

SCHEDULE “A” to

ZONING BYLAW NO. 4-2001

(as amended by Bylaw 15-2001, 3-2002, 5-2003, 8-2003, 5-2004, 6-2005, 2-2007)

OF THE

RURAL MUNICIPALITY OF BLUCHER NO. 343

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## **PART I – INTRODUCTION**

### 1. Title

This bylaw shall be known as the “Zoning Bylaw of the Rural Municipality of Blucher No. 343.”

### 2. Authority

Pursuant to Section 67 of The Planning and Development Act, 1983, the Council of the Rural Municipality of Blucher No. 343 hereby adopts Zoning Bylaw 42001 of the Rural Municipality of Blucher No. 343.

### 3. Scope

All development within the limits of the municipality shall be in conformity with the provisions of this bylaw.

### 4. Purpose

This is a bylaw to control the use and development of land in the municipality and to assist in implementing the basic planning statement.

### 5. 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.

## **PART II – ADMINISTRATION**

### 1. DEVELOPMENT OFFICER

1.1 The Development Officer shall administer this Bylaw.

1.2 The Development Officer shall be the Administrator of the R.M. of Blucher and any other person authorized, in writing, by the Administrator to act as a Development Officer for the purposes of this Bylaw and The Planning and Development Act, 1983.

### 2. DEVELOPMENT PERMIT

2.1 Except as provided in Section 2.2 no person shall undertake a development or commence a use unless a Development Permit has first been obtained. Farm residences will require a development permit. Intensive livestock and poultry operations over 100 animal units shall be considered intensive livestock operations under this bylaw and will also require a development permit. A Development Permit cannot be issued in contravention of any of the provisions of this Bylaw subject to Sections 91 to 104 of The Act.

2.2 A Development Permit is not required for the following, but all other applicable provisions of this bylaw are to be followed for:

- a) Accessory Farm Uses: Farm buildings where applied to a principal agricultural use within the zoning districts established by this bylaw.
- b) Public Utilities: 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.
- c) Disposal of clean fill on a site where the clean fill is generated by construction or demolition activity on that site, subject to compliance with all federal and provincial requirements.

### 3. APPLICATION FOR A DEVELOPMENT PERMIT

3.1 The application for a Development Permit shall be made, to the Development Officer. The application shall be accompanied by two copies of a site or building plan showing dimensions of the site, the site size, the location on the site of any existing and all proposed development and the method and location of on-site sewage disposal facilities, shall be submitted as

prescribed in No 2. above, for approval to the Development Officer together with such other information as may be required in support of the application.

### 3.2 Discretionary Use Applications

- a) Where the application is for a Discretionary Use the applicant shall also provide a written description of the proposed development, describing the intended use and operations, structures to be located on the site, required municipal services, and any other information that Council determines is necessary to fully review the proposed development.
- b) In the case of an application for mineral extraction, the following is required:
  - i) A plan showing the location of the area of the operation relative to site boundaries, the depth of excavation and the quantity of material to be removed;
  - ii) A description of the excavation, stripping or grading operation proposed;
  - iii) A detailed timing and phasing program covering the time span of the proposed operation;
  - iv) A plan showing the final site condition following completion of the operation and land reclamation procedure to be followed;
  - v) A description of the measures to be taken for the prevention and lessening of dust and other nuisances during and after the operation; and
  - vi) Road maintenance measures and proposed truck routes.

## 4. REVIEW OF APPLICATIONS

- 4.1 The Development Officer is responsible for reviewing all applications to ensure that the proposed development complies with all applicable regulations and provisions of this bylaw and the policies contained in the Basic Planning Statement Bylaw.
- 4.2 The Development Officer may refer any application to Council for interpretation.

## 5. REVIEW OF DISCRETIONARY USE APPLICATIONS

- 5.1 Where the application is for a discretionary use, the Development Officer shall submit the application, a report on the application, and all other relevant material to Council.
- 5.2 The Development Officer shall set a date for the meeting at which the application will be considered by Council and will give notice as set out below in this section.
  - a) A notice shall be published in a newspaper having a circulation in the municipality, and copies of the notice shall be mailed to the assessed owner of each property located within 6.4 km of the property that is the subject of the application, where the application is for any of the following uses in any zoning district:
    - i) Intensive Livestock Operations
    - ii) Abattoirs, hide defleshing and tanning facilities, and stockyards
    - iii) Airports and private airstrips
    - iv) Solid and liquid waste disposal facilities
  - b) For all discretionary commercial uses (except home occupations) in both the Hamlet and Intensive Country Residential Zoning Districts, notice shall be mailed to the assessed owner of each property located in either the hamlet or intensive country residential subdivision within which the application applies.
  - c) For all other discretionary uses, notice shall be mailed to the assessed owner of each property, or portion thereof, within 0.80 km. of the property that is the subject of the application.

- d) The notices referred to in this section shall: describe the use applied for; describe the location of the use applied for; and specify the date, time and location of the meeting at which Council will consider the application.
  - e) Newspaper notices shall be published at least once a week for two consecutive weeks and the first of these notices shall be published at least four weeks before the date fixed for Council to consider the application.
  - f) Mailed notices shall be postmarked (using ordinary mail) at least three weeks before the date fixed for Council to consider the application.
- 5.3 Council shall consider the application, together with the report from the Development Officer and any written or verbal submissions received by Council.

## 6. DECISION

- 6.1 The decision on all applications shall be made in writing to the applicant.
- 6.2 Where the application is for a PERMITTED USE the Development Officer shall, upon completion of the review:
- a) issue a Development Permit where the application conforms to all provisions of this Bylaw; or
  - b) issue the Development Permit specifying any special regulations or standards to which the development or use must comply, where the class of development or use is subject to special regulations, performance standards or development standards that are specified in this Bylaw; or
  - c) refuse the application where the provisions of this Bylaw are not met, indicating to the applicant the reason for the refusal.
- 6.3 Where the application is for a DISCRETIONARY USE the Development Officer shall submit the application to Council for review. Upon completion of its review, Council shall pass a resolution instructing the Development Officer to either:
- a) issue a Development Permit incorporating any special development standards prescribed by Council in accordance with the provisions of this Bylaw; or
  - b) refuse the application, indicating the reasons for the refusal.
- 6.4 Revocation of Decision - Where an approved development is not being developed in accordance with the provisions of this bylaw, or with the standards and conditions specified in the Development Permit, Council may revoke or suspend the Development Permit. The Development Permit shall not be reissued or reinstated until all deficiencies have been corrected.

## 7. DEVELOPMENT APPEALS

- 7.1 Development Appeals Board - A Development Appeals Board of the R.M. of Blucher shall be appointed in accordance with Sections 71 and 91 to 104 of The Act.
- 7.2 Where an application for a PERMITTED USE has been REFUSED, the applicant shall be advised of the right of appeal to the Development Appeals Board of the R.M. of Blucher.
- 7.3 Where an application for a DISCRETIONARY USE has been APPROVED by Council, WITH PRESCRIBED SPECIAL DEVELOPMENT STANDARDS pursuant to this Bylaw, the applicant shall be advised that any development standards considered excessive, may be appealed to the Development Appeals Board of the R.M. of Blucher.
- 7.4 Any appeal considered by the Development Appeals Board of the R.M. of Blucher shall be received by the Secretary to the Board within thirty (30) days of the date of the issuance of or refusal to issue a development permit, or of the issuance of an order, as the case may be.

## 8. FEES AND ADVERTISING

- 8.1 Amendment of the Zoning Bylaw - Where a person requests Council to amend the zoning bylaw that person shall pay to the municipality a fee equal to the costs, to the municipality, associated with the public advertisement of the proposed amendment.

Council may amend this bylaw at any time, upon its own initiative or upon request, provided that the amendments are in keeping with the intent of the R.M of Bluchers No. 343 Basic Planning Statement.

- 8.2 Review of a discretionary use application - The applicant shall pay to the municipality a fee equal to the costs, to the municipality, associated with the preparation, publishing and distribution of required notices.

- 8.3 Application fees - An applicant for a development permit shall pay an application fee in accordance with the following:

- |    |                             |                                         |
|----|-----------------------------|-----------------------------------------|
| a) | Discretionary accessory use | \$20.00                                 |
| b) | Discretionary principal use | \$35.00                                 |
| c) | Minor variance              | \$35.00                                 |
| d) | Development Appeal fee      | up to \$50.00 as specified by the board |

These fees shall be in addition to any fee required by clauses 8.1 and 8.2 above.

## 9. OFFENCES AND PENALTIES

Any person who contravenes any of the provisions of this bylaw is guilty of an offence and is liable, on summary conviction, to the penalties provided by Section 220.1 of the Act, or any amendments pertaining thereto. In addition, a person convicted in respect of a development carried out in contravention of the Act or any order, regulation, bylaw, municipal development plan or scheme in force pursuant to the Act may be ordered to remove or remedy such development.

## **PART III – GENERAL REGULATIONS**

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

### 1. Licenses, Permits and Compliance with Other Bylaws

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 any permission required by this, or any other bylaw of the municipality, the province or the federal government.

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

### 2. Frontage on Road

Neither subdivision approval nor a development permit shall be issued unless the site intended to be subdivided, used, or upon which a building or structure is to be erected, abuts, or has frontage and has direct access, via a road approach, to a graded all-weather municipal road, or unless satisfactory arrangements have been made with council for the improvement or building of a road.

### 3. Building to be Moved

No building, except accessory farm buildings, shall be moved within, or into the municipality, without first obtaining a development permit from the Development Officer.

4. Waste Disposal

No development or use of land which requires the disposal of solid waste, liquid waste, gaseous waste or clean fill shall be permitted unless the development or use has received all required federal and provincial approvals.

5. Water

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 Department of Health and/or the Saskatchewan Water Corporation.

6. Storage of Chemicals, Fertilizers and Combustible Materials

The storage of chemicals, fertilizers and combustible materials are subject to the requirements of both the federal and provincial governments. All necessary requirements and permits must be met and obtained prior to issuance of a development permit.

7. Areas Prohibited for Development

a) A development permit may not be issued for development of a site or road located on land which, in the opinion of council, has:

? ? marshy, boggy or high water table conditions;

? ? high erosion potential;

? ? adjacent water courses or water bodies;

? ? flood potential;

? ? slope instability, or potential for same if developed;

? ? fragile, sensitive, unique or otherwise significant flora or fauna;

? ? valuable wildlife habitat; or

? ? archaeological or other cultural heritage sites.

b) Prior to issuing a development permit for an application on land deemed by council as having strong potential for containing archaeological resources, Council shall require that the developer/proponent submit a heritage resource assessment, prepared by a qualified archaeologist with a permit issued by the Saskatchewan Heritage Branch. Such assessment shall:

? ? describe any heritage resources found in the area that is the subject of the proposed development;

? ? assess the impact of the proposed development on the heritage resources, if any; and

? ? identify the actions required to prevent, change, mitigate or remedy the adverse effects of the proposed development on the heritage resources, if any.

Identified actions for prevention, change, mitigation or remedy shall be incorporated as conditions to issuance of a development permit;

c) Prior to issuing a development permit for an application on land deemed by council to be environmentally sensitive or hazardous, Council shall require that the developer/proponent submit a certified environmental, geotechnical and/or hydrological assessment, prepared by a qualified professional consultant. Such assessment shall address, at Council's discretion, any or all of the following:

? ? identification of all on-site and relevant off-site environmental constraints on and hazards to development and servicing;

? ? identification of all on-site and relevant off-site environmentally sensitive lands;



- ? ? assessment of the impact of the proposed development on the environment (both on-site and off-site);
- ? ? assessment of the impact of on-site and/or off-site environmental conditions on the proposed development; and
- ? ? identification of actions required to prevent, change, mitigate or remedy the adverse effects of the proposed development on the environment and/or the adverse effects of the environment on the proposed development.

Identified actions for prevention, change, mitigation or remedy shall be incorporated as conditions to issuance of a development permit.

- d) A development permit for residential, commercial, or industrial buildings shall not be permitted except in accordance with the recommended separation distances of the “Regulations respecting Anhydrous Ammonia-Saskatchewan Regulations 361/77” which may be amended from time to time. Residences and buildings, which are an integral part of the fertilizer operation, are not subject to the foregoing buffer requirement.

#### 8. One Principal Building or Use Permitted on a Site

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

- a) Public utility uses;
- b) Institutional uses;
- c) Agricultural uses.

#### 9. Non-conforming Uses

The provisions of The Planning and Development Act, 1983, Sections 113 and 118 inclusive, shall apply to all non-conforming buildings and uses.

#### 10. Regulations for Signs and Billboards

##### a) Permit Requirements

The sign regulations of this bylaw will be administered by issuance of a development permit by the development officer. In addition, all signs situated along a highway, including those located in a highway sign corridor, are required to comply with “The Erection of Signs Adjacent to Provincial Highway Regulations, 1986” as may be amended from time to time.

##### b) Signs Requiring a Development Permit Under This Bylaw

###### i) Hamlets and Country Residential Districts

Signs and billboards will be prohibited in any hamlet or country residential district in the municipality except for signs advertising the principal use of a premise or the principal products offered for sale on a premise. Permitted signs shall be subject to the following requirements:

- ? ? no more than two (2) signs shall be permitted on the premises;
- ? ? no sign shall be in the excess of three (3) square metres (36 square feet) in area, but the two permitted signs may be combined and the total facial area shall not exceed 6 square metres (64 square feet). Each sign may be double faced;
- ? ? no sign shall be illuminated unless the source of light is steady and suitably shielded; and,
- ? ? the maximum height of any sign shall be 3.5 metres (11.5 feet).

ii) Other

Signs and billboards that are not located in a highway sign corridor, a hamlet, or a country residential district, and that advertise agricultural commercial uses,

home occupations, the principal use of a premises or the principal products offered for sale on a premises will require a development permit and are subject to the following requirements:

? ? no more than two (2) signs shall be permitted on the premises;

? ? no sign shall be in the excess of 6 square metres (64.5 square feet) in area, but the two permitted signs may be combined and the total facial area shall not exceed 12 square metres (129 square feet). Each sign may be double faced;

? ? no sign shall be illuminated unless the source of light is steady and suitably shielded; and,

? ? the maximum height of any sign shall be 6 metres (20 feet).

c) Signs Not Requiring a Development Permit Under This Bylaw

- i) signs in a highway sign corridor.
- ii) government signs – all signs erected by any level of government.
- iii) real estate signs – only on property, which is being advertised.
- iv) directional signs – signs such as traffic warning signs, parking or no trespassing signs.
- v) address signs – one address designation per use, which denotes the numerical address and/or name of occupant.
- vi) election signs – any level of government election signs.
- vii) memorial signs – such as plaques, tablets and headstones.
- viii) construction signs – signs that indicate the impending development of a site are permitted on a temporary basis.
- ix) agricultural related signs are permitted on a temporary basis, such as herbicide or insecticide or seed advertising promotional signs.

11. Public Utilities

Public utilities, except solid waste disposal, liquid waste disposal and clean fill sites, shall be listed as permitted use in every zoning district and no minimum site area or yard requirements shall apply. Permit approvals for communications transmission towers will only be issued following completion of the public consultation and approval process conducted as required by Industry Canada.

12. Home Occupation Standards

Home occupations are permitted subject to the discretion of council and in accordance with the following conditions:

- a) The use in clearly incidental and secondary to the use of the dwelling unit as a private residence.
- b) The use should not involve the display or storage of goods or equipment upon or inside the premises such that these items are exposed to public view from the exterior.
- c) No variation in the residential character and appearance of the dwelling, ancillary residential building, or land shall be permitted.
- d) Advertising signs shall be limited in size and number in accordance with this bylaw.

- e) The use shall not generate substantially more vehicular and/or pedestrian traffic and vehicular parking than normal within the district.
- f) No offensive noise, vibration, electrical interference, smoke, dust, odours, heat or glare shall be produced by the use.
- g) No use shall cause an increase in the demand placed on one or more utilities (water, sewer, electricity, telephone, garbage, etc.) such that the combined total consumption for a dwelling and its home occupation substantially exceeds the average for residences in the area.
- h) No use requiring electrical or mechanical equipment shall cause a substantial fire rating change in the structure or the district in which the home occupation is located.
- i) The permitted use shall be valid only for the period of time the property is occupied by the applicant for such permitted use.
- j) All permits issued for home occupations shall be subject to the condition that the permit may be revoked at any time if, in the opinion of the council, the use is or has become detrimental to the residential character and amenities of the neighbourhood.

### 13. Storage of Vehicles

Notwithstanding anything contained in this bylaw, no person shall use any site in any district for the parking or storage of any vehicle that is not in running order, except that not more than six such vehicles may be stored on any site in an intensive country residential, medium density country residential or hamlet district and not more than twelve such vehicles shall be stored in any site in the commercial or industrial district, except in the case of permitted vehicle storage establishments or auto wreckers. Council may require that such vehicles be screened from roadways or neighboring properties by landscape features or fences or a combination thereof.

### 14. Development Standards for Solid and Liquid Waste Disposal Facilities

Development and maintenance of a solid or liquid waste disposal facility will be subject to the following standards:

- a) development and site maintenance shall be in accordance with provincial environmental and health regulations;
- b) a buffer strip containing trees, shrubs or a berm shall be located surrounding a disposal area;
- c) any solid or liquid waste disposal facility shall be fenced;
- d) adequate precautions shall be taken to prevent pollution of ground water by disposal operations;
- e) solid waste disposal facilities shall be located in proximity to a provincial highway and adjacent to an all weather road;
- f) the development of any new disposal sites shall take into consideration direction of prevailing winds; and,

#### 14.1 Development Standards for Clean Fill Sites

Development and maintenance of clean fill sites will be subject to the following standards:

- a) development and site maintenance shall be in accordance with all federal and provincial requirements;
- b) in addition to the public notification provisions for discretionary uses contained in this bylaw, Council shall require that the application be circulated to property owners adjacent to the proposed haul roads, other than Provincial Highways, to obtain public input on the proposed site;
- c) sites should be directed to locations that would:
  - i) permit an excavated area to be reclaimed, and

- ii) allow for intermunicipal or regional use;
- d) adequate precautions shall be taken to prevent pollution of ground water by the disposal operations;
- e) sites shall have regard for adjacent land uses and shall be:
  - i) located adjacent to an all weather road
  - ii) serviced by an adequate all weather road network
  - iii) located in proximity to a provincial highway, and
  - iv) located a minimum of 305 m (1,000 ft) from medium density or intensive density country residential developments and 215 m (705 ft) from any isolated residence or residential site;
- f) no excavation, stockpiling or structures shall be permitted within 46 m. of the centre line of any highway or municipal road, or municipal right of way, or within 6 m. of any site line not adjacent to a highway or municipal road or municipal right of way;
- g) a buffer strip containing trees, shrubs or a berm shall be located surrounding a disposal area;
- h) no material is to be deposited within 30 m (100 ft) of the bank of any river or watercourse;
- i) the site shall be:
  - i) fenced and gated with a locking gate,
  - ii) appropriately staffed and no unsupervised access to the site shall be permitted;
  - iii) signed to identify hours of operation and acceptable clean fill materials permitted on site, and
  - iv) if required by Council, landscaped to the satisfaction of Council;
- j) the owner of the land and the site operator shall be required to enter into:
  - i) an agreement to ensure the site complies with all relevant requirements of this bylaw, and
  - ii) a restoration agreement to reclaim the site based on a detailed restoration plan, which must be submitted to and approved by the municipality. The following guidelines shall be followed in the preparation of a restoration plan:
    - i) The objective of site restoration is to achieve an appropriate and productive after use of the disturbed site. Depending on the area involved, this normally consists of some combination of the following: smoothing and contouring slopes, restoring subsoil and topsoil, and revegetating.
    - ii) Restoration should be recognized as an integral part of extraction, and should be included in pre-excitation planning. As part of this process a practical after-use should be selected as early as is possible. Factors to consider include: site location and characteristics, availability of topsoil and water, the surrounding area, zoning and similar restrictions, and practicality and cost-effectiveness. The operator, landowner or other individual to whom title to the site will be transferred (if known), and the municipality should undertake this planning jointly.
    - iii) Progressive restoration, in which sections of a site are restored while operations are ongoing in other sections of the same site, is encouraged, particularly for large sites.

- iv) Post-excavation ownership of a site or the restorative procedures and designated after-use which will be required by the municipality may be in substantial doubt prior to and during operations. Where this is the case, it may be advisable for the operator to delay intensive restoration or designation of any unusual or highly specialized after-use until final agreements are reached. This does not reduce the necessity for basic environmental protection and restoration during excavation to ensure public safety, slope stability, overburden management, drainage, and erosion and weed control. **Similarly, progressive restoration should not be delayed where the designated after-use does not require intensive restoration (e.g. an unimproved wildlife area).**
- v) Rehabilitative earthwork normally should include the covering of bare rock and subsoil. Nonusable or nonsalable materials, including overburden, screenings and rocks, should be placed in the pit bottom. Recontoured slopes generally should be no steeper than 4:1 where reasonably attainable and consistent with surrounding terrain and planned after use.
- vi) Topsoil should be applied to newly recontoured slopes to a minimum depth of 5 to 10 cm.
- vii) Revegetation as soon as possible following recontouring is the best way to stabilize slopes, control weeds, minimize erosion and promote an aesthetic and productive after use.
- viii) The most essential aspect of revegetation is rapid establishment of a ground cover. Grasses are usually the best species for doing this. Fertilizers, including manure, will enhance growth. Spreading of slash on recontoured slopes will speed natural revegetation.
- ix) Underwater slopes should have a gentle grade where wildlife are to be encouraged.
- x) The operator should restore, in a mutually agreeable manner, access and haul roads constructed by the operator and considered unnecessary by the final land owner.
- xi) Restoration normally should be finished within three years of completing operations.
- k) the site operator and any person who hauls clean fill may be required to enter into a road maintenance agreement; and
- l) Council may require a performance bond to guarantee adherence to the above noted agreements subject to the following.
  - i) The guarantee shall be in the amount of a minimum of \$5,000 for the first two (2) ha or portion thereof of the area disturbed by the operation (including the area disturbed by excavation, stockpiling, overburden and debris storage and on-site access / haul routes) and \$1,000 for each additional 0.4 ha or portion thereof.
  - ii) The guarantee may take the form of cash, performance bond, irrevocable letter of credit or other form acceptable to Council.
  - iii) Arrangements will be made for the guarantee to remain in effect for six months beyond the termination of mineral extraction, restoration and road maintenance agreements relating to the operation, to allow a discovery period by the municipality.
  - iv) Any performance bond which forms a part or all of the performance guarantee shall be renewed thirty (30) days before its date of expiry. Failure to provide written confirmation of renewal may lead to the municipality requiring a payout of the performance bond.
- m) An approval of a clean fill development shall be for a maximum period of two years and may be renewed at the discretion of Council providing the requirements of this Bylaw continue to be met.

## 15. Bed and Breakfast/Vacation Farm Standards

Vacation farms and bed and breakfast homes subject to the following requirements:

- a) Vacation farms shall be accessory to an agricultural farm operation or country residence and may include bed and breakfast, cabins, and overnight camping areas.
- b) A maximum of five cabins shall be permitted as part of a vacation farm or bed and breakfast operation.
- c) Only one sign, not exceeding 1.5 square metres advertising the vacation farm or bed and breakfast and located on site, is permitted.
- d) Vacation farms and bed and breakfast operations shall be licensed by the Department of Health.
- e) Bed and Breakfast operations shall be located in a single detached dwelling used as the operator's principal residence developed as a farmstead site or country residence; or located in cabins accessory to and established on the same site as the host principal residence.

## 16. Mineral Extraction Development Standards

Mineral extraction developments are subject to the following standards:

- a) No excavation shall be permitted within 46 m., or lesser amount if approved by Council resolution, of the centre line of any highway or municipal road, or municipal right of way; or within 6 m. of any site line not adjacent to a highway or municipal road or municipal right of way; and no stockpiling or structures shall be permitted within 46 m. of the centre line of any highway or municipal road, or municipal right of way; or within 6 m. of any site line not adjacent to a highway or municipal road or municipal right of way.
- b) No material is to be stored or piled on any road allowance or within 30 m. of the bank of any river or watercourse or the shore of any water body.
- c) The owner of the land and the mineral resource extraction operator shall be required to enter into a mineral extraction agreement and a restoration agreement with the municipality, subject to the following:
- d) The mineral extraction agreement and restoration agreement referred to in (c) above shall be based on a detailed restoration plan, which must be submitted to and approved by the municipality. The following guidelines shall be followed in the preparation of a restoration plan:
  - i) The objective of pit restoration is to achieve an appropriate and productive after use of the disturbed site. Depending on the area involved, this normally consists of some combination of the following: smoothing and contouring slopes, restoring subsoil and topsoil, and revegetating.
  - ii) Restoration should be recognized as an integral part of extraction, and should be included in pre-excavation planning. As part of this process a practical after-use should be selected as early as is possible. Factors to consider include: pit location and characteristics, availability of topsoil and water, the surrounding area, zoning and similar restrictions, and practicality and cost-effectiveness. The operator, landowner or other individual to whom title to the depleted pit will be transferred (if known), and the municipality should undertake this planning jointly.
  - iii) Progressive restoration, in which depleted sections of a pit are restored while extraction is ongoing in other sections of the same pit, is encouraged, particularly for large pits.
  - iv) Post-excavation ownership of a pit or the restorative procedures and designated after-use which will be required by the municipality may be in substantial doubt prior to and during excavation. Where this is the case, it may be advisable for the operator to delay intensive restoration or designation of any unusual or highly

specialized after-use until final agreements are reached. This does not reduce the necessity for basic environmental protection and restoration during excavation to ensure public safety, slope stability, overburden management, drainage, and erosion and weed control. **Similarly, progressive restoration should not be delayed where the designated after-use does not require intensive restoration (e.g. an unimproved wildlife area).**

- v) Rehabilitative earthwork normally should include the covering of bare rock and subsoil. Nonusable or nonsalable materials, including overburden, screenings and rocks, should be placed in the pit bottom. Recontoured slopes generally should be no steeper than 4:1 where reasonably attainable and consistent with surrounding terrain and planned after use.
  - vi) Topsoil should be applied to newly recontoured slopes to a minimum depth of 5 to 10 cm.
  - vii) Revegetation as soon as possible following recontouring is the best way to stabilize slopes, control weeds, minimize erosion and promote an aesthetic and productive after use.
  - viii) The most essential aspect of revegetation is rapid establishment of a ground cover. Grasses are usually the best species for doing this. Fertilizers, including manure, will enhance growth. Spreading of slash on recontoured slopes will speed natural revegetation.
  - ix) Underwater slopes should have a gentle grade where wildlife are to be encouraged.
  - x) The operator should restore, in a mutually agreeable manner, access and haul roads constructed by the operator and considered unnecessary by the final land owner.
  - xi) Restoration normally should be finished within three years of completing excavation.
- d) The resource extraction operator and any person who hauls the aggregate shall be required to enter into a road maintenance agreement with the municipality.
- e) The mineral resource extraction operator must report the amount of aggregate extracted by December 15 of each year or the end of the hauling season whichever comes first.
- f) To ensure performance of the operator in accordance with the above provisions, Council shall require the mineral resource extraction operator to provide a performance guarantee, subject to the following:
- i) The guarantee shall be in the amount of a minimum of \$5,000 for the first two (2) ha or portion thereof of the area disturbed by the operation (including the area disturbed by excavation, stockpiling, overburden and debris storage and on-site access / haul routes) and \$1,000 for each additional 0.4 ha or portion thereof.
  - ii) The guarantee may take the form of cash, performance bond, irrevocable letter of credit or other form acceptable to Council.
  - iii) Arrangements will be made for the guarantee to remain in effect for six months beyond the termination of mineral extraction, restoration and road maintenance agreements relating to the operation, to allow a discovery period by the municipality.
  - ix) Any performance bond which forms a part or all of the performance guarantee shall be renewed thirty (30) days before its date of expiry. Failure to provide written confirmation of renewal may lead to the municipality requiring a payout of the performance bond.
- g) An approval of a mineral resource extraction development shall be for a maximum period of two years and may be renewed at the discretion of Council providing the requirements of this Bylaw continue to be met.

## **PART IV – ZONING DISTRICTS**

For the purpose of applying this bylaw, the municipality is divided into zoning districts.

The boundaries of the zoning districts are shown on the map entitled, “Zoning District Map’ which is attached to, and forms a part of this bylaw. Unless otherwise shown on the map, the boundaries of the said districts are site lines, centre lines of streets, lands, roads or such liens extended and the boundaries of the municipality.

Regulations for the zoning districts are outlined in the schedules, which are attached and form part of this bylaw.



## **SCHEDULE A: A – AGRICULTURAL DISTRICT**

### **A. PERMITTED USES**

Subject to all other provisions of this bylaw, on any site, in any district defined in this bylaw as an A – Agricultural District, only the following uses and their respective accessory uses shall be permitted:

#### **1. Principal Uses:**

##### **a) Agricultural:**

- i) Field Crops, bee keeping, animal and poultry raising, ranching, grazing, and other similar uses customarily carried out in the field of general agriculture, including the sale on the agricultural holding, of any produce grown or raised on the agricultural holding, but not including intensive agriculture or agricultural related commercial operations.
- ii) Grain Elevators.

##### **b) Resource based activities:**

Natural resource developments including mineral products processing and related development facilities;

##### **c) Other:**

- i) Public Utilities excluding any solid and or liquid waste disposal facilities.
- ii) Historical and archeological sites.

#### **2. Uses Permitted at Council's Discretion:**

The following discretionary uses and their respective accessory uses may be permitted, but only by resolution of council and only in locations and with development standards specified by council in accordance with this bylaw:

##### **a) Agricultural, which are:**

- i. Farmstead residential;
- ii. Intensive agricultural uses.

##### **b) Commercial, which are:**

- i. Adult Day Care – Type I;
- ii. Adult Day Care – Type II;
- iii. Agricultural related commercial and other similar uses;
- iv. Airports and private airstrips;
- v. Ambulance Station;
- vi. Automotive and machinery wrecking yards, R. V. and vehicle storage yards;
- vii. Bed and Breakfast Home;
- viii. Day Care Centre;
- ix. Establishment for the servicing, storage and sale of motor vehicles, farm machinery and equipment;
- x. Kennel(s);
- xi. Liquid waste disposal facility;
- xii. Machine shops and metal fabricators;

- xiii. Neighbourhood Recycling Collection Depot;
  - xiv. Private Club;
  - xv. Private Art Gallery;
  - xvi. Radio, television & microwave towers;
  - xvii. Research Facility;
  - xviii. Residential Care Facility - Type I;
  - xix. Residential Care Facility - Type II;
  - xx. Residential Care Facility - Type III;
  - xxi. School – Private;
  - xxii. Solid waste disposal facility, soil farms, clean fill sites;
  - xxiii. Vacation farms.
- c) Institutional, which are:
- i. Cemetery;
  - ii. Community Centre;
  - iii. Convent or Monastery;
  - iv. Educational Institution;
  - v. Place of Worship;
  - vi. Pre-school;
  - vii. Public Art Gallery;
  - viii. Public Hospital;
  - ix. Public Library;
  - x. Recreational – including sports fields, golf courses, tourist campsites, parks, and other similar uses;
  - xi. Recreational buildings and facilities;
  - xii. School – Public.
- d) Residential, which are:
- i. Single parcel country residential, including a single detached residence or a mobile home;
  - ii. Special Needs Housing.
- e) Home based businesses, subject to Part III Section 12 of this bylaw.
- f) Other, which are:
- i. Gravel pits and gravel crushing operations.

### 3. Accessory Uses:

The following accessory uses are permitted:

- a) Buildings, structures or uses secondary to, and located on the same site with a permitted use.
- b) One single detached dwelling or mobile home on a permanent foundation is permitted as an accessory use to the principal agricultural use. Additional single detached dwellings or

mobile homes required to accommodate full-time workers engaged in the principle agricultural use of the land will be permitted, subject to a resolution of council.

- c) Dormitory dwelling(s) will be permitted, as required, to accommodate full-time workers engaged in a principal agricultural use of the land.
- d) The temporary confinement of livestock on a farmstead, in numbers and densities that correspond to those in Intensive Livestock Operations, during the period of November 1 – April 30 as part of a permitted use mixed farm operation

## B. REGULATIONS:

### 1. Site Area Requirements:

#### a) Agricultural use:

- i) One-quarter section or equivalent shall be the minimum site area required to constitute a farmland holding. Equivalent shall mean 64.8 hectares (160 acres) or such lesser amount as remains in an agricultural holding because of the registration of road widening, road right-of-way or railway plans or pipeline development, or natural features such as streams or bodies of water, or as a result of subdivision, as permitted herein. Any agricultural holding, which does not conform to the minimum site area requirement, shall be deemed conforming with regard to site area, provided that a registered title for the site existed in the Land Titles Office prior to the coming into force of this bylaw.

#### ii) Reduced site areas:

A site with an area less than that required under (i) may be subdivided for agricultural purposes on the basis of a recommendation of council provided for in Part II, Section 2.3 (a) of the basic planning statement.

Development of a farm residence on such sites shall be permitted:

? ? if the site is part of a farmland holding of one quarter section or equivalent; or,

? ? if the site is determined to be a farmstead as defined in this bylaw; and,

? ? if the site meets all other requirements of this bylaw.

- iii) Intensive agricultural uses and existing occupied farmstead residential: Minimum – 4.0 hectare (9.90 acre)  
Maximum – 16.20 hectare (40 acre), or as determined by demonstrated space needs necessary for a viable principal agricultural use, except that the minimum or maximum site area may be amended depending on existing physical circumstances, i.e. natural (river, creek, coulee, etc.) or man made (roadway, railway, etc.) barriers.

- b) Single parcel country residential: Minimum – 7.7 hectare (19 acre).  
Maximum – 16.20 hectare (40 acre), except that the minimum or maximum site area may be amended depending on existing physical circumstances, i.e. natural (river, creek, coulee, etc.) or man made (roadway, railway, etc.) barriers.

- c) Agricultural related commercial: Minimum – 0.4 hectare (1acre)

- d) All other Commercial: Minimum - 222 square meters (2,400 square feet)

- e) Institutional: Minimum – 418 square meters (4,500 square feet)

- f) All other uses: Minimum – 222 square meters (2,400 square feet)

2. Building Setback Requirements:

- a) No dwelling shall be located within the minimum separation distance of an intensive livestock operation as prescribed in Part II Section 2.2 a) ii) of the Municipality's Basic Planning Statement being Schedule 'A' to Bylaw No. 3-2001.
- b) Dwellings shall be located in accordance with the setback requirements as provided in Part III, Section 3.3 (a) of the Municipality's Basic Planning Statement being Schedule 'A' to Bylaw No. 3-2001.
- c) Kennel(s) shall be located no closer than 305 metres (1,000 feet) from any dwelling not owned by the owner of the kennel(s).

3. Automotive and machinery wrecking yards, R.V. and vehicle storage yards and establishments for the servicing, storage and sale of motor vehicles, farm machinery and equipment:

Pumps and other devices shall be located at least 6 metres (19.7 feet) from any street, lot line, or road, and all automobile parts, dismantled vehicles and similar articles shall be stored within a building or located in a side or rear yard which shall be suitably screened to the satisfaction of council.

4. Development Standards for Discretionary Uses:

- a) The issuance of a development permit by council for discretionary uses may be subject to additional requirements as follows:
  - i) The approval of the Saskatchewan Water Corporation and/or Department of Environment with respect to issuance of a ground water permit pursuant to The Water Rights Act.
  - ii) The approval of the Regional Health Authority with respect to issuance of a plumbing permit for sewer and water systems.
  - iii) The approval of the Department of the Environment and Public Safety with respect to issuance of a permit pursuant to The Air Pollution Control Act.
- b) Solid and liquid waste disposal facilities:
  - i) Development and maintenance of a solid or liquid waste disposal facility shall be subject to Part III Section 14 of this bylaw.
- c) Intensive livestock operations (ILO'S):
  - i) Council is governed by the locational policies contained in the Basic Planning Statement in issuing a discretionary approval for an ILO and associated facilities.
  - ii) Approval of an intensive livestock operation shall be for a specific maximum number of animal units specified by Council as a condition of the development permit. A new discretionary approval shall be required to expand the intensive livestock operation.

5. Country Residential Sites: Keeping of Animals

- a) Two (2) large animals (horses or cows) will be permitted per 2-hectare (5-acre) site. Four (4) large animals will be permitted per 4-hectare (10-acre) site. For each additional 1.2 hectares (3 acres), one (1) large animal will be permitted.
- b) Birds and small animals to be limited in numbers to the proportional equivalent per animal unit as determined by the regulations contained in The Pollution (By Live Stock) Control Act.
- c) Animals shall not be pastured within 15 metres (49.2 feet) of any dwelling not owned by the owner of the animals and no buildings or structures intended to contain birds or animals shall be located within 100 feet of a dwelling or 15 meters (50 feet) of a property line.

6. Disposal of Manure

- a) Liquid manure shall be spread by direct injection into the soil.
- b) Solid manure shall be incorporated into the soil within 24 hours.

- c) Solid or liquid manure shall not be spread on snow covered or frozen ground.
- d) Upon application to Council, other procedures for disposal of manure may be approved where the applicant establishes to the satisfaction of Council that they are consistent with the objectives and policies in the Basic Planning Statement. Council may specify a limited time during which the approval will be valid.
- e) Council may exempt, in whole or in part, an applicant from this section where adverse weather conditions prevent the incorporation of manure, in which case spreading of manure will be allowed until weather conditions permit incorporation.

## **SCHEDULE B: H – HAMLET DISTRICT**

### **A. Permitted Uses:**

Subject to all other provisions of this bylaw, on any site, in any district defined in this bylaw as an H – Hamlet District, only the following uses and their respective accessory uses shall be permitted.

#### **1. Principal Uses:**

- a) Residential:
  - i) Single detached dwellings, including mobile homes;
  - ii) Semi-detached dwellings
- b) Recreational:
  - i) Open air rinks;
  - ii) Parks, playgrounds, golf courses and sports fields;
  - iii) Other similar outdoor uses.
- c) Public utilities, excluding solid and liquid waste disposal facilities.

#### **2. Uses Permitted at Council’s Discretion:**

The following discretionary uses and their respective accessory uses may be permitted, but only by resolution of council and only in locations and with development standards specified by council in accordance with this bylaw:

- a) Commercial, which are:
  - i. Adult Day Care – Type I;
  - ii. Ambulance Station;
  - iii. Bed and Breakfast Home;
  - iv. Day Care Centre;
  - v. Establishments for the servicing, storage and sale of motor vehicles, farm machinery and equipment;
  - vi. Grain elevators;
  - vii. Hotels and motels;
  - viii. Neighbourhood Recycling Collection Depot;
  - ix. Private Club;
  - x. Private Art Gallery;
  - xi. Residential Care Facility – Type I;
  - xii. Restaurants, confectioneries and other places for the sale and consumption of food and related items;
  - xiii. Retail stores;
  - xiv. School – Private;
  - xv. Special Care Home.
- b) Institutional, which are:
  - i. Community Centre;

- ii. Educational Institution;
- iii. Place of Worship;
- iv. Pre-school;
- v. Public Art Gallery;
- vi. Public Library;
- vii. Recreational buildings and facilities;
- viii. School – Public.

- c) Residential, which are:
  - i. Special Needs Housing.

- d) Home based businesses, subject to Part III Section 12 of this Bylaw.

3. Accessory Uses:

- a) Buildings, structures, or uses accessory to, and located on the same site with the permitted building or use.

B. REGULATIONS

- 1. Any site which does not conform to the following area or minimum frontage requirements shall be deemed to be a conforming site provided that a Certificate of Title existed in the Land Titles Office prior to the coming into force of this bylaw.

2. Site Area:

- a) All commercial uses: Minimum – 222 square metres (2,400 square feet)
- b) Institutional uses: Minimum – 418 square metres (4,500 square feet)
- c) All other uses: Minimum – 222 square metres (2,400 square feet)”

3. Site Frontage:

- a) Commercial uses: Minimum – 15 metres (49.20 feet)
- b) Institutional uses: Minimum – 30 metres (98.4 feet)
- c) All other uses: Minimum – 15 metres (49.2 feet)

4. Yard Requirements:

- a) Front (all uses): Minimum – 6 metres (19.7 feet)
- b) Side (all uses): Minimum – 1.5 metres (4.9 feet)
- c) Rear (all uses): Minimum – 6 metres (19.7 feet)

5. Servicing, storage and sale of motor vehicles, farm machinery and equipment:

Pumps and other devices shall be located at least 6 metres (19.7 feet) from any street, lot line, or road, and all automobile parts, dismantled vehicles and similar articles shall be stored within a building or located in a side or rear yard which shall be suitably screened to the satisfaction of council

6. Outside Storage:

- a) No outside storage shall be permitted in the front yard.
- b) Outside storage located in a side or rear yard shall be suitably screened to the satisfaction of council.

7. Development Standards for Mobile Homes:

- a) All mobile homes shall be equipped with a skirting acceptable to the proper local authority within 30 days of the mobile home being placed on the site. An accessible removable panel shall be incorporated into the skirting as a service panel.
- b) An accessory building structure which specifically includes but is not limited to a porch, a canopy, an addition, or an oil tank covering will be permitted provided they are designed and clad in keeping with the original mobile home.

8. Development Standards for Discretionary Uses:

- a) The issuance of a development permit by council for discretionary uses may be subject to additional requirements as follows:
  - i) The approval of the Saskatchewan Water Corporation and/or Department of Environment and Public Safety with respect to issuance of a ground water permit pursuant to The Water Rights Act.
  - ii) The approval of the Department of Health with respect to issuance of a plumbing permit for sewer and water systems.
  - iii) The approval of the Department of the Environment and Public Safety with respect to issuance of a permit pursuant to The Air Pollution Control Act.
- b) Solid and liquid waste disposal facilities:

Development and maintenance of a solid or liquid waste disposal facility shall be subject to Part III Section 14 of this bylaw.



## **SCHEDULE C: ICR – INTENSIVE COUNTRY RESIDENTIAL DISTRICT**

### **A. Permitted Uses:**

Subject to all other provisions of this bylaw, on any site, in any district defined in this bylaw as an ICR – Intensive Country Residential District, only the following uses and their respective accessory uses shall be permitted.

#### **1. Permitted Uses:**

- a) Residential:
  - i) Single detached dwelling;
  - ii) A mobile home on a permanent foundation.
- b) Public utilities, except solid and liquid waste disposal facilities.

#### **2. Uses Permitted at Council’s Discretion:**

The following discretionary uses and their respective accessory uses may be permitted, but only by resolution of council and only in locations and with development standards specified by council in accordance with this bylaw:

“The following discretionary uses and their respective accessory uses may be permitted but only by resolution of council and only in locations and with development standards specified by council in accordance with this bylaw:

- a) Commercial, which are:
  - i. Ambulance Station;
  - ii. Bed and Breakfast Home;
  - iii. Convenience stores;
  - iv. Day Care Centre;
  - v. Neighbourhood Recycling Collection Depot.
- b) Institutional, which are:
  - i. Community Centre;
  - ii. Parks, playgrounds, golf courses, open air rinks and sports fields;
  - iii. Pre-school.
- c) Home based businesses, subject to Part III Section 12 of this Bylaw.

#### **3. Accessory uses:**

Buildings, structures or uses secondary to and located on the same site with the principal or discretionary use are permitted, including:

- a) Private garages, whether detached or attached to a dwelling unit;
- b) Garden sheds used for the storage of non-industrial yard maintenance equipment;
- c) Greenhouses;
- d) Barns and stables;
- e) Small scale agriculture such as field crops, hobby farming.

## B. REGULATIONS

1. Any site which does not conform to the following area or minimum frontage requirements shall be deemed to be a conforming site provided that a Certificate of Title existed in the Land Titles Office prior to the coming into force of this bylaw.
2. Density Requirements:
  - a) A maximum of 40 sites for residential use shall be permitted in any quarter section.
3. Site Area Regulations:
  - a) Residential: Minimum – 0.61 hectares (2 acres)  
Maximum - 16 hectares (40 acres).
  - b) All other uses: Minimum - none.
4. Site Frontage Requirements:
  - a) Residential: Minimum - 30 meters (100 feet)
  - b) All other uses: Minimum - none
5. Yard Requirements:
  - a) In any yard abutting a municipal road allowance, municipal grid road, main farm access road, or provincial highway all buildings shall be set back at least 45 meters (150 feet) from the centerline of the road or road allowance.
  - b) A yard abutting any other road Minimum - 7.6 meters (25 feet)
  - c) Any other yard Minimum - 3 meters (10 feet)
  - d) The yard requirements shall not apply to any public utility, municipal facility, or public recreational use.
6. Floor Area:

Detached accessory buildings: Maximum cumulative floor area of all detached accessory buildings – 111.5 m<sup>2</sup> (1,200 ft<sup>2</sup>) or the cumulative total developed residence floor area, whichever is greater.
7. Outside Storage:
  - a) No outside storage shall be permitted in the front yard.
  - b) Outside storage located in a side or rear yard shall be suitably screened to the satisfaction of council.
8. Keeping of Animals:
  - a) Two (2) large animals (horses or cows) will be permitted per 2-hectare (5-acre) site. Four (4) large animals will be permitted per 4-hectare (10-acre) site. For each additional 1.2 hectares (3 acres), one (1) large animal will be permitted.
  - b) Birds and small animals to be limited in numbers to the proportional equivalent per animal unit as determined by the regulations contained in The Pollution (By Live Stock) Control Act.
  - c) Animals shall not be pastured within 15 meters (49.2 feet) of any dwelling not owned by the owner of the animals and no buildings or structures intended to contain birds or animals shall be located with 30 meters (100 feet) of a dwelling or 15 meters (50 feet) of a property line.
9. Solid and liquid waste disposal facilities:

Development and maintenance of a solid or liquid waste disposal facility shall be subject to Part III Section 14 of this bylaw.

## **SCHEDULE D: MCR – MEDIUM COUNTRY RESIDENTIAL DISTRICT**

### **A. Permitted Uses**

Subject to all other provisions of this bylaw, on any site, in any district defined in this bylaw as an MCR – Medium Country Residential District, only the following uses and their respective accessory uses shall be permitted.

#### **1. Permitted Uses:**

- a) Residential:
  - i) Single detached dwelling.
  - ii) Mobile home on a permanent foundation.
- b) Public utilities, except solid and liquid waste disposal facilities.

#### **2. Uses Permitted at Council's Discretion:**

The following discretionary uses and their respective accessory uses may be permitted, but only by resolution of council and only in locations and with development standards specified by council in accordance with this bylaw:

- a) Commercial, which are:
  - i. Ambulance Station;
  - ii. Bed and Breakfast Home;
  - iii. Day Care Centre;
  - iv. Neighbourhood Recycling Collection Depot.
- b) Institutional, which are:
  - i. Community Centre;
  - ii. Parks, playgrounds, golf courses, open air rinks and sports fields;
  - iii. Pre-school.
- c) Home based businesses, subject to Part III Section 12 of this Bylaw.

#### **3. Accessory uses:**

Buildings, structures or uses secondary to and located on the same site with the principal or discretionary use are permitted, including:

- a) Private garages, whether detached or attached to a dwelling unit;
- b) Garden sheds used for the storage of non-industrial yard maintenance equipment;
- c) Greenhouses;
- d) Barns and stables;
- e) Small scale agriculture such as field crops, hobby farming.

### **B. Regulations:**

- 1. Any site which does not conform to the following area or minimum frontage requirement shall be deemed to be a conforming site provided that a Certificate of Title existed in the Land Titles Office prior to the coming into force of this bylaw.
- 2. Density Requirements:
  - a) A maximum of 15 sites for residential use shall be permitted in any quarter section.

3. Site Area Regulations:

- a) Residential: Minimum - 2 hectares (5 acres)  
Maximum - 16 hectares (40 acres).
- b) All other uses: Minimum - none.

4. Site Frontage Requirements:

- a) Residential: Minimum - 30 meters (100 feet)
- b) All other uses: Minimum - none

5. Yard Requirements:

- a) In any yard abutting a municipal road allowance, municipal grid road, main farm access road, or provincial highway all buildings shall be set back at least 45 meters (150 feet) from the centerline of the road or road allowance.
- b) A yard abutting any other road Minimum - 7.6 meters (25 feet)
- c) Any other yard Minimum - 3 meters (10 feet)
- d) The yard requirements shall not apply to any public utility, municipal facility, or public recreational use.

6. Floor Area:

- a) Detached accessory buildings: Maximum cumulative floor area of all detached accessory buildings – 111.5 m<sup>2</sup> (1,200 ft<sup>2</sup>) or the cumulative total developed residence floor area, whichever is greater.

7. Outside Storage:

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

8. Keeping of animals:

- a) Two (2) large animals (horses or cows) will be permitted per 2-hectare (5-acre) site. Four (4) large animals will be permitted per 4-hectare (10-acre) site. For each additional 1.2 hectares (3 acres), one (1) large animal will be permitted.
- b) Birds and small animals to be limited in numbers to the proportional equivalent per animal unit as determined by the regulations contained in The Pollution (By Live Stock) Control Act.
- c) Animals shall not be pastured within 15 meters (50 feet) of any dwelling not owned by the owner of the animals and no buildings or structures intended to contain birds or animals shall be located with 30 meters (100 feet) of a dwelling or 15 meters (50 feet) of a property line.
- d) The use of vacant residential sites for pasture of animals is prohibited.

9. Solid and Liquid Waste Disposal Facilities:

Development and maintenance of a solid or liquid waste disposal facility shall be subject to Part III section 14 of this bylaw.

## **SCHEDULE E: C – COMMERCIAL DISTRICT**

### **A. Permitted Uses**

Subject to all other provisions of this bylaw, on any site, in any district defined in this bylaw as a C-Commercial District, only the following uses and their respective accessory uses shall be permitted:

#### **1. Principal Uses:**

- a) Retail stores;
- b) Restaurants, confectioneries, and other places for the sale and consumption of food and related items;
- c) Establishments for the servicing, storage, and sale of motor vehicles, marine and farm equipment and machinery, car wash establishments;
- d) Nurseries, greenhouses, and veterinary clinics;
- e) Agriculture related commercial
- f) Motels and hotels; and
- g) Public utilities, except solid and liquid waste disposal facilities.

#### **2. Uses Permitted at Council’s Discretion:**

The following discretionary uses and their respective accessory uses may be permitted, but only by resolution of council and only in locations and with development standards specified by council in accordance with this bylaw:

- a) Solid and liquid waste disposal facilities;
- b) Auction marts;
- c) Welding, machine shops, metal fabricating, auto and machinery wreckers;
- d) Product processing and fabrication;
- e) Storage facilities, warehousing, supply and distribution facilities;
- f) Abattoirs, hide defleshing and tanning facilities, and stockyards;
- g) Outdoor storage yards for construction materials and extractive industries, and
- h) Agricultural implement and prefabricated building component manufacturing.
- i) Research Facility.

#### **3. Accessory Uses:**

For the purpose of this bylaw, uses customarily incidental and subordinate to the permitted uses shall be considered an accessory use. Single detached residences shall not be permitted, however, living quarters for caretakers, etc., will be allowed subject to a resolution of the council.

### **B. REGULATIONS**

- 1. Any site which does not conform to the following area or minimum frontage requirements shall be deemed to be a conforming site provided that a Certificate of Title existed in the Land Titles Office prior to the coming into force of this bylaw.

#### **2. Site Area:**

- a) Principal uses, excluding public utilities: Minimum - 1,114.8 square metres (12,000 square feet)
- b) Public utilities and discretionary uses: Minimum - none.

3. Site Frontage:

- a) Principal uses, excluding public utilities: Minimum – 30.5 meters (100 feet)
- b) Public utilities and discretionary uses: Minimum - none

4. Yard Requirements:

- a) Front Yard:  
All uses: Minimum – 45.7 meters (150 feet) from the center line of any municipal road allowance or provincial highway, or such greater distance as required by the Department of Highways and Transportation.
- b) Side Yard:  
All uses: Minimum – 3 meters (9.8 feet) on each side rear.
- c) Rear Yard:  
All uses: Minimum – 10 % of the depth of the site.

5. Off Street Parking and Loading:

- a) All principal buildings or uses shall provide 1 parking space for each 27.9 square meters (300 square feet) or gross floor area, or 1 space for each 5 employees, whichever is the greater. Restaurants shall provide 1 parking space for each 4 seats and hotel shall provide 1 parking space for each rented room. Council, through resolution, may require additional parking spaces for uses permitted in the C- Commercial District.
- b) Off-street loading and unloading space shall be provided where the use of a building or site involves the receipt, distribution or dispatch by vehicle of materials, good, or merchandise, so that adequate space for such vehicles to stand for loading and loading is provided on the site.

6. Outside Storage:

Outside storage will be permitted provided it meets the following requirements:

- a) No outside storage shall be located in the front yard, except for the display of items for sale, which shall be neatly arranged.
- b) If an outside storage area is located in the side or rear yard, that yard shall be fenced or suitably screened to the satisfaction of council.

7. Solid and Liquid Waste Disposal Facilities:

Development and maintenance of a solid or liquid waste disposal facility shall be subject to Part III Section 14 of this bylaw.

## **SCHEDULE F: I – INDUSTRIAL DISTRICT**

### **A. Permitted Uses**

Subject to all other provisions of this bylaw, on any site, in any district defined in this bylaw as an M-Industrial District, only the following uses and their respective accessory uses shall be permitted:

#### **1. Principal Uses:**

- a) Storage facilities, warehousing, supply and distribution facilities, and wholesale establishments;
- b) Agriculturally related commercial;
- c) Agricultural implement and prefabricating building component manufacturing and assembly;
- d) Grain elevators, feed mills, and seed cleaning and drying plants;
- e) Manufacturing, processing and refining; and
- f) Public utilities, excluding solid and liquid waste disposal sites.

#### **2. Uses Permitted at Council's Discretion:**

The following discretionary uses and their respective accessory uses may be permitted, but only by resolution of council and only in locations and with development standards specified by council in accordance with this bylaw:

- a) Abattoirs, hatcheries, hide defleshing and tanning facilities, and stockyards;
- b) Auto wreckers;
- c) Establishments for the servicing, storage and sale of trailers and construction/recreation equipment;
- d) Machine and welding shops;
- e) Mineral extraction operations;
- f) Outdoor storage yards for construction materials and extractive industries, and contract yards;
- g) Petroleum enterprises, storage sheds, coal yards, and gravel yards;
- h) Solid and liquid waste disposal sites; and
- i) all permitted uses as stated in Schedule E: C – Commercial District
- j) Research Facility.

#### **3. Accessory Uses:**

For the purpose of this bylaw, uses customarily incidental and subordinate to the permitted uses shall be considered an accessory use. Single detached residences shall not be permitted, however, living quarters for caretakers, etc., will be allowed subject to a resolution of the council.

### **B. REGULATIONS**

1. Any site which does not conform to the following area or minimum frontage requirements shall be deemed to be a conforming site provided that a Certificate of Title existed in the Land Titles Office prior to the coming into force of this bylaw.

#### **2. Site Area:**

- a) Permitted uses: Minimum – 2.0 hectare (5 acre)  
Maximum – As determined by demonstrated space needs.

- b) Discretionary uses: Minimum – 0.4 hectare (1 acre)  
Maximum – As determined by demonstrated space needs.

3. Yard Requirements:

- a) Front Yard:  
All uses: Minimum – 45.7 meters (150 feet) from the centerline of any municipal road allowance or provincial highway, or such greater distance as required by the Department of Highways and Transportation.
- b) Side Yard:  
All uses: Minimum – 4 meters (13.1 feet).
- c) Rear Yard:  
All uses: Minimum – 10 % of the depth of the side, except where the rear yard abuts a railway track or railway yard, in which case, no rear yard is required.

4. Off Street Parking and Loading:

- a) All principal buildings or uses shall provide 1 parking space for each 46.5 square meters (500 square feet) or gross floor area, or 1 space for each 5 employees, whichever is the greater. Council, through resolution, may require additional parking spaces for use permitted in the M- Industrial District.
- b) Off-street loading and unloading space shall be provided where the use of a building or site involves the receipt, distribution or dispatch by vehicle of materials, good, or merchandise, so that adequate space for such vehicles to stand for loading and loading is provided on the site.

5. Outside Storage:

Outside storage shall be suitably screened to the satisfaction of council.

6. Solid and Liquid Waste Disposal Facilities:

Development and maintenance of a solid or liquid waste disposal facility shall be subject to Part III Section 14 of this bylaw.



**SCHEDULE G: RD – RESERVOIR DEVELOPMENT DISTRICT**

- A. The uses and regulations pertaining to the RD – Reservoir Development District (Bradwell Reservoir Development Area) as governed by the Reservoir Development Area Regulations, 1976, shall apply to this district. Council will inform prospective developers that an application for development must be submitted to Saskatchewan Water Corporation – Moose Jaw.

## **SCHEDULE H: MH – MOBILE HOME PARK DISTRICT**

### **A. Permitted Uses**

Subject to all other provisions of this bylaw, on any site, in any district defined in this bylaw as MH-Mobile Home Park District, only the following uses shall be permitted:

#### **1. Principal Uses:**

- a) Residential:
  - i) Singlewide and doublewide mobile homes in mobile home parks.
- b) Recreational:
  - i) Open air Rinks
  - ii) Parks, playgrounds, golf courses and sports fields,
  - iii) other similar outdoor uses.
- c) Public Utilities excluding any solid and or liquid waste disposal facilities.”

#### **2. Uses Permitted at Council’s Discretion:**

The following discretionary uses and their respective accessory uses may be permitted, but only by resolution of council and only in locations and with development standards specified by council in accordance with this bylaw:

- a) Commercial, which are:
  - i. Adult Day Care – Type I;
  - ii. Ambulance Station;
  - iii. Day Care Centre;
  - iv. Neighbourhood Recycling Collection Depot;
  - v. Private Club;
  - vi. Private Art Gallery;
  - vii. Residential Care Facility – Type I;
  - viii. Restaurants and confectionaries;
  - ix. Retail stores;
  - x. School – Private;
  - xi. Special Care Home.
- b) Institutional, which are:
  - i. Community Centre;
  - ii. Place of Worship;
  - iii. Pre-school;
  - iv. Public Art Gallery;
  - v. Public Library;
  - vi. School – Public.
- c) Residential, which are:
  - i. Special Needs Housing.
- d) Home based businesses; subject to Part III Section 12 of this Bylaw.

3. Accessory Uses:

Buildings, structures or uses secondary and accessory to but located on the same site with the main use.

B. REGULATIONS

1. Development Permission:

- a) In addition to the requirement of obtaining development permission from the municipality, no person shall establish, construct, reconstruct, alter or enlarge a mobile home park before obtaining the approval of the Department of Public Health.
- b) The development of a Mobile Home Park is subject to the provisions of the Mobile Home Regulations, 1969, as administered by the Department of Health.
- c) In the municipality, the following regulations shall apply and take precedence over The Mobile Home Regulations, 1969.

2. General Regulations:

- a) All mobile homes shall have Canadian Standards Association certificate.
- b) All mobile homes shall be skirted from the floor level to the ground level.
- c) Home Occupations:
  - i) A business or professional sign on the premises is permitted, not to exceed 0.09 m<sup>2</sup> (1square foot) in area.
  - ii) No outside storage of materials or outside display shall be permitted.
  - iii) Home Occupations shall be conducted in the principal building, not in any accessory building.
- d) Accessory Buildings:
  - i) No accessory building shall be placed in any front yard.
- e) Signs  

Signs under the provisions for home occupations, those showing the names and addresses of the occupants, signs bearing notice of sale or lease and information signs relating to a temporary condition affecting the premises are permitted.
- f) Open Space  

A minimum of 10 percent of the total of the mobile home park shall be set aside as open space for use by the park residents.
- g) Roadways  

All roadways in a mobile home park shall have a minimum 12 meters (39.4 feet) right-of-way and the roadway shall be hard-surfaced and well drained.

3. Site Area:

- a) All commercial uses: Minimum – 222 square metres (2,400 square feet)
- b) Institutional uses: Minimum – 418 square metres (4,500 square feet)
- c) All other uses: Minimum – 222 square metres (2,400 square feet)

4. Site Frontage:

- a) Commercial uses: Minimum – 15 metres (49.20 feet)

- b) Institutional uses: Minimum – 30 metres (98.4 feet)
- c) All other uses: Minimum – 15 metres (49.2 feet)

## PART V – DEFINITIONS

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:

Abattoir: Shall mean a building or structure licensed by the Federal and/or Provincial Government specifically designated to accommodate the penning and slaughtering of live animals and the processing of animal carcasses that may include but is not limited to the packing, treating, storing and sale of the product on the premises.

Accessory Building: Shall mean a separate building or structure normally incidental to the principal building or structure on the same site.

Accessory Use: Shall mean a use customarily incidental and subordinate to the principal use or building and located on the same site with such principal use or building.

Act: Shall mean The Planning and Development Act, 1983, as amended.

Adult Day Care: Shall mean an establishment for the placement, care and supervision of adults, but does not include the provision of overnight supervision.

Adult Day Care - Type I: Shall mean an adult day care with up to five persons under supervision at any one time.

Adult Day Care - Type II: Shall mean an adult day care with more than five persons under supervision at any one time.

Ambulance Station: Shall mean a facility for receiving requests for ambulance service and/or for the stationing of one or more ambulances until dispatched in response to calls for service, which is operated by a person or corporation having a valid and subsisting ambulance licence issued pursuant to The Ambulance Act and having a current contract with the Saskatoon District Health Board.

Agricultural Holding: Shall mean the accumulation of all sites owned by an agricultural operator and does not include a hobby farm or country residence.

Agricultural Operator: Shall mean a household unit whose principal source of income is derived from the agricultural production of an agricultural holding.

Agriculturally Related Commercial Use: See Use.

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

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

### ANIMAL UNITS

Kind of Animal	Number that Equals One Animal Unit
1. Poultry	
a) hens, cockerels, capons	100.0
b) chicks, broiler chicken	200.0
c) turkeys, geese, ducks	50.0
d) ostrich	7.0
e) emu	16.0
2. Hogs and Wild Boars	
a) boars or sows	3.0
b) gilts	4.0
c) feeder pigs	6.0

d) weanling pigs	20.0
3. Sheep	
a) rams or ewes	7.0
b) lambs	14.0
4. Goats	7.0
5. Cattle	
a) cows or bulls	1.0
b) feeder cattle	1.5
c) replacement heifers	2.0
d) calves	4.0
6. Horses	
a) colts or ponies	2.0
b) other than colts or ponies	1.0
7. Bison	
a) cows or bulls	1.0
b) calves	4.0
8. Fallow Deer	
a) Fallow deer	8.0
b) Fallow deer fawns	32.0
9. Domestic Indigenous	
a) elk	5.0
b) elk calves	20.0
c) white-tailed deer	8.0
d) white-tailed deer fawns	32.0
e) mule deer	8.0
f) mule deer fawns	32.0
(1) 10. Llamas, Alpacas	
a) adults	8.0
b) first year young	32.0

Applicant: Shall mean a developer or person applying for a development permit under this bylaw: or, a recommendation of council on a proposed plan of subdivision as per The Planning and Development Act, 1983.

Bed and Breakfast Home: Shall mean a dwelling unit, licensed as an itinerant use accommodation, pursuant to The Public Accommodation Regulations, in which overnight accommodation with the dwelling unit, along with one meal served before noon, is provided to the traveling public for a charge.

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

Building: Shall mean any structure constructed or placed on, in or over land, but does not include a public highway.

Building, Accessory: Shall mean a subordinate detached building appurtenant to a main building or main use and located in the same site, the purpose of which is to provide better and more convenient function of the main building or main use.

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

Building, Residential: Shall mean a single detached, semi-detached, duplex or mobile home dwelling unit.

Building Site: Shall mean the specific area on which the principal building is to be erected.

Campground, Tourist: Shall mean 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.

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

Clean Fill: Shall mean clean and inert concrete, reinforced concrete, stone, bricks, cindercrete, tile/ceramics, soil and sand that does not cause any adverse environmental impacts or any public health or safety concerns.

Clean Fill Site: Shall mean a site to accommodate the disposal of clean fill from off-site sources

Community Centre: Shall mean 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.

Convent or Monastery: Shall mean a building used as a residence, operated as a single housekeeping unit, solely by and for a group of individuals who have professed vows in a religious order and who live together as a community under the direction of a local supervisor.

Council: Shall mean the Council of the Rural Municipality of Blucher, No, 343.

Country Residence: Shall mean a dwelling or site whose owner's principal source of household income is derived from a source other than the principal agricultural use of that site.

Day Care Centre: Shall mean an establishment providing for the care, supervision and protection of children, but does not include the provision of overnight supervision.

Developer: Shall mean the person or corporation, responsible for carrying out development.

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

Development Permit: Shall mean a document authorizing a development issued pursuant to this bylaw.

Discretionary Use: Shall mean 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.

Disposal of Manure: Shall mean the use of agricultural land for the disposal and recycling of manure produced by a permitted intensive livestock operation.

Dwelling, Semi-Detached: Shall mean two dwelling units side by side in one building unit with a common party wall, which separates, without opening throughout the entire structure, the two dwelling units.

Dwelling, Single Detached: Shall mean a detached building consisting of one dwelling unit as herein defined; and occupied or intended to be occupied as a permanent home or residence, but shall not include a mobile home or trailer coach as herein defined.

Dwelling Units: Shall mean one or more habitable rooms constituting a self-contained unit and used or intended to be used together for living and sleeping purposes by one or more persons.

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

Farmer: See Agricultural Operator.

Farmstead Site: Shall mean a site, which includes the residence of the farm operator and those buildings, or facilities, which are related to the farm operation, and are normally surrounded by the farmstead shelterbelt.

Floor Area: Shall mean the maximum habitable area contained within the outside walls of a building, excluding in the case of a dwelling, any private garage, porch, veranda, sun lounge, unfinished basement, or attic.

Hazard Land: Shall mean land, which may be prone to flooding, slumping, subsidence, landslides, erosion, any other instability, or is located within a flood plain or watercourse.

Household Unit: Shall mean one or more persons occupying a dwelling and living as a single housekeeping unit.

Home Based Business/Home Occupation: Shall mean an accessory use of a dwelling unit for a business which is secondary and incidental to the primary use of the dwelling as a residence, and does not change the residential character of the buildings or site.

Highway Sign Corridor: Shall mean 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 entitle "The Erection of Signs Adjacent to Provincial Highway Regulations, 1986", as may be amended from time to time.

Intensive Livestock Operations: Shall mean the rearing, confinement or feeding of more than 100 animal units of poultry, sheep, goats, cattle, hogs, horses, bison, deer, elk, wild boars, llamas or alpacas in an enclosure where the space per animal unit is less than 375 square metres.

Kennel(s): Shall mean a building(s) and/or enclosure(s) used for the breeding, raising, storing or keeping of small-domesticated animals such as cats, dogs, etc.

Mineral Extraction: Shall mean the extraction of mineral resources such as clay, sand, gravel and topsoil and includes associated storage, stockpiling, transportation, crushing, washing and similar operations and facilities.

Mobile Home: Shall mean a trailer coach:

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

Mobile Home Park: Shall mean any tract or parcel of land on which two or more occupied mobile homes are harbored or are permitted, and includes any building or structure used or intended to be used as part of the equipment of such mobile home park.

Municipality: Shall mean the Rural Municipality of Blucher, No, 343.

Neighbourhood Recycling Collection Depot: Shall mean a building or structure used for collection and temporary storage of recyclable household material such as bottles, cans, plastic containers and paper. The following shall not be allowed at a recycling collection depot:

- (i) processing of recyclable material other than compaction;



- (ii) collection and storage of paints, oil, solvents or other hazardous material; and
- (iii) outdoor compaction or storage.

Non-Conforming Building: Shall mean 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 Use: Shall mean a lawful specific use:

- i) being made of land or a building or intended to be made of a building lawfully under construction, or in respect of which all required permits have been issued, at the date a zoning bylaw or any amendment to a zoning bylaw affecting the land or building becomes effective; and
- ii) that on the date a zoning bylaw or any amendment to a zoning bylaw 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 the zoning bylaw.

Permitted Uses: Shall mean those land uses permitted within a zoning district in conformity with the requirements specified in this bylaw.

Petroleum Related Commercial Use: See Use.

Place of Worship: Shall mean 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.

Pre-school: Shall mean a facility which provides a part-time program for pre-school aged children.

Principal Use: Shall mean the main activities conducted on a site.

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

Private Art Gallery: Shall mean an art gallery operated by an individual or corporation on private property.

Private Club: Shall mean a place used for the meeting, social or recreational activities of the members of a non-profit philanthropic, social service, athletic, business or fraternal organization, and may include rooms for eating, drinking and assembly but shall not include onsite residences.

Public Art Gallery: Shall mean an art gallery operated by the Municipality or other similar public agency.

Public Hospital: Shall mean a hospital operated by the Saskatoon District Health Board.

Public Library: Shall mean a library operated by the Wheatland Regional Library or other similar public agency.

Public Road: Shall mean a road allowance or a legally surveyed road vested in the name of Department of Highways.

Public Utility: Shall mean a system, work, plant, equipment or service, whether owned or operated by municipal, provincial or federal governments or by a corporation under Federal or Provincial statute, which furnishes any of the following services and facilities to, or for the use of, all or a portion of the inhabitants of the Municipality:

- (i) communication by way of telephone lines, optical cables, and cable television services;
- (ii) public transportation by bus and railway,
- (iii) production, transmission and delivery of water, gas and electricity;

- (iv) collection and disposal of solid waste, liquid waste or clean fill;
- (v) communications transmission towers.

Reeve: Shall mean the Reeve of the Rural Municipality of Blucher, No. 343.

Research Facility: Shall mean a place where facilities are located for scientific research, investigation, testing or experimentation, but does not include facilities for the manufacturing or sale of products, except as incidental to the main purpose of the facility.

Residential Care Facility: Shall mean a licensed or approved group care facility governed by Provincial regulations that provides, in a residential setting, 24 hour care of persons in need of personal services, supervision or assistance essential for sustaining the activities of daily living or for the protection of the individual.

Residential Care Facility - Type I: Shall mean a residential care facility in which the number of residents, excluding staff, does not exceed five.

Residential Care Facility - Type II: Shall mean a residential care facility in which the number of residents, excluding staff, is more than five and not more than 15.

Residential Care Facility - Type III: Shall mean a residential care facility in which the number of residents, excluding staff, is more than 15.

Retail Store: Shall mean the use of a building or portion thereof for the sale or display of merchandise to the public and includes the storage of merchandise on or about the premises in quantities sufficient only to supply the establishment, but does not include a confectionary or a retail food store.

Rural Municipal Administrator: Shall mean the official administrator for the municipality pursuant to The Municipalities Act.

School – Private: Shall mean 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, and which does not secure the majority of its funding from taxation or any governmental agency, and may include vocational and commercial schools, music or dance schools and other similar schools.

School - Public: Shall mean 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 and secures a majority of its funding from taxation or governmental agency.

Sign: Shall mean 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 advertised; and
- c) is visible from outside the building.

Site: Shall mean an area of land with fixed boundaries and which has been registered in the Land Titles Office by Certificate of Title.

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

Site Line, Rear: Shall mean the boundary at the rear of the site and opposite the front site line.

Site Line, Side: Shall mean a site boundary other than a front or rear site line.

Soil Farm: Shall mean a site used for treating petroleum contaminated soils by reducing concentrations of petroleum constituents using above-ground biodegradation.”

Special Care Home: Shall mean a nursing home, supervisory care home, sheltered care home or other facility used for the purpose of providing supervisory care, personal care and nursing care.

Special Needs Housing: Shall mean multiple unit dwellings or dwelling groups owned and operated by a non-profit corporation or public authority and used exclusively for the domestic habitation of senior citizens, disabled persons, occupants of subsidized housing, or the cohabiting spouse and children of persons noted above.

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

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

Subdivision: Shall mean any division of land.

Trailer Coach: Shall mean any vehicle used or constructed in such a way as to enable it to be used as a conveyance upon public roads or highways and includes a self-propelled or non-self-propelled vehicle designed, constructed or reconstructed in such a manner as to permit occupancy as a dwelling or sleeping place for one or more persons notwithstanding that its running gear is removed or that it is jacked-up.

Tree Nursery: Shall mean the use of land for raising shrubs, trees and bedding plants for the express purpose of commercial sale.

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

Use, Agricultural: Means a system of tillage and/or animal husbandry through which one may gain livelihood from large areas of land by the raising of crops and/or the rearing of livestock.

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

Use, Intensive Agricultural: Means an intensive system of tillage and/or operations for the concentrated rearing or keeping of livestock or poultry. Without restricting the generality of the above, intensive agricultural use includes:

- a) intensive livestock operations;
- b) sod farms;
- c) market gardens;
- d) greenhouses;
- e) mushroom farms;
- f) nurseries and other similar uses.

Use, Petroleum Related Commercial: Shall mean a service to the petroleum and natural gas extraction industry such as drilling and oil well servicing operations, hauling services and storage facilities and other similar uses.

Vacation Farm: Shall mean an operating farm which may, on a day basis or for overnight purposes, offer a farm life experience to groups, families, or individuals and which may provide either or both of the following:

- a) rental accommodation in the farm dwelling or adjacent private cabins comprising one or more rooms furnished in such a way as to enable the preparation of meals if full board is not provided;
- b) a tract of land on which one or more camping, tenting or parking sites is located, and the provision of electricity potable water and toilet facilities to any of the persons, families, groups occupying any of such sites.

Warehouse: Shall mean a building or part of a building used primarily for the operation of general merchandise warehousing, cold storage, and other storage facilities and also includes a center for the

distribution of wholesale goods and commodities for resale to retailers; to industrial, commercial or professional users; to other wholesalers.

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

Waste, Liquid: Shall mean any waste which contains animal, mineral or vegetable matter in solution or suspension.

Waste, Solid Shall mean discarded materials, substances or objects, other than clean fill, which originated from residential, commercial, institutional and industrial sources which are typically disposed of in municipal or private landfills, but not including dangerous goods, hazardous waste or biomedical waste

Yard: Shall mean the open, unoccupied space on a lot between the property line and the front, rear, or sidewall of a building.

Yard, Front: Shall mean 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: Shall mean that part of 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, Side: Shall mean the part of a site, which extends from a front yard to the rear yard between the sideline of a site and the nearest main wall of a building or structure.