12) Farmers' markets	D		500	15	6	6	10	6
(13) Financial institutions	P		500	15	6	6	10	6
(14) Gas bars	D	3.7.4 (19) 4.14.8 4.14.9	1000	30	6	6	10	6
(15) Golf courses and related facilities including clubhouses, restaurants, lounges and driving ranges	D	3.7.4 (14)	500	15	6	6	20	6
(16) Hotels	D		500	15	6	6	20	6

Table 6-10:
C1 - RESORT COMMERCIAL DISTRICT DEVELOPMENT STANDARDS
for the Rural Municipality of Big River No. 555

	Use	Development Standards							
		Permitted or Discretionary	Subject to Sections	Minimum Site Area (m ²)	Minimum Site Width (m)	Minimum Front Yard (m)	Minimum Side Yard (m)	Maximum Bldg height (m)	Minimum Rear Yard (m)
(6)	Parks and playgrounds	P		--	--	--	--	--	6
(7)	Places of worship	P		500	15	6	6	10	6
(8)	Public works, excluding solid and liquid waste disposal sites	P		--	--	--	--	--	--
(9)	Recreation facilities	P		500	15	6	6	--	6

Use Designations:

(P) - Permitted Use

Means a use or form of development allowed as of right in a zoning district, subject to the regulations contained in this Bylaw.

(D) - Discretionary Use

A use or form of development specified in this Bylaw, which may be allowed following application to, and approval by Council; and which complies with the development standards and other regulations as may be required by Council and/or contained in this Bylaw.

Special limitations and standards regarding Table 6-10 and the C1 – Resort Commercial District :

6.11 C2 – HIGHWAY COMMERCIAL DISTRICT

6.11.1 Intent

The objective of the **C2** – Highway Commercial District is to provide for general commercial and other compatible development in specific areas, with standards for such development.

6.11.2 Permitted and Discretionary Uses and Development Standards

The permitted and discretionary uses and applicable development standards are laid out in Table 6-11.

6.11.3 Prohibited Uses

Uses prohibited in **C2** – Highway Commercial District are as follows:

6.11.4 Accessory Buildings

- (1) Accessory buildings and uses, except dwelling units, shall be permitted and are subject to Section 4.14.10.

6.11.5 Regulations

- (1) *Site Requirements*

The minimum and maximum site size and yard requirements are shown in Table 6-11.

6.11.6 Standards for Discretionary Uses

Council will consider discretionary use applications in the **C2** -Highway Commercial District with regard to Section 3.7.2 Discretionary use Evaluation Criteria and Section 3.7.3 Terms and Conditions for Discretionary Use Approvals as well as additional development standards noted as follows.

- (1) All operations shall comply with all regulations of Saskatchewan Environment and Saskatchewan Labour which govern their operation and development.

6.11.7 Off-Street Parking and Loading

Off-street parking and loading requirements are subject to Section 4.17.

6.11.8 Outside Storage

Outside storage, including garbage storage, is subject to Section 4.16.

Table 6-11:
CZ - HIGHWAY COMMERCIAL DISTRICT DEVELOPMENT STANDARDS
for the Rural Municipality of Big River No. 555

Use	Development Standards						
	Permitted or Discretionary	Subject to Sections	Minimum Site Area (m ²)	Minimum Site Width (m)	Minimum Front Yard (m)	Minimum Side Yard (m)	Minimum Rear Yard (m)
Residential Uses							
(1) Business dwellings	D	3.7.4 (16) 4.14.10 (6)	1000	30	7.5	3	3
(2) Staff accommodation as an accessory use	D	4.14.3	1000	30	7.5	3	3
(3) Permanent work camps	D	3.7.4 (20) 4.14.28	1000	30	7.5	3	3
(4) Temporary work camps	D	3.7.4 (21) 4.14.29	1000	30	7.5	3	3
Commercial Uses							
(1) Abattoirs	D	3.7.4 (18)	1000	30	7.5	3	3
(2) Agricultural implement, recreational vehicle, automobile, marine and manufactured dwelling sales and service establishments	P		1000	30	7.5	3	3
(3) Agriculture supplies and equipment sales and service	P		1000	30	7.5	3	3
(4) Auction marts, excluding livestock auctions	D	4.14.14	1000	30	7.5	3	3
(5) Bakeries	P		1000	30	7.5	3	3
(6) Campgrounds, short and long term	D	3.5.2 (1) 4.14.2	1000	30	7.5	3	3
(7) Bus terminals	D	3.7.4 (1) 4.14.8 4.14.9	1000	30	7.5	3	3
(8) Cannabis production facilities	D	4.14.30	1000	30	7.5	3	3
(9) Cannabis retail stores	D	3.7.4 (23) 4.14.31	1000	30	7.5	3	3
(10) Car and truck washes	D	3.7.4 (1)	1000	30	7.5	3	3
(11) Commercial recreational uses	D	3.7.4 (3)	1000	30	7.5	3	3
(12) Commercial service establishments	P		1000	30	7.5	3	3
(13) Convenience stores, with or without gas bars	P	4.14.8	1000	30	7.5	3	3

Table 6-11:
C2 - HIGHWAY COMMERCIAL DISTRICT DEVELOPMENT STANDARDS
for the Rural Municipality of Big River No. 555

	Use	Development Standards						
		Permitted or Discretionary	Subject to Sections	Minimum Site Area (m ²)	Minimum Site Width (m)	Minimum Front Yard (m)	Minimum Side Yard (m)	Minimum Rear Yard (m)
(14)	Distilleries, wineries and breweries	P		1000	30	7.5	3	3
(15)	Daycare centers	P		1000	30	7.5	3	3
(16)	Drive-in theatres	P		1000	30	7.5	3	3
(17)	Farmer's markets	P		1000	30	7.5	3	3
(18)	Financial institutions	P		1000	30	7.5	3	3
(19)	Gas bars	D	4.14.8 4.14.9	1000	30	7.5	3	3
(20)	Hotels	P		1000	30	7.5	3	3
(21)	Lumber yards, home improvement centers and building supply establishments	P		1000	30	7.5	3	3
(22)	Medical and dental offices	D		1000	30	7.5	3	3
(23)	Motels	P		1000	30	7.5	3	3
(24)	Nurseries, greenhouses and garden centers	D		1000	30	7.5	3	3
(25)	Offices and office buildings	P		1000	30	7.5	3	3
(26)	Outdoor recreational storage compounds	P		1000	30	7.5	3	3
(27)	Parking lots	D		1000	30	7.5	3	3
(28)	Personal service establishments	P		1000	30	7.5	3	3
(29)	Repair shops and repair services	D	3.7.4 (9)	1000	30	7.5	3	3
(30)	Restaurants	P		1000	30	7.5	3	3
(31)	Retail food outlets	P		1000	30	7.5	3	3
(32)	Retail stores, but not including auction markets	P		1000	30	7.5	3	3
(33)	Service stations	D	4.14.7 4.14.9	1000	30	7.5	3	3
(34)	Tourist camps	D	3.5.2 (1) 4.14.2	1000	30	7.5	3	3
(35)	Training centers	P		1000	30	7.5	3	3
(36)	Veterinary clinics and animal hospitals	P		1000	30	7.5	3	3

Table 6-11:
CZ - HIGHWAY COMMERCIAL DISTRICT DEVELOPMENT STANDARDS
for the Rural Municipality of Big River No. 555

Use	Development Standards						
	Permitted or Discretionary	Subject to Sections	Minimum Site Area (m ²)	Minimum Site Width (m)	Minimum Front Yard (m)	Minimum Side Yard (m)	Minimum Rear Yard (m)
Industrial Uses							
(1) Agricultural equipment, fuel, and chemical supply establishments, but excluding bulk fuel sales and storage	D		1000	30	7.5	3	3
(2) Auction marts, excluding livestock auctions	D	4.14.14	1000	30	7.5	3	3
(3) Auto-wrecking yards	D	3.7.4 (17)	1000	30	7.5	3	3
(4) Bulk fuel sales and storage	D	3.7.4 (19)	1000	30	7.5	3	3
(5) Construction trades with outdoor storage	D	3.7.4 (9)	1000	30	7.5	3	3
(6) Construction trades without outdoor storage	P		1000	30	7.5	3	3
(7) Indoor and outdoor storage rental facilities	D	3.7.4 (11)	1000	30	7.5	3	3
(8) Light manufacturing or processing facilities	D	3.7.4 (9) 3.7.4 (10)	1000	30	7.5	3	3
(9) Outdoor storage yards for construction materials and extractive industries	D		1000	30	7.5	3	3
(10) Transportation, trucking and freight handling establishments	D	3.7.4 (9)	1000	30	7.5	3	3
(11) Truck stops	D	3.7.4 (19) 4.14.15	1000	30	7.5	3	3
(12) Warehouse, wholesale, supply depot and storage establishments	D	3.7.4 (9)	1000	30	7.5	3	3
(13) Welding, machine shops and metal fabricating	D	3.7.4 (9)	1000	30	7.5	3	3
Municipal, Recreational, Institutional and Other Uses							
(1) Ambulance stations	D	3.7.4 (6)	1000	30	7.5	3	3
(2) Community halls	P		1000	30	7.5	3	3
(3) Historical and archaeological sites	P	--	--	--	--	--	--
(4) Municipal facilities	P	--	--	--	--	--	--
(5) Parks and playgrounds	P	--	--	--	--	--	--
(6) Places of worship	P		1000	30	7.5	3	3

Table 6-11:
C2 - HIGHWAY COMMERCIAL DISTRICT DEVELOPMENT STANDARDS
for the Rural Municipality of Big River No. 555

	Use	Development Standards						
		Permitted or Discretionary	Subject to Sections	Minimum Site Area (m ²)	Minimum Site Width (m)	Minimum Front Yard (m)	Minimum Side Yard (m)	Minimum Rear Yard (m)
(7)	Public works, excluding solid and liquid waste disposal sites	P		--	--	--	--	--
(8)	Recreation facilities	D	3.7.4 (3)	1000	30	7.5	3	3
(9)	Wind energy facilities (one turbine)	D	3.5.2 (9) 4.14.17					

As laid out in Section 4.14.17

Use Designations:

(P) - Permitted Use

Means a use or form of development allowed as of right in a zoning district, subject to the regulations contained in this Bylaw.

(D) - Discretionary Use

A use or form of development specified in this Bylaw, which may be allowed following application to, and approval by Council; and which complies with the development standards and other regulations as may be required by Council and/or contained in this Bylaw.

Special limitations and standards regarding Table 6-11 and the C2 – Highway Commercial District :

6.12 M1 – INDUSTRIAL DISTRICT

6.12.1 Intent

The objective of the **M1** - Industrial District is to provide for light industrial, heavy industrial and other compatible development in specific areas, with standards for such development.

6.12.2 Permitted and Discretionary Uses and Development Standards

The permitted and discretionary uses and applicable development standards are laid out in Table 6-12.

6.12.3 Prohibited Uses

Uses prohibited in **M1** - Industrial District are as follows:

6.12.4 Accessory Buildings

- (1) Accessory buildings and uses, except dwelling units, shall be permitted and are subject to Section 4.14.10.

6.12.5 Regulations

- (1) *Site Requirements*

The minimum and maximum site size and yard requirements are shown in Table 6-12.

6.12.6 Standards for Discretionary Uses

Council will consider discretionary use applications in the **M1** - Industrial District with regard to Section 3.7.2 Discretionary use Evaluation Criteria and Section 3.7.3 Terms and Conditions for Discretionary Use Approvals as well as additional development standards noted as follows.

- (1) All operations shall comply with all regulations of Saskatchewan Environment and Saskatchewan Labour which govern their operation and development.

6.12.7 Off-Street Parking and Loading

Off-street parking and loading requirements are subject to Section 4.17.

6.12.8 Outside Storage

Outside storage, including garbage storage, is subject to Section 4.16

Table 6-12:
M1 - INDUSTRIAL DISTRICT DEVELOPMENT STANDARDS
for the Rural Municipality of Big River No. 555

	Use	Development Standards						
		Permitted or Discretionary	Subject to Sections	Minimum Site Area (m ²)	Minimum Site Width (m)	Minimum Front Yard (m)	Minimum Side Yard (m)	Minimum Rear Yard (m)
Residential Uses								
(1)	Business dwellings	D	4.14.10 (6)	4000	30	7.5	3	6 (4)
Commercial and Industrial Uses								
(1)	Abattoirs and accessory tanning of hides	D	3.7.4 (9) 3.7.4 (18)	4000	30	7.5	6	6 (4)
(2)	Agricultural equipment, fuel, and chemical supply establishments, excluding bulk fuel sales and storage	D		4000	30	7.5	6	6 (4)
(3)	Agricultural implement, recreational vehicle, automobile, marine and manufactured dwelling sales and service establishments	P		4000	30	7.5	6	6 (4)
(4)	Agricultural product processing	D		4000	30	7.5	6	6 (4)
(5)	Agricultural service and contracting establishments	D		4000	30	7.5	6	6 (4)
(6)	Auto body and paint shops	D	3.7.4 (9)	4000	30	7.5	6	6 (4)
(7)	Asphalt and cement plants and gravel yards	D		4000	30	7.5	6	6 (4)
(8)	Auction marts, excluding livestock auction facilities	P	4.14.14	4000	30	7.5	6	6 (4)
(9)	Auto-wrecking yards	D	3.7.4 (17)	4000	30	7.5	6	6 (4)
(10)	Bulk fertilizer operations	D		4000				
(11)	Bulk fuel sales and storage	D	3.7.4 (19) 4.14.9	4000	30	7.5	6	6 (4)
(12)	Cannabis production facilities	D	3.7.4 (22) 4.14.30	4000	30	7.5	6	6 (4)
(13)	Cannabis retail stores	D	4.14.31	4000	30	7.5	6	6 (4)
(14)	Car and truck washes	P		4000	30	7.5	6	6 (4)
(15)	Construction trades	P		4000	30	7.5	6	6 (4)
(16)	Convenience stores	P		4000	30	7.5	6	6 (4)
(17)	Forest product processing	D	3.7.4 (8) 4.14.19	4000	30	7.5	6	6 (4)
(18)	Gas bars	P	4.14.8	4000	30	7.5	6	6 (4)

Table 6-12:
M1 - INDUSTRIAL DISTRICT DEVELOPMENT STANDARDS
for the Rural Municipality of Big River No. 555

	Use	Development Standards						
		Permitted or Discretionary	Subject to Sections	Minimum Site Area (m ²)	Minimum Site Width (m)	Minimum Front Yard (m)	Minimum Side Yard (m)	Minimum Rear Yard (m)
(19)	General industrial uses	P	4.14.9	4000	30	7.5	6	6 (1)
(20)	Grain Elevators	D		4000	30	7.5	6	6 (1)
(21)	Grain storage, milling, cleaning and/or drying facilities	D		4000	30	7.5	6	6 (1)
(22)	Indoor storage rental facilities	D	3.7.4 (11)	4000	30	7.5	6	6 (1)
(23)	Kennels	D	4.14.13	4000	30	7.5	6	6 (1)
(24)	Landscaping establishments	P		4000	30	7.5	6	6 (1)
(25)	Lumber yards, home improvement centers and building supply stores	P		4000	30	7.5	6	6 (1)
(26)	Livestock auction facilities	D	3.7.4 (5)	4000	30	7.5	6	6 (1)
(27)	Manufacturing and processing facilities	D	3.7.4 (9)	4000	30	7.5	6	6 (1)
(28)	Mineral or petroleum resource processing	D	3.7.4 (4)	4000	30	7.5	6	6 (1)
(29)	Nurseries, greenhouses and garden centers	P		4000	30	7.5	6	6 (1)
(30)	Oriented strand board plants	D		4000	30	7.5	6	6 (1)
(31)	Outdoor recreational storage compounds	P		4000	30	7.5	6	6 (1)
(32)	Outdoor storage yards for construction materials and extractive industries	P		4000	30	7.5	6	6 (1)
(33)	Railway freight yards	D	3.7.4 (9)	4000	30	7.5	6	6 (1)
(34)	Repair shops	P		4000	30	7.5	6	6 (1)
(35)	Restaurants	P		4000	30	7.5	6	6 (1)
(36)	Retail food outlets	P		4000	30	7.5	6	6 (1)
(37)	Sawmills, wood treatment plants and associated industries	D		4000	30	7.5	6	6 (1)
(38)	Service stations	P	4.14.7 4.14.9	4000	30	7.5	6	6 (1)
(39)	Stockyards	D	3.7.4 (5)	4000	30	7.5	6	6 (1)
(40)	Transportation, trucking and freight handling establishments	D	3.7.4 (9) 4.14.15	4000	30	7.5	6	6 (1)
(41)	Unrefined petroleum product storage operations	D	3.7.4 (19) 4.14.9	4000	30	7.5	6	6 (1)

Table 6-12:
M1 - INDUSTRIAL DISTRICT DEVELOPMENT STANDARDS
for the Rural Municipality of Big River No. 555

Use	Development Standards							
	Permitted or Discretionary	Subject to Sections	Minimum Site Area (m ²)	Minimum Site Width (m)	Minimum Front Yard (m)	Minimum Side Yard (m)	Minimum Rear Yard (m)	
(42) Veterinary clinics and animal hospitals	P		4000	30	7.5	6	6 (1)	
(43) Warehouse, wholesale, supply depot and storage establishments	P		4000	30	7.5	6	6 (1)	
(44) Welding and machine shops	D	3.7.4 (9)	4000	30	7.5	6	6 (1)	
Municipal, Recreational, Institutional and Other Uses								
(1) Historical and archaeological sites	P		--	--	--	--	--	
(2) Municipal facilities	P		--	--	--	--	--	
(3) Parks	P		--	--	--	--	--	
(4) Public works, excluding solid and liquid waste disposal	P		--	--	--	--	--	
(5) Solid and liquid waste disposal facilities including soil farms for the rehabilitation of contaminated soils, subject to Section 3.3.2.2 of the Official Community Plan	D	3.5.2 (6) 4.14.4	4000	30	7.5	6	6	
(6) Wind energy facilities (one turbine)	D	3.5.2 (9) 4.14.17						
			As laid out in Section 4.14.17					

Use Designations:

(P) - Permitted Use

Means a use or form of development allowed as of right in a zoning district, subject to the regulations contained in this Bylaw.

(D) - Discretionary Use

A use or form of development specified in this Bylaw, which may be allowed following application to, and approval by Council; and which complies with the development standards and other regulations as may be required by Council and/or contained in this Bylaw.

Special limitation and standards regarding Table 6-12 and the M1 - Industrial District:

(1) Where abutting railway track no setback is required

6.13 RD – RESTRICTED DEVELOPMENT DISTRICT

6.13.1 Intent

The objective of the **RD** – Restricted Development District is to provide for the protection of easements within the Tranquility Shores Development.

6.13.2 Permitted Uses

Uses permitted in the **RD** – Restricted Development District are as follows:

- (1) Roads

6.13.3 Prohibited Uses

Uses prohibited in the **RD** – Restricted Development District are as follows:

- (1) all other uses, buildings and structures

7 MAPS

Index

Sheet	Descriptions
1A	Big River Subdivision
3C	Bodmin Subdivision
5	Braidek/ McLean
3D	Buckingham Place
3C	Carrier Forest Products
3B	CJ Storage
5	Cowan Lake RV Park – proposed
1B	Cowan Lake Subdivision
2C	Crone's Beach – Delaronde Resort
3A	Donald Place
4	Dunn/ Krienke
5	Gerald Horner
3E	Gerow Drive – South of Town
2B	Government Dock
2B	Harvey Jones
2B	Island View Shores
2A	John Dunn Estates
3B	Ladder Lake Subdivision
2E	Lakeshore RV
2B	Lakeside Acreages
2C	Michel's Beach – Delaronde Resort
4	Ness Creek
4	Nesslin Lake Organized Hamlet
2E	Northwood Shores
2B	Phillips Grove Organized Hamlet
2D	Pickrel Point
2B	Pister Subdivision
1A	Riddle Place
4	Riverstone
1B	Shores on Cowan - Tranquility
2A	South Stoney Development
2C	Stone Ridge – Delaronde Resort
1B	Sunset Cove
2B	Sweets

RM of Big River No. 555
SASKATCHEWAN

ZONING DISTRICT MAP

ZONING DISTRICTS

- (A) AGRICULTURE
- (F) FOREST
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This is the Zoning District Map which accompanies Bylaw Number 23-01-02 adopted by the Rural Municipality of Big River No. 555.

Reeve

Administrator

Approved on the 18th day of May 2023.

Minister
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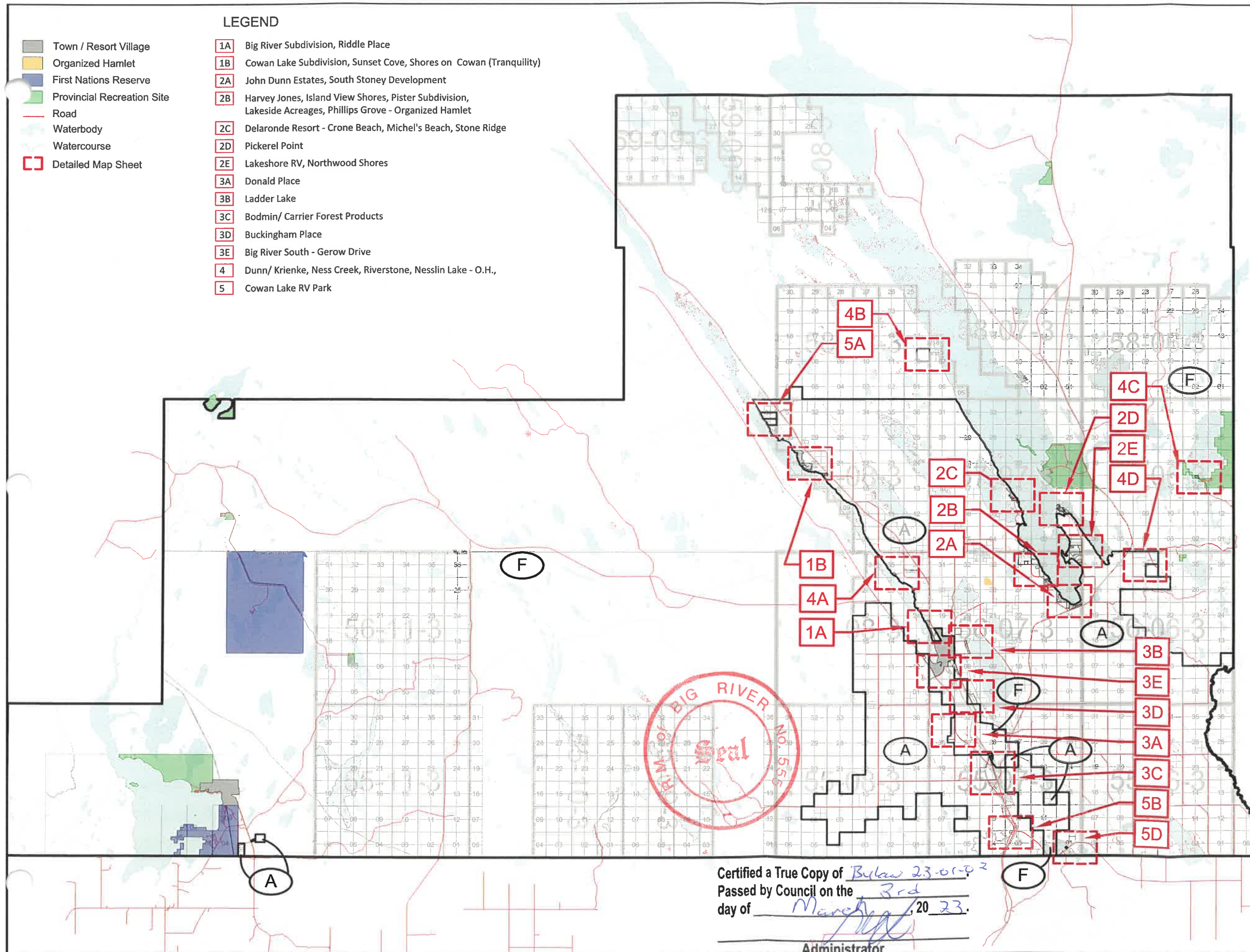
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Overview  DATE January 2023
 PROJECT NO. CHA 16017



LEGEND

-  Town / Resort Village
-  Organized Hamlet
-  First Nations Reserve
-  Provincial Recreation Site
-  Road
-  Waterbody
-  Watercourse
-  Detailed Map Sheet
-  1A Big River Subdivision, Riddle Place
-  1B Cowan Lake Subdivision, Sunset Cove, Shores on Cowan (Tranquility)
-  2A John Dunn Estates, South Stoney Development
-  2B Harvey Jones, Island View Shores, Pister Subdivision, Lakeside Acreages, Phillips Grove - Organized Hamlet
-  2C Delaronde Resort - Crone Beach, Michel's Beach, Stone Ridge
-  2D Pickerel Point
-  2E Lakeshore RV, Northwood Shores
-  3A Donald Place
-  3B Ladder Lake
-  3C Bodmin/ Carrier Forest Products
-  3D Buckingham Place
-  3E Big River South - Gerow Drive
-  4 Dunn/ Krienke, Ness Creek, Riverstone, Nesslin Lake - O.H.,
-  5 Cowan Lake RV Park



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RM of Big River No. 555
SASKATCHEWAN

ZONING DISTRICT MAP

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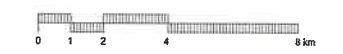
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




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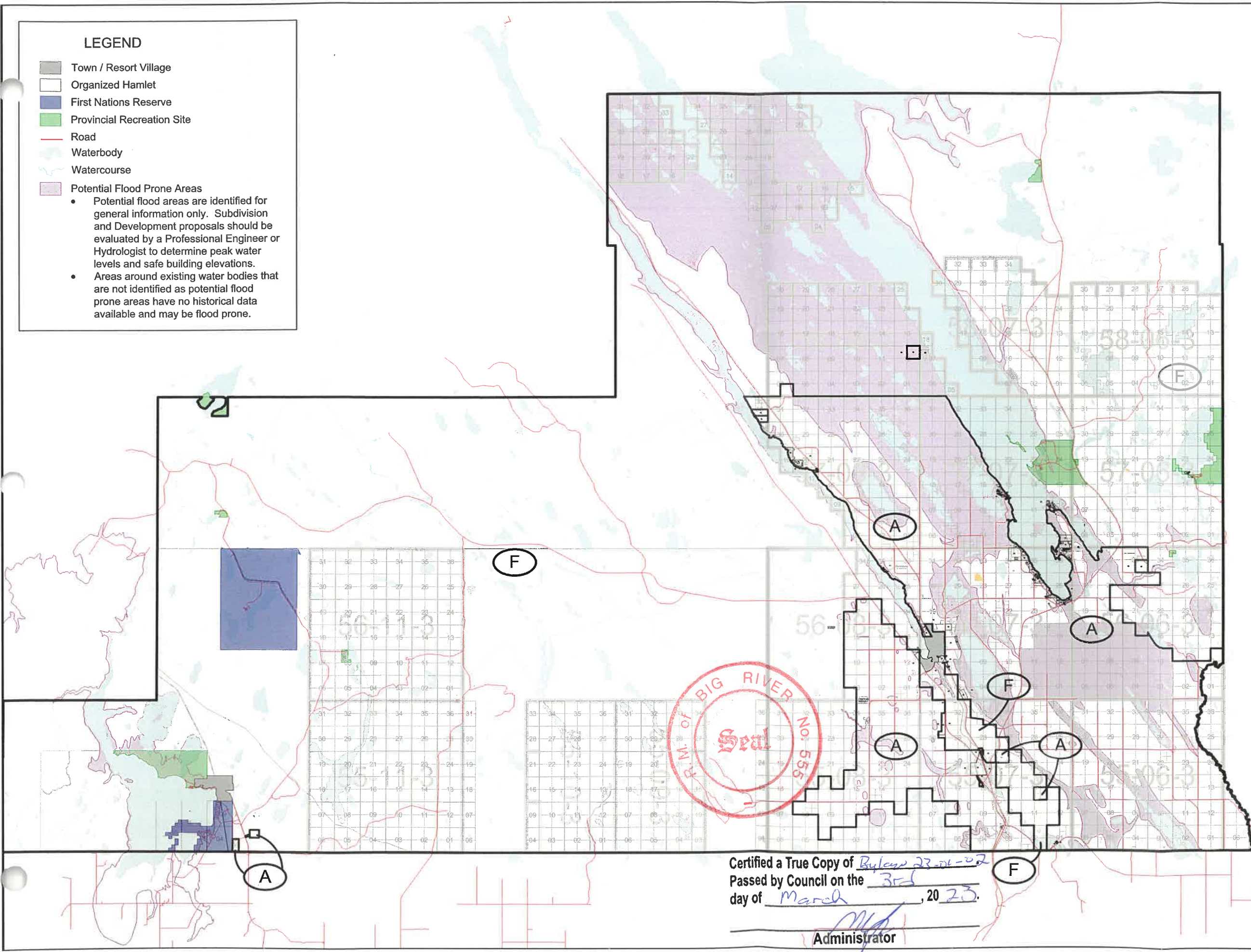
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Flood Map  DATE January 2023
 PROJECT NO. CHA 16017



LEGEND

-  Town / Resort Village
-  Organized Hamlet
-  First Nations Reserve
-  Provincial Recreation Site
-  Road
-  Waterbody
-  Watercourse
-  Potential Flood Prone Areas
 - Potential flood areas are identified for general information only. Subdivision and Development proposals should be evaluated by a Professional Engineer or Hydrologist to determine peak water levels and safe building elevations.
 - Areas around existing water bodies that are not identified as potential flood prone areas have no historical data available and may be flood prone.



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RM of Big River No. 555
SASKATCHEWAN

ZONING DISTRICT MAP

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Sheet 1A
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(A)

(F)

(LR1)

(CR2)

(LR1)

(A)



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Reeve

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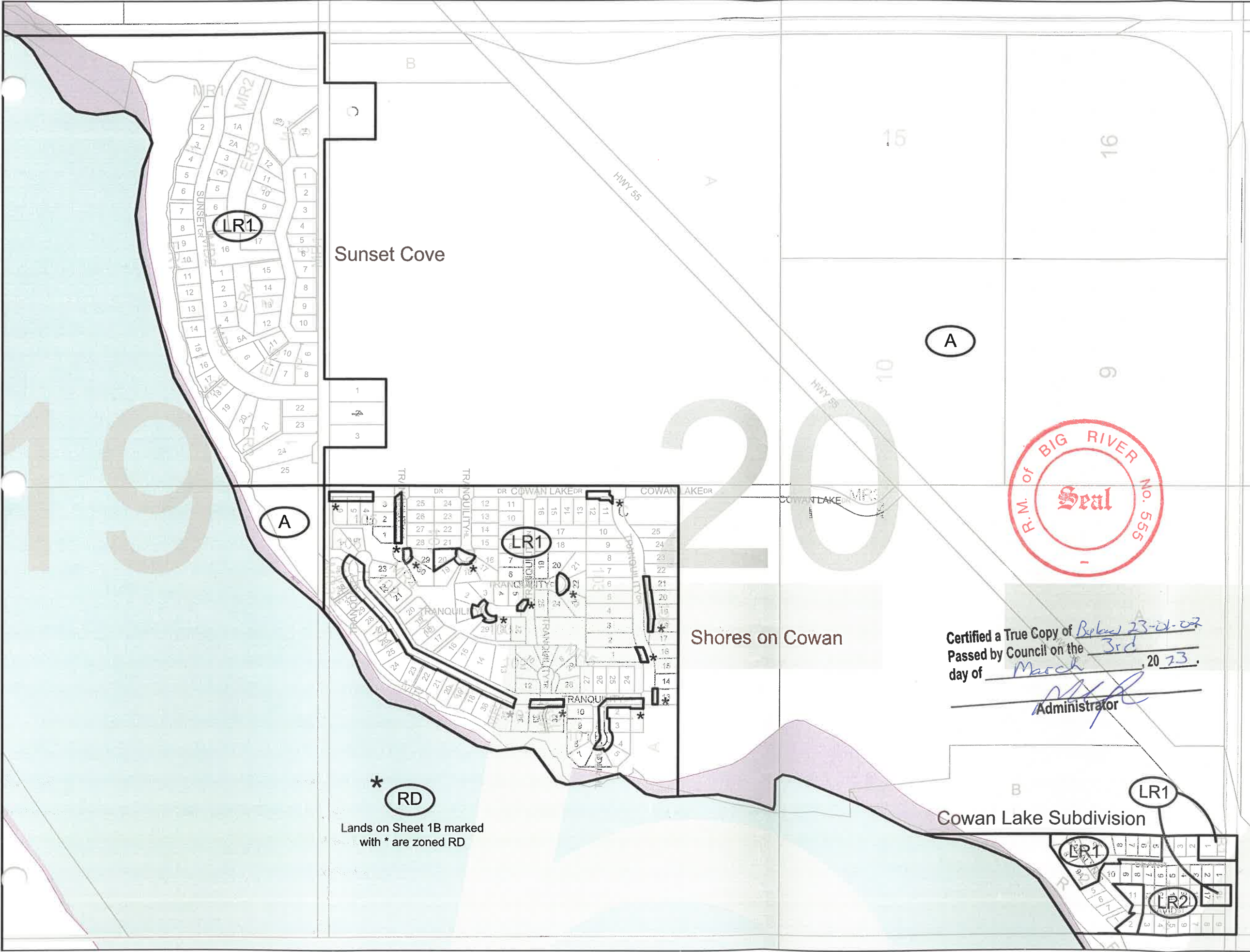
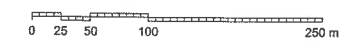
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[Signature]
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ZONING DISTRICT MAP

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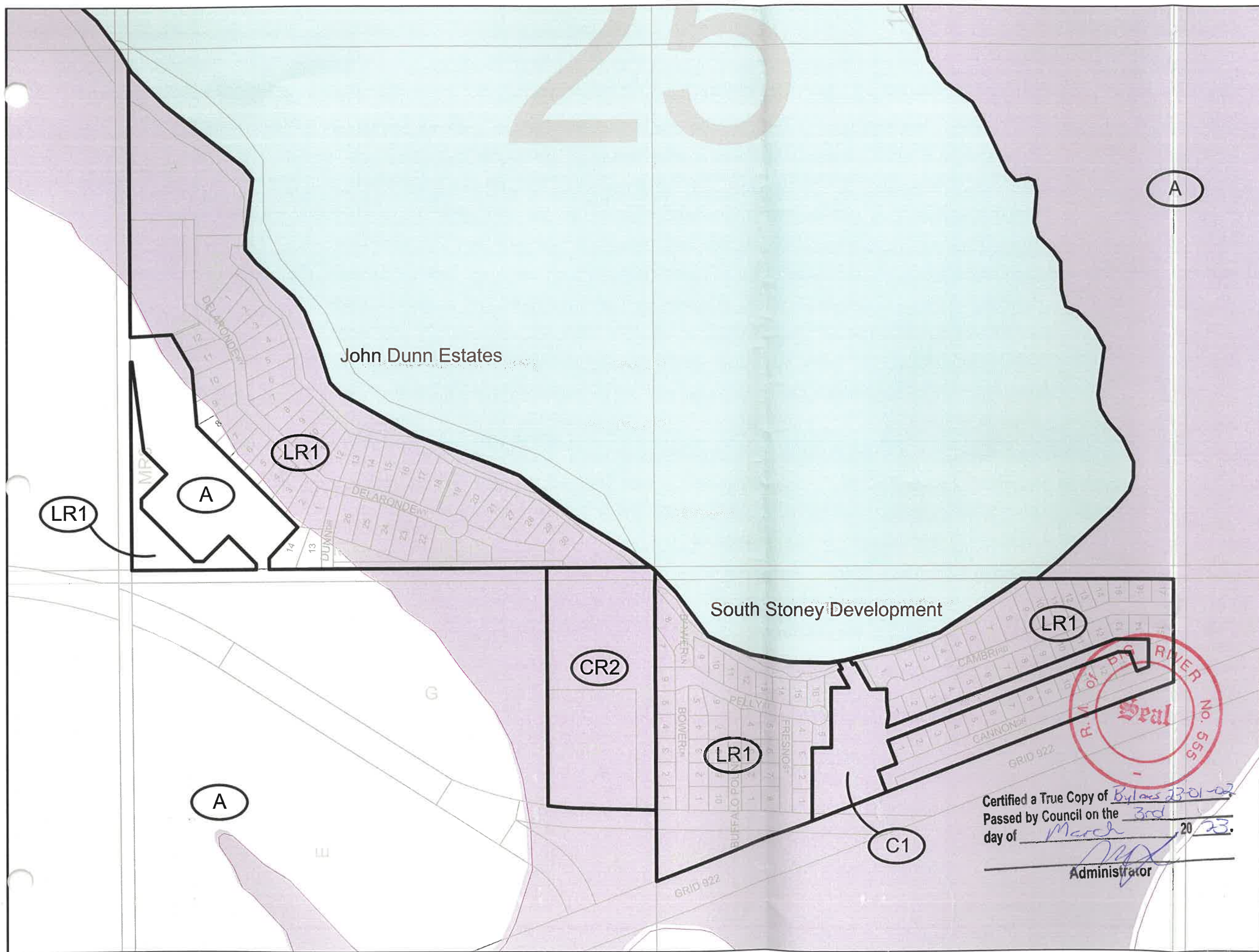
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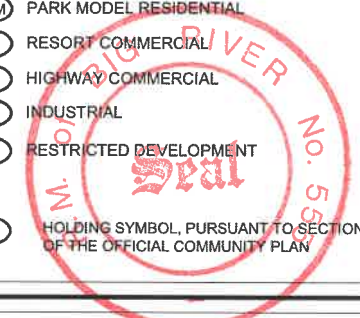
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ZONING DISTRICT MAP

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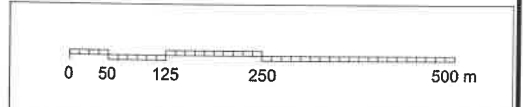
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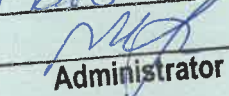
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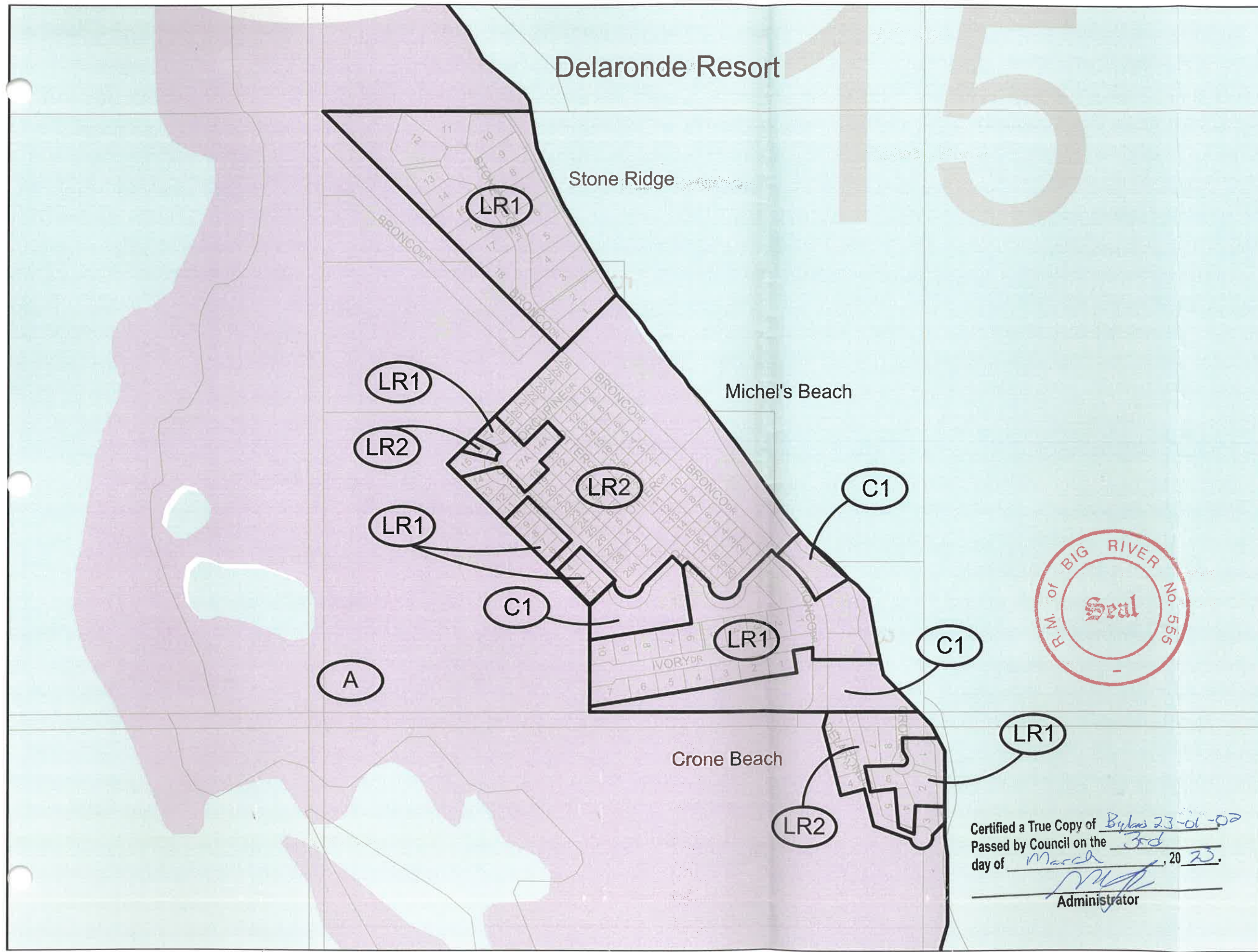
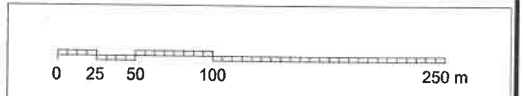
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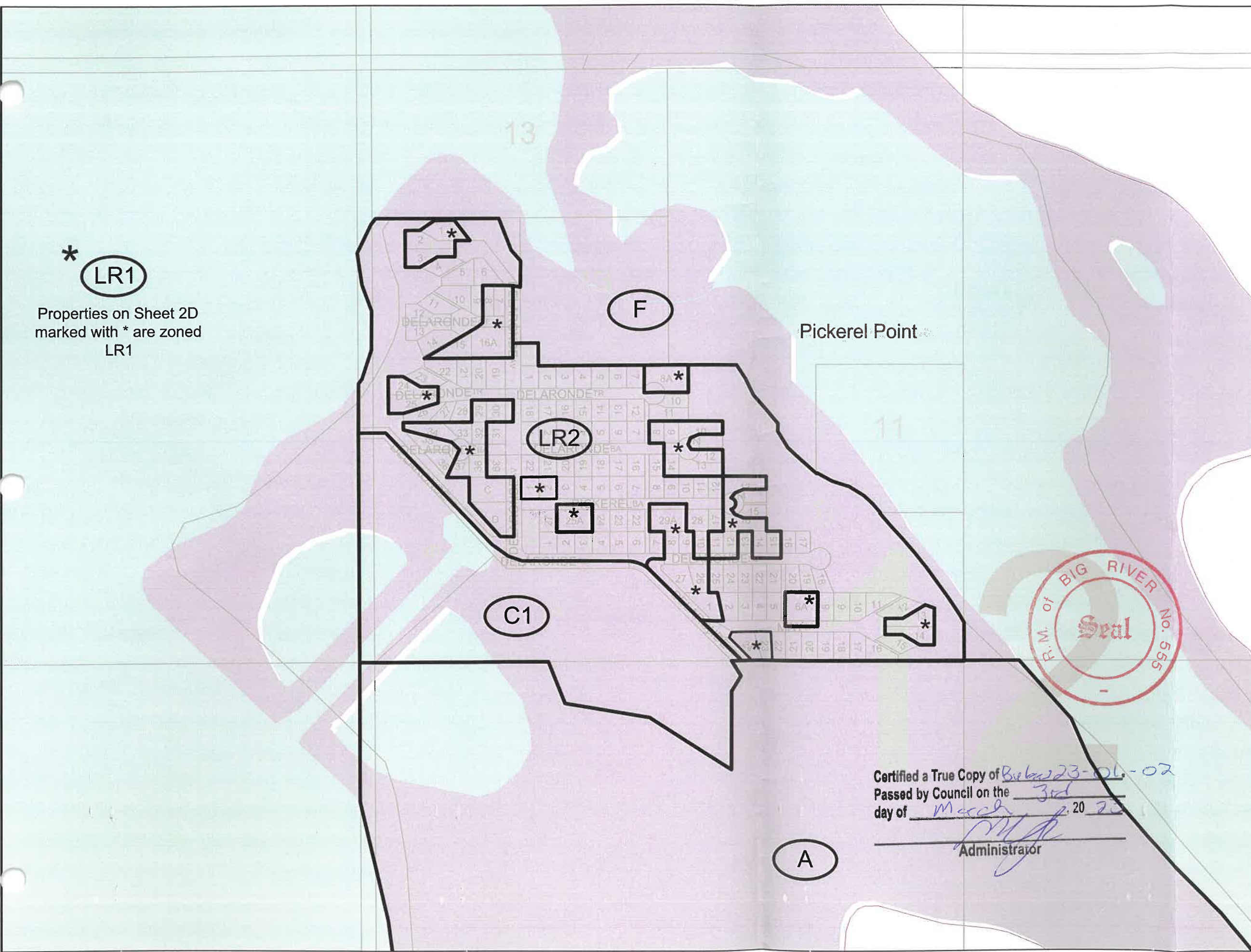
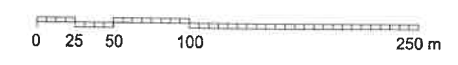
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Sheet 2D
Twp 57 Rge 7 W3  DATE
January 2023

PROJECT NO.
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* (LR1)

Properties on Sheet 2D
marked with * are zoned
LR1

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ZONING DISTRICT MAP

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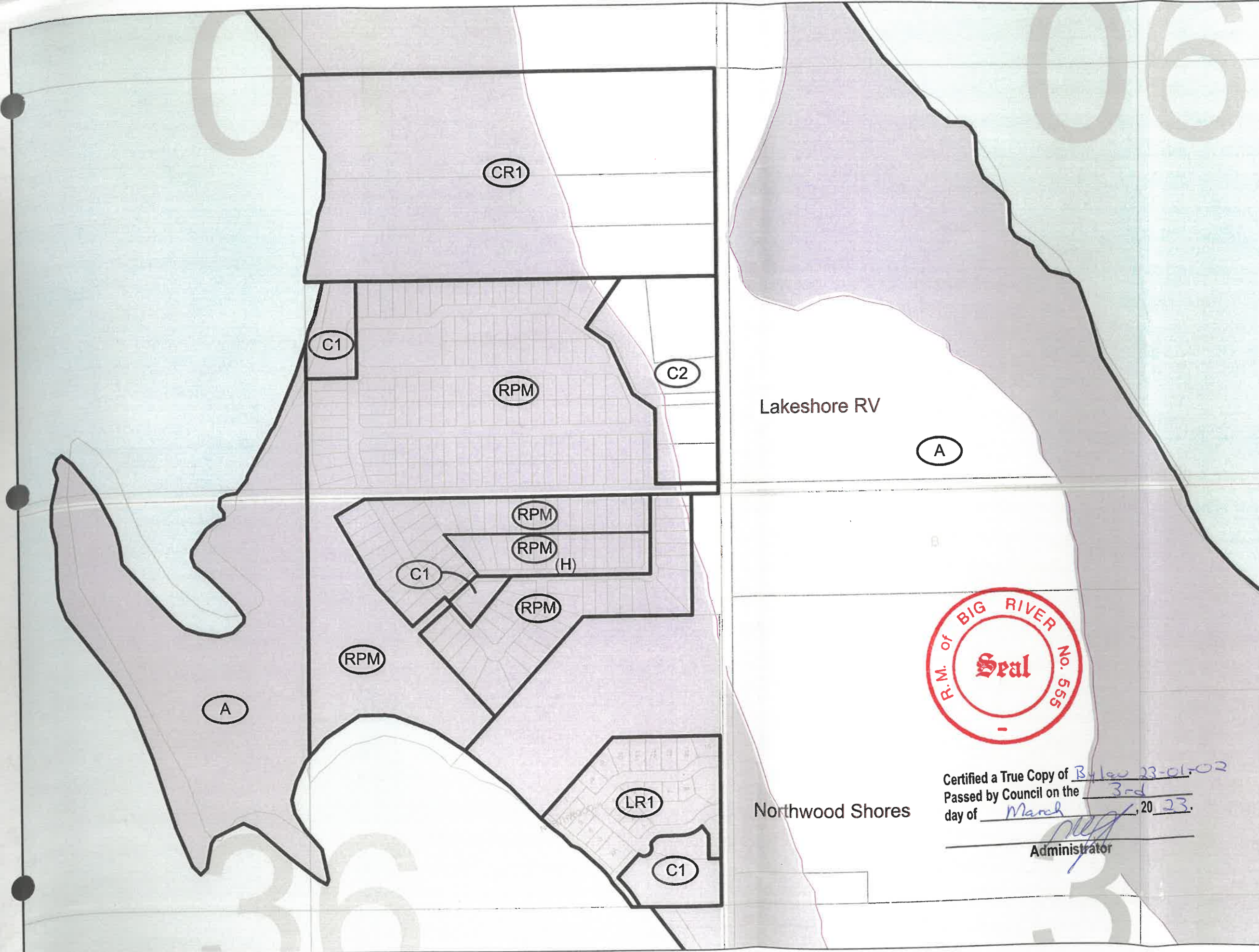
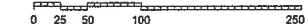
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RM of Big River No. 555
SASKATCHEWAN

ZONING DISTRICT MAP

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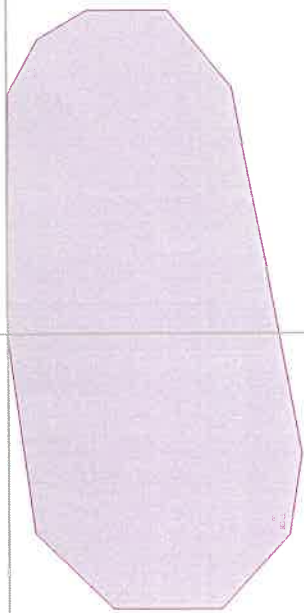
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Sheet 3A
Twp 55 Rge 7 W3



DATE
January 2023

PROJECT NO.
CHA 16017



(A)

(CR2)

(F)

Donald Place



HWY 942

HWY 942

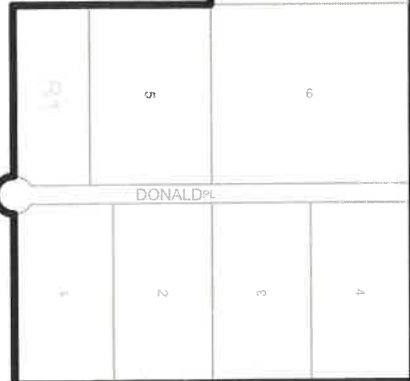
HWY 55

HWY 55

HWY 55

HWY 942

HWY 942



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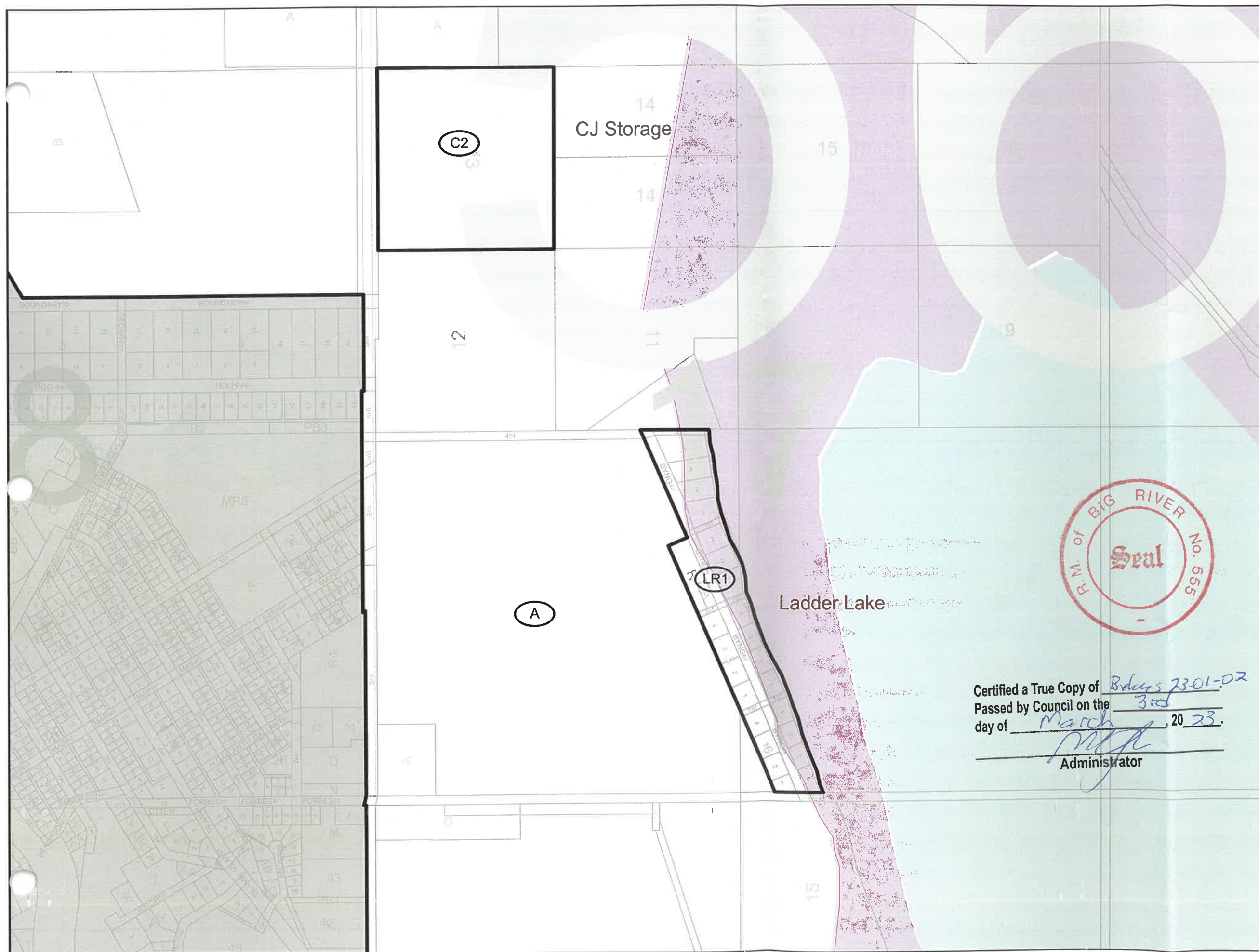
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Twp 56 Rge 7 W3



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CHA 16017

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ZONING DISTRICT MAP

ZONING DISTRICTS

- (A) AGRICULTURE
- (F) FOREST
- (CR1) LOW DENSITY COUNTRY RESIDENTIAL
- (CR2) MEDIUM DENSITY COUNTRY RESIDENTIAL
- (CR3) HIGH DENSITY COUNTRY RESIDENTIAL
- (LR1) LOW DENSITY LAKESHORE RESIDENTIAL
- (LR2) MEDIUM DENSITY LAKESHORE RESIDENTIAL
- (RMH) MANUFACTURED DWELLING RESIDENTIAL
- (RPM) PARK MODEL RESIDENTIAL
- (C1) RESORT COMMERCIAL
- (C2) HIGHWAY COMMERCIAL
- (M1) INDUSTRIAL
- (RD) RESTRICTED DEVELOPMENT
- (H) HOLDING SYMBOL, PURSUANT TO SECTION 5.1.5 OF THE OFFICIAL COMMUNITY PLAN

• This is the Zoning District Map which accompanies Bylaw Number 23-01-02 adopted by the Rural Municipality of Big River No. 555.

Reeve

Administrator

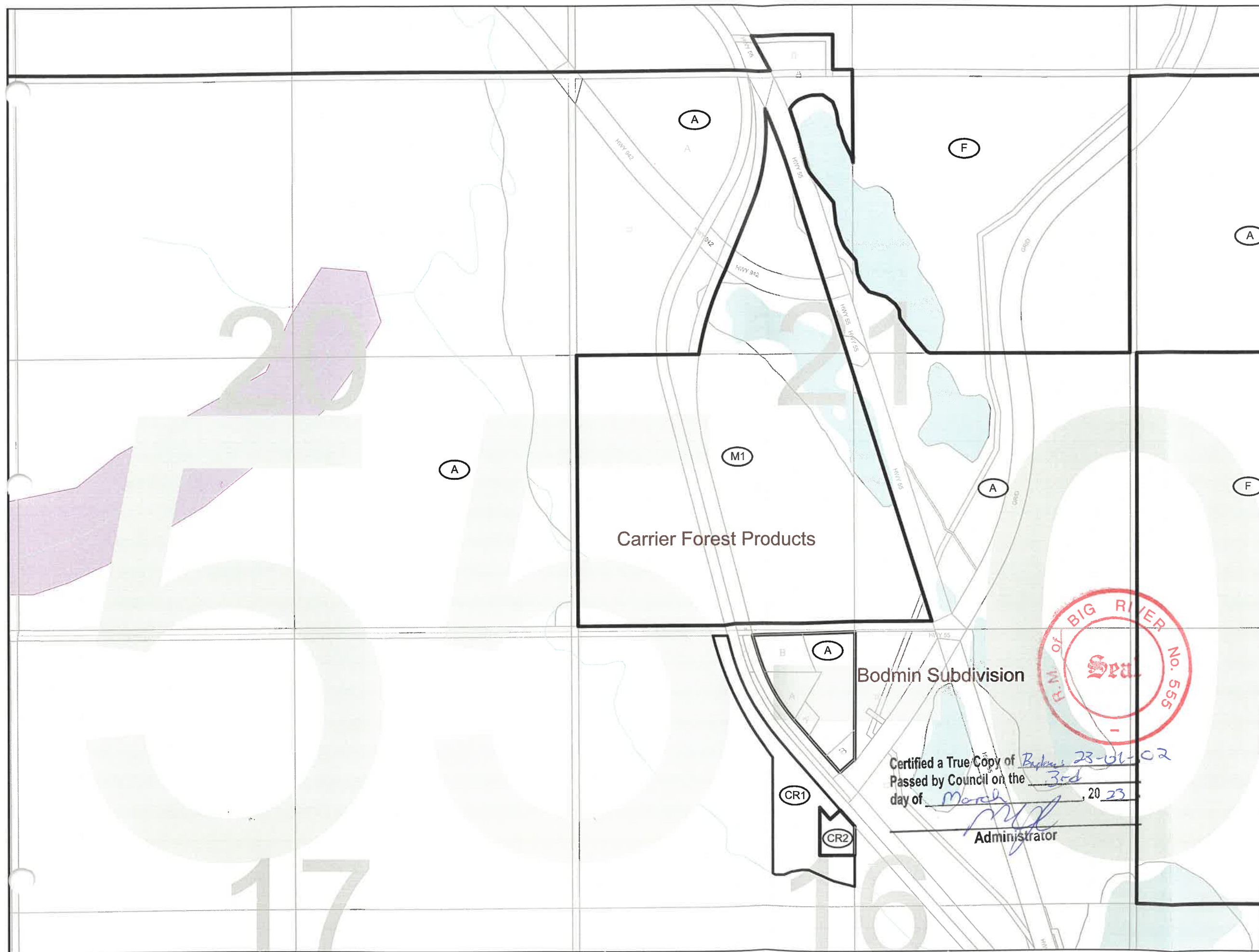
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Carrier Forest Products

Bodmin Subdivision

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RM of Big River No. 555
SASKATCHEWAN

ZONING DISTRICT MAP

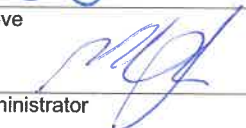
ZONING DISTRICTS

- (A) AGRICULTURE
- (F) FOREST
- (CR1) LOW DENSITY COUNTRY RESIDENTIAL
- (CR2) MEDIUM DENSITY COUNTRY RESIDENTIAL
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- (C2) HIGHWAY COMMERCIAL
- (M1) INDUSTRIAL
- (RD) RESTRICTED DEVELOPMENT
- (H) HOLDING SYMBOL, PURSUANT TO SECTION 51.5 OF THE OFFICIAL COMMUNITY PLAN



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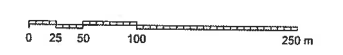

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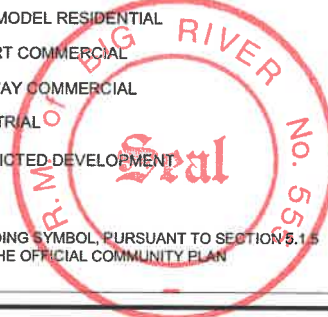


RM of Big River No. 555
SASKATCHEWAN

ZONING DISTRICT MAP

ZONING DISTRICTS

- (A) AGRICULTURE
- (F) FOREST
- (CR1) LOW DENSITY COUNTRY RESIDENTIAL
- (CR2) MEDIUM DENSITY COUNTRY RESIDENTIAL
- (CR3) HIGH DENSITY COUNTRY RESIDENTIAL
- (LR1) LOW DENSITY LAKESHORE RESIDENTIAL
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- (RMH) MANUFACTURED DWELLING RESIDENTIAL
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- (C1) RESORT COMMERCIAL
- (C2) HIGHWAY COMMERCIAL
- (M1) INDUSTRIAL
- (RD) RESTRICTED DEVELOPMENT
- (H) HOLDING SYMBOL, PURSUANT TO SECTION 3.15 OF THE OFFICIAL COMMUNITY PLAN



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Gerow Drive
South of Big River

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ZONING DISTRICT MAP

ZONING DISTRICTS

- (A) AGRICULTURE
- (F) FOREST
- (CR1) LOW DENSITY COUNTRY RESIDENTIAL
- (CR2) MEDIUM DENSITY COUNTRY RESIDENTIAL
- (CR3) HIGH DENSITY COUNTRY RESIDENTIAL
- (LR1) LOW DENSITY LAKESHORE RESIDENTIAL
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- (H) HOLDING SYMBOL PURSUANT TO SECTION 5.1.5 OF THE OFFICIAL COMMUNITY PLAN



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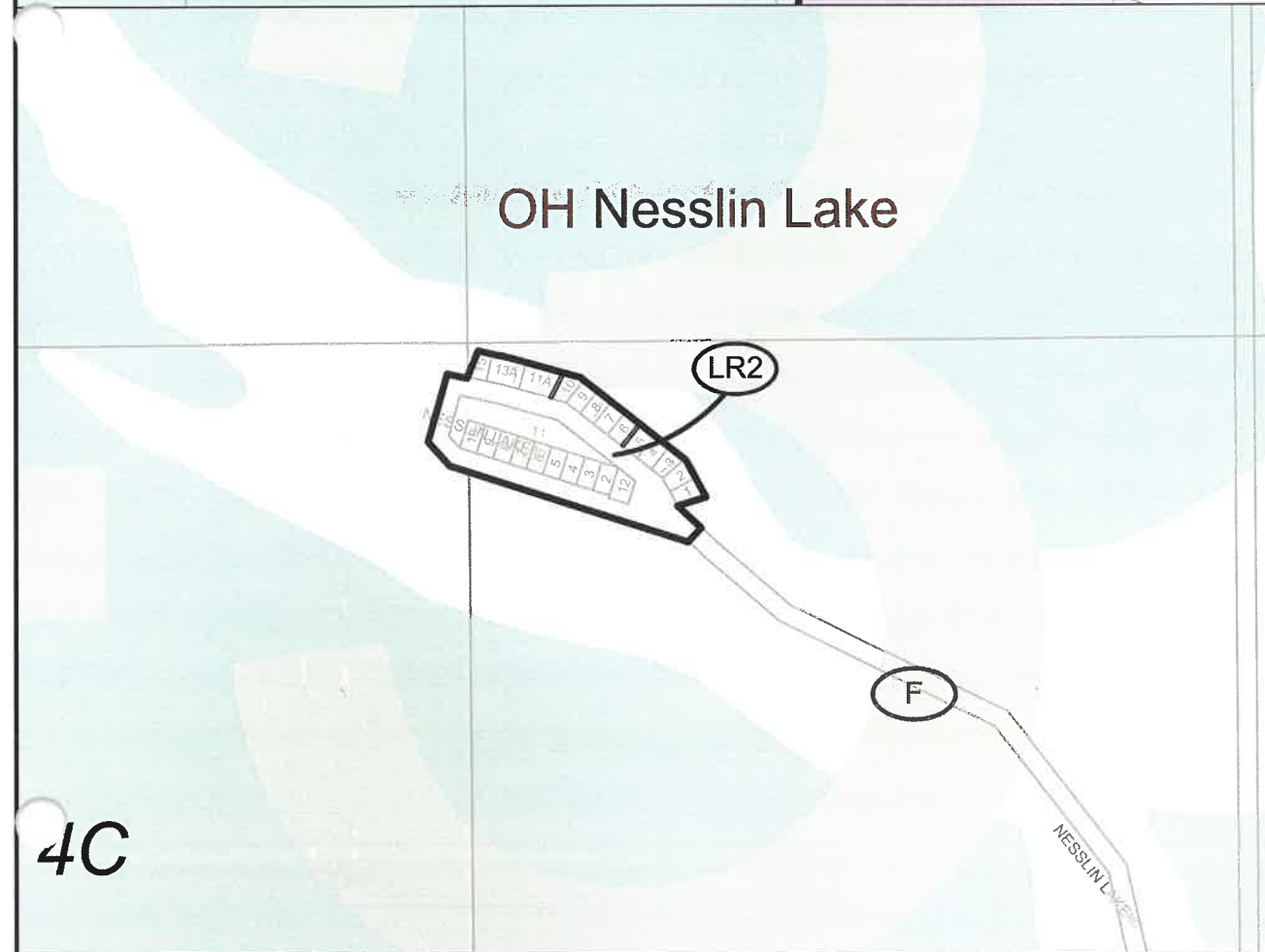
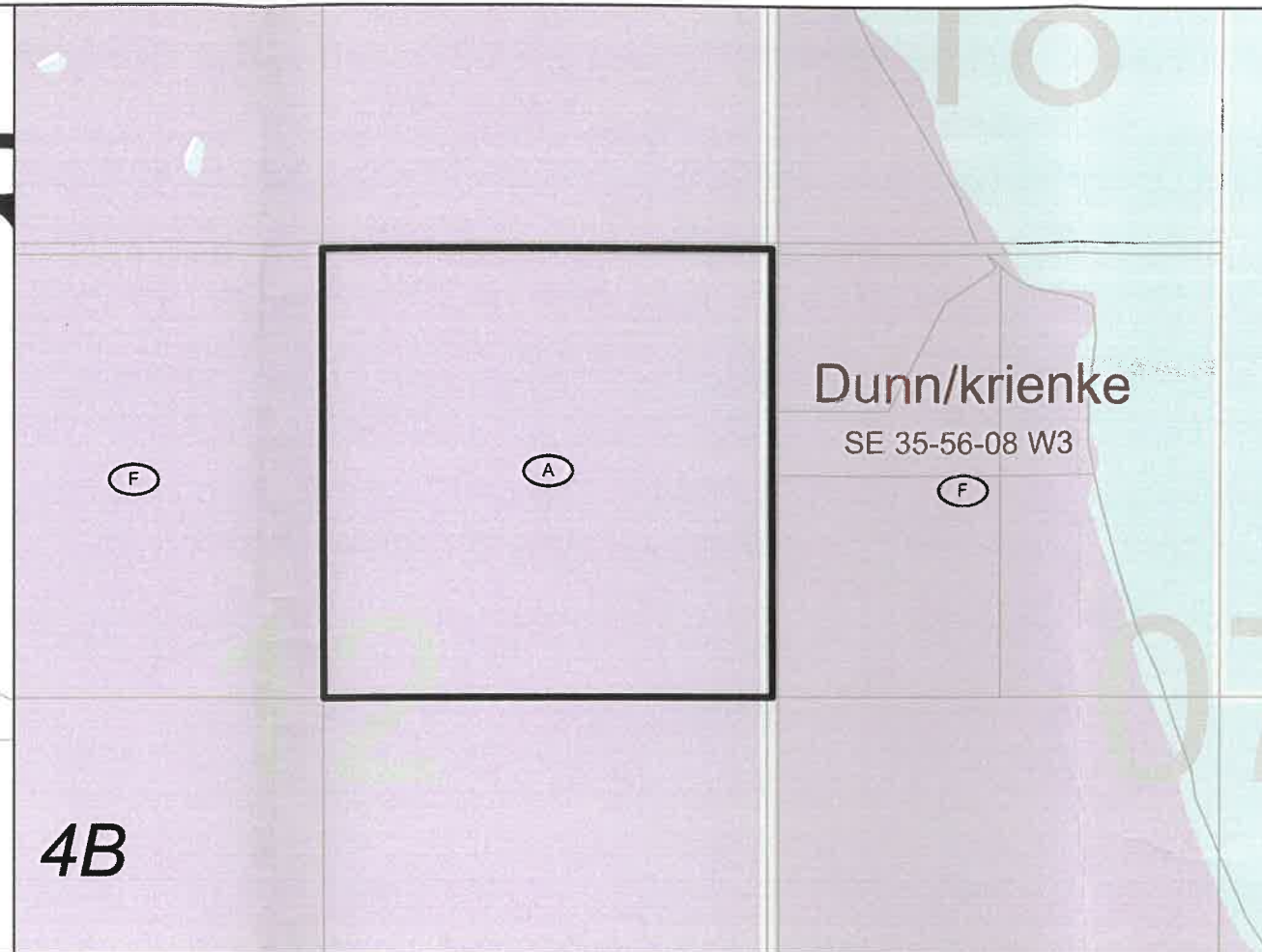
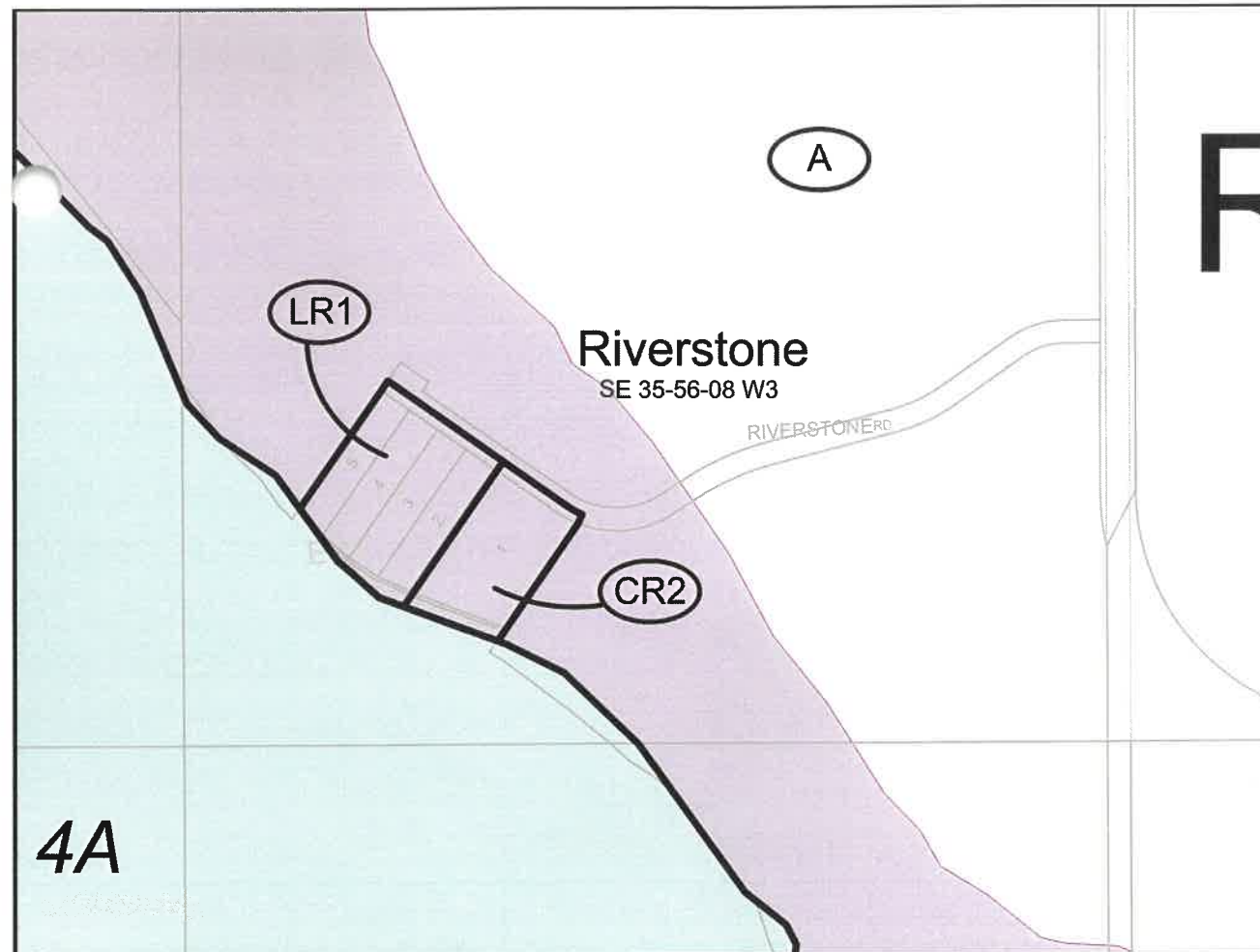
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SASKATCHEWAN

ZONING DISTRICT MAP

ZONING DISTRICTS

- (A) AGRICULTURE
- (F) FOREST
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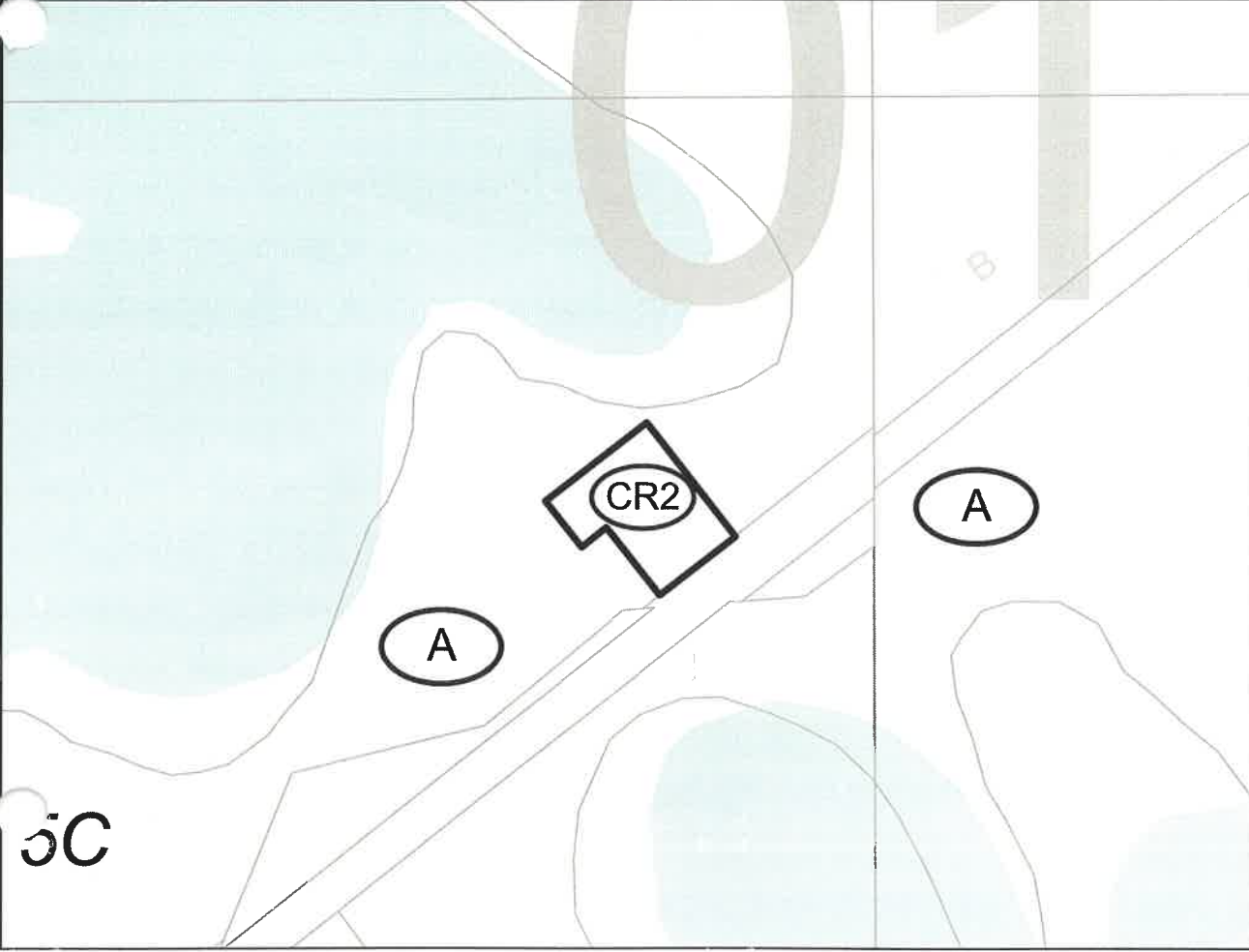
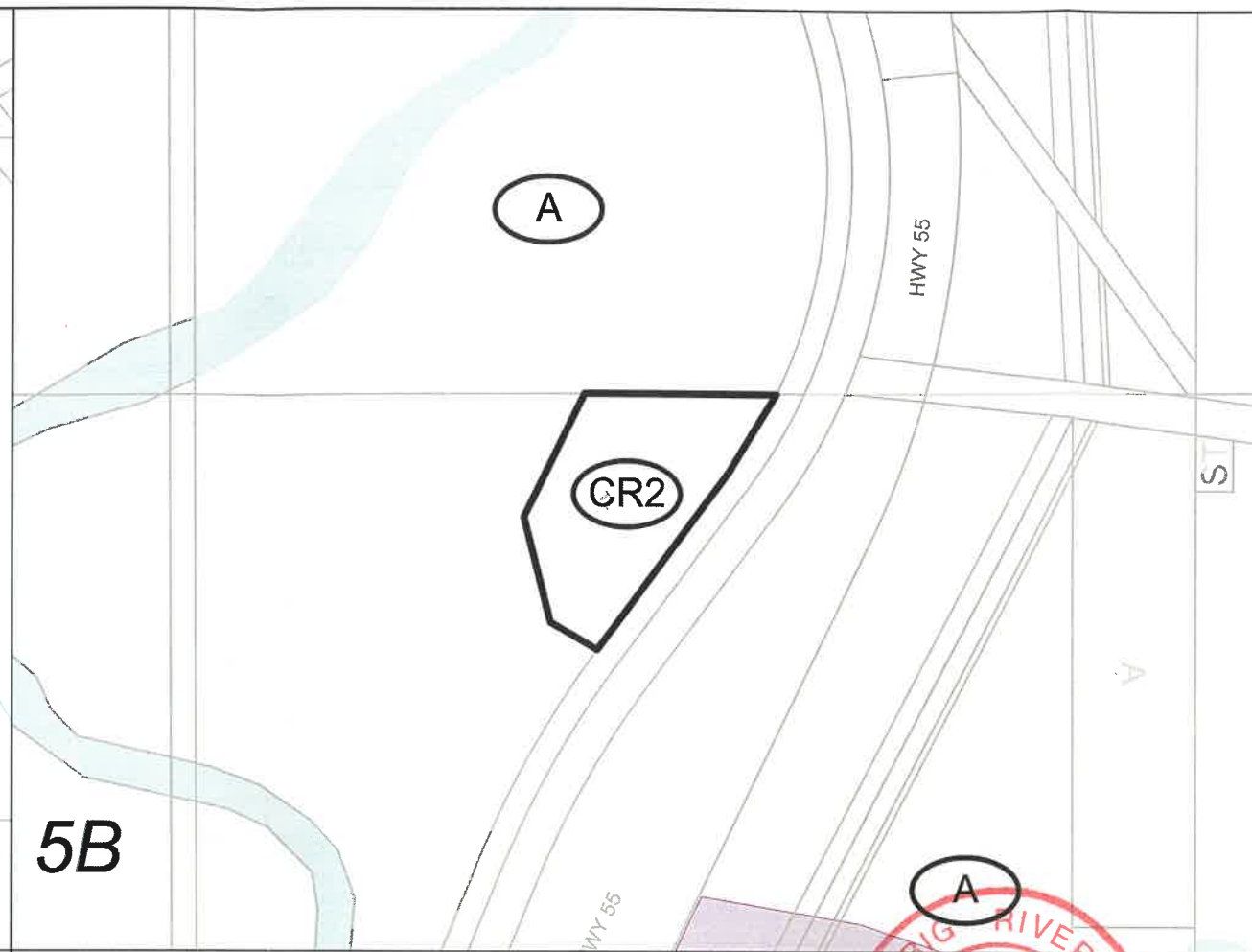
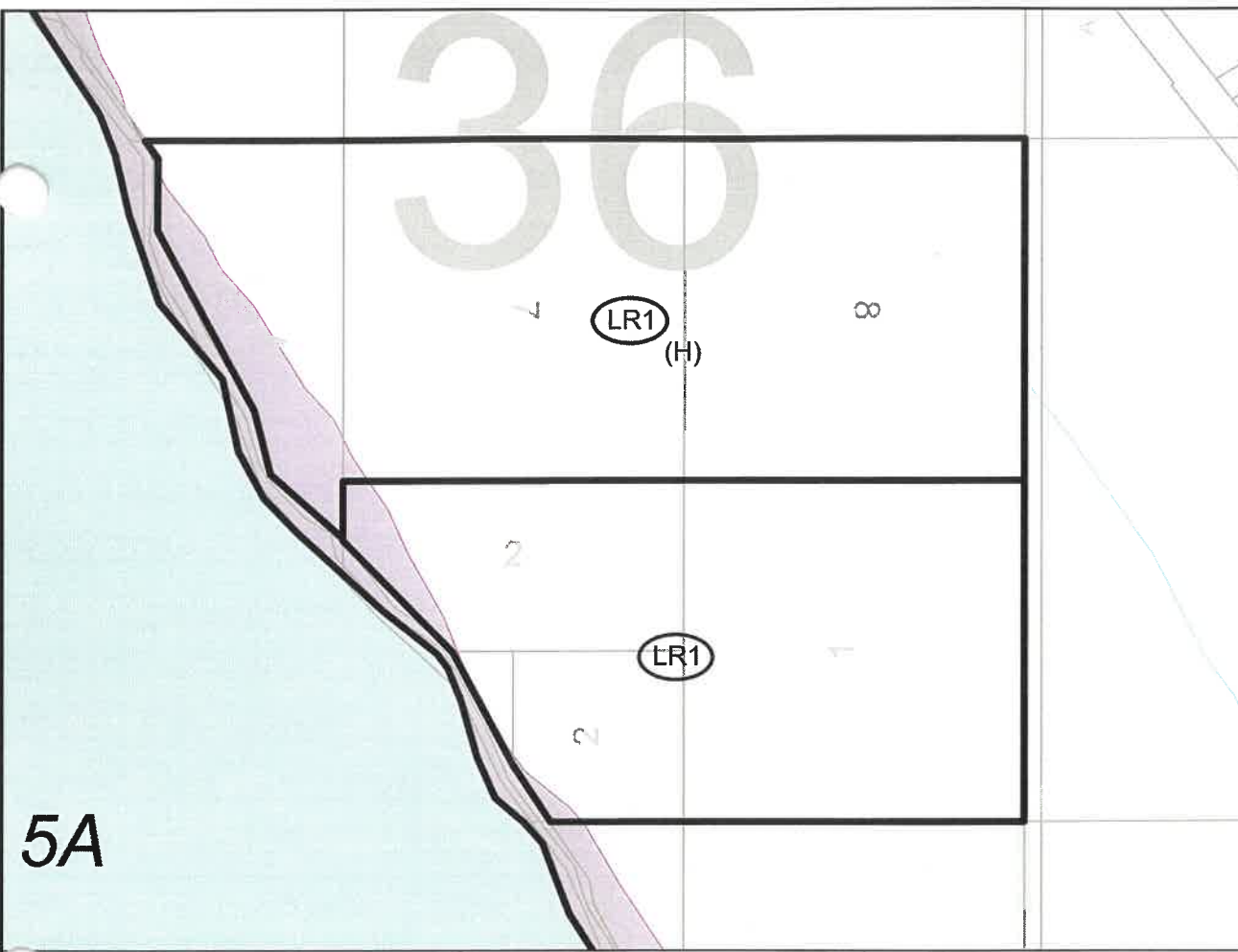
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