

BYLAW No. 17-04**A BYLAW OF THE R.M. OF BEAVER RIVER No. 622 TO AMEND BYLAW No. 57 KNOWN AS THE ZONING BYLAW**

A bylaw to amend Bylaw No. 57 known as the Zoning Bylaw of the Rural Municipality of Beaver River No. 622.

The Council of the Rural Municipality of Beaver River No. 622, in the Province of Saskatchewan, enacts this bylaw to amend Bylaw No. 57 as follows:

1. PART II – ADMINISTRATION, section (1) **DEVELOPMENT OFFICER** is removed and replaced with the following:

"1. Development Officer

The Administrator of the Rural Municipality of Beaver River No. 622 shall be the Development Officer responsible for the administration of this Bylaw and in their absence by such other employee or representative of the Municipality as the Council designates from time to time. The Administrator may appoint a Development Officer subject to the approval of Council to whom duties in the administration of the Zoning Bylaw may be delegated."

2. PART II – ADMINISTRATION, section (2) **APPLICATION FOR A DEVELOPMENT PERMIT** is amended by adding the following sentence to the first paragraph:

"Game farm and controlled hunt farm operations **shall also** require a development permit."

3. PART II – ADMINISTRATION, section (2) **APPLICATION FOR A DEVELOPMENT PERMIT**, item (d) **Fencing** is amended by adding the following sentence:

"**Except** for operations that mandate a fence of 2.0 metres (6.56 feet) or higher in any district, which shall require the submission of a Development Permit that includes a description of the operation, fencing materials and setbacks from property lines."

4. PART IV – ZONING DISTRICTS, the "Zoning District Map" which forms part of Bylaw No. 57, is amended by:

- a. Rezoning from UR – URBAN RESERVE as zoned within the Village of Pierceland's Zoning Bylaw No. 53 to A – AGRICULTURAL DISTRICT, **Parcel B, Registered Plan No. 101685731 Ext 23** being surface parcel no. **202788445**. These lands, which are lying within the Rural Municipality of Beaver River No. 622 boundaries are shown within the bold lines in the attached reference map labelled "Schedule A".

5. PART IV – ZONING DISTRICTS, SCHEDULE A: A – AGRICULTURAL DISTRICT is amended by:

- a. Section (A) **PERMITTED USES**, Subsection (1) **Principal Uses**, Clause (a) **Agricultural** is amended by adding the following subclause after subclause (ii):

"(iii) Game farm and controlled hunt farms."

- b. Section (B) **DISCRETIONARY USES** is amended by adding the following subsection:

"B1. Additional Criteria for Discretionary Uses:

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

(b) Residential Uses:

- (i) Applications may be required to demonstrate that proposed residential development is compatible with existing surrounding land uses.

(c) Commercial Uses:

- (i) Site size shall be appropriate, in Council's opinion, for the receipt, distribution or dispatch by vehicles of materials, goods or merchandise through the designation of a clearly defined unloading or loading space on the site plan.
- (ii) Applications shall be required to demonstrate that the proposed use shall not cause adverse effects in regards to:
 - (1) Safety;
 - (2) Surrounding existing development;
 - (3) Noise;
- (iii) Site size, in Council's opinion, shall ensure adequate set back and sufficient screening of any outdoor storage area from adjacent residential development and subdivisions or a municipal road allowance. The proposed use shall include appropriate screening, but shall not affect sight triangles.
- (iv) Appropriate locations for the proposed use shall be considered based on the visual aesthetics of the surrounding area in relation to the tourist industry, where applicable.
- (v) Vacation farms, bed and breakfast homes, home based and farm based businesses:
 - (1) More than three (3) guest rooms may be allowed if the applicant can demonstrate the suitability based on, but not limited to, the following criteria:
 - (a) Site size;
 - (b) Building size;
 - (c) Adequate on-site parking for each additional guest room;
 - (d) Amenities (i.e. topography, proximity to existing tourist attractions);
- (vi) Machine shops and metal fabricators, automotive and machinery wrecking yards, RV and vehicle storage yards:
 - (1) Council shall consider surrounding incompatible land uses, and may require additional buffers or screening to mitigate adverse effects.

(d) Recreational:

- (i) Proposals shall be preferred where the application:
 - (1) Site location is adjacent to a lake;
 - (2) Includes a private beach area within the site plan;

- (3) Includes a boat launch within the site plan for campground guests, and adequate parking;
- (ii) Appropriate locations for the proposed use shall be considered based on the visual aesthetics of the surrounding area in relation to the tourist industry.
- (iii) Golf Courses and Clubhouses:
 - (1) Applications shall demonstrate to Council how the natural vegetation of the proposed parcel shall retain the intent of the Agriculture District;
 - (2) In the opinion of Council the proposed use shall not cause adverse visual aesthetics of the treed lakeshore area;
 - (3) Appropriate locations for the proposed use shall be considered based on the visual aesthetics of the surrounding area in relation to the tourist industry;
- (e) Gravel Pits and Gravel Crushing Operations, Intensive Agricultural Uses, Municipal Solid and Liquid Waste Disposal Facilities, Soil Farms, Airports and Private Airstrips, Outfitter Lodge:
 - (i) Site design should, in Council's opinion, mitigate adverse effects (i.e., noise).
 - (ii) Applications shall be required to demonstrate that the proposed use shall not cause adverse effects regarding:
 - (1) Safety;
 - (2) Surrounding existing development;
 - (3) Noise;
 - (iii) Land use incompatibility, nuisance and pollution shall be minimized by considering appropriate routes, buffers, screening, etc.
 - (iv) Council may specify development conditions in conjunction with recommendations from provincial agencies and reports from qualified person regarding site development, services, modifications to application and locations of operation.
 - (v) Council may specify conditions regarding cost recovery and cost-sharing of municipal road construction and maintenance expense due to increased haulage by trucks carrying increased loads.
 - (vi) Council may evaluate the capacity of the mineral extraction and consider the approval of the permit for limited time periods, as a condition of approval.
 - (vii) Any other information that Council deems necessary."

c. Section (C) **REGULATIONS**, is amended by adding the following clauses:

- "(a) Game Farms, Controlled Hunt Farms:
 - (i) Any operation shall be considered a game farm or controlled hunt farm for the purpose of this Bylaw if it requires approval for a Game Farm or Controlled Hunt Farm from The Ministry of Agriculture under

the *Domestic Game Farm Animal Regulations, 1999* as amended;

- (ii) Permit approval shall be conditional upon provincial approval. Applicants shall be required to provide provincial approval upon receipt to the RM office.
 - (iii) A new permit application shall be required in the following instances:
 - (i) The expansion of the operation;
 - (ii) The alteration of the species of animals in the operation;
 - (iii) The replacement of an operation, game farm, or controlled hunt farm;
 - (iv) An alteration of location for the operation;
 - (iv) Applications shall include the following information:
 - (i) Site Plans showing:
 - (1) Enclosures labelling species contained;
 - (2) Location and materials of fencing, and distances to property boundaries;
 - (3) Any structures, corrals and handling areas associated with the operation;
 - (ii) Description and number range of animals to be included within the enclosure, per species.
 - (iii) Mitigative measures for fencing in low-lying areas (i.e., inclusion of berms, etc.), unique topographies, etc;
 - (iv) Corner post materials and bracing;
- d. Section (C) **REGULATIONS**, subsection (3) **Development Standards for Discretionary Uses** is amended by adding the following clause after clause (c):

(d) Gravel Pits and Gravel Crushing Operations

- (i) Shall have access to a developed road allowance. Applicants may be required to enter into a servicing agreement to upgrade the quality of the roadway to meet RM road standards.
- (ii) Applications may be required to include a decommissioning, reclamation and/or remission plan, at the cost of the applicant following the completion of the operation. Council may require progressive restoration while extraction is ongoing in other sections of proposed area. Full restoration of the land or premises to its condition immediately before the undertaking of the development should commence immediately upon termination of the operation and shall be complete within two (2) years after operations ceased.
- (iii) Prior to rendering a decision, Council may require impact assessment or additional information, such as a mineral extraction study, or projected volumes of truck traffic on roads, the proposed road impacts (i.e., road deterioration), and the proposed measures to minimize negative (i.e., noise, dust, excessive speed) impacts on other road uses and the general public.
 - (1) Where a sand and gravel development is proposed within the vicinity of a water sources, the applicant may be required to provide

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appropriate hydrological studies describing potential impacts and other mitigation measures necessary. Council may refer this study to appropriate government agencies for additional feedback prior to rendering a decision.

(iv) Minimum excavation setbacks are as follows:

Development Type	Minimum Distance
Dwelling, Recreational or Heritage Lands	805.0 m (0.81 km)*
Municipal Road Allowance	15.0 m (50.0 feet)
Hazardous Lands	30.0 m (98.4 feet)

*Distance measured to principal building on site.

(v) The applicant may be required to sign a Development Agreement to provide a bond, or Irrevocable Letter of Credit, or another method of security/financial guarantee equal to the cost of reclamation of the mineral extraction site, to be held by the Municipality for the lifespan of the operation to ensure the land is reclaimed to a standard acceptable to Council.

(1) The bond or other acceptable security must be in place prior to the commencement of development.”

6. PART IV – ZONING DISTRICTS, SCHEDULE D: LD1 – LAKESHORE DEVELOPMENT 1 DISTRICT is amended by:

a. Section (B) **REGULATIONS**, subsection (6) *Accessory Buildings and Structures*, clause (c) *Building Size and Height*, subclause (ii) Building Height, is amended by removing in the second sentence the words “Private Garage” and replacing it with “Detached Accessory Building”.

7. PART IV – ZONING DISTRICTS, SCHEDULE I: LD3 – LAKESHORE DEVELOPMENT 3 DISTRICT is amended by:

a. Section (B) **REGULATIONS**, subsection (5) *Accessory Buildings and Structures*, clause (c) Building Size and Height, subclause (ii) is amended by removing the words “private garage” and replacing it with “Detached Accessory Building”.

8. PART IV – ZONING DISTRICTS, SCHEDULE J: LD4 – LAKESHORE DEVELOPMENT 4 – MOTOR HOME DISTRICT is amended by:

a. Section (B) **REGULATIONS**, is amended by adding the following subsection after subsection (3) *Yard Requirements*:

“3A. Principal Building Requirements:

(a) Building Height: Maximum – 5.49 metres (18 feet)

(b) Building Size: Maximum – none

(c) Additions shall be required to use a similar siding and materials as the principal building on the site.

(d) All additions, regardless of size, shall require the submission of a Development Permit Application and a Building Permit Application.

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9. PART V – DEFINITIONS, is amended by adding the following table lines beneath the existing table beneath the definition “Animal Unit”:

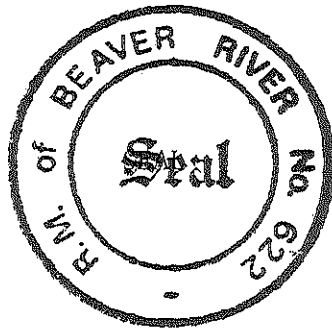
Item	Type	Kind of Animal	Number which equals One Animal Unit
7	Bison	a) Cows, bulls	1.0
		b) Calves	4.0
8	Elk, Moose, Caribou	a) Cows, bulls	5.0
		b) Calves	20.0
9	Deer	a) Does, bucks	8.0
		b) Fawns	32.0

10. PART V – DEFINITIONS, “Safe Building Elevation” definition is amended by adding the following words “(1:500)” after the word “EPWL”.

11. PART V – DEFINITIONS, is amended by adding the following definitions in alphabetical order:

“Game Farm or Controlled Hunt Farm: A fenced area for the purpose of management, control, and harvesting of domestic game farm animals. Game farms are regulated by *The Domestic Game Farm Animal Regulations.*”

12. This bylaw shall become effective on the date of approval of the Minister of Government Relations.



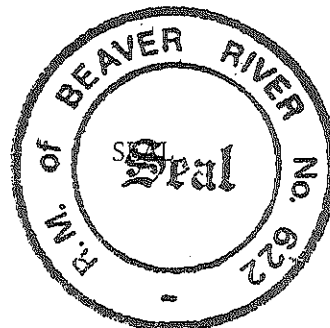
Jason Woodward
Reeve

[Signature]
Municipal Administrator

Certified a true copy of
Bylaw No. 1704 adopted by
resolution of Council this
9 day of June, 2017

Jason Woodward
Reeve

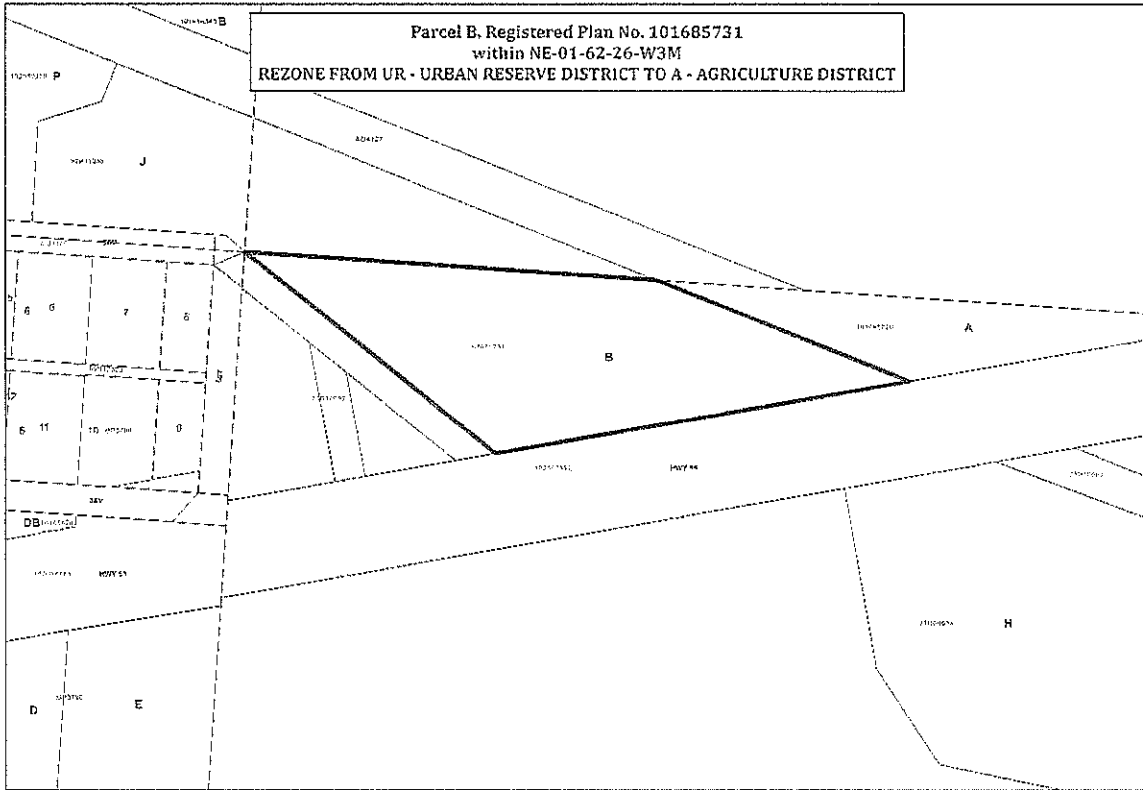
[Signature]
Municipal Administrator



APPROVED
REGINA, SASK.
OCT 11 2017
[Signature]
Assistant Deputy Minister
Ministry of Government Relations

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Schedule A



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Government
of
Saskatchewan

Community Planning

Ministry of Government Relations

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October 18, 2017

Ms. Coral Dale, Administrator
RM of Beaver River No. 622
Box 129
PIERCELAND SK S0M 2K

Dear Ms. Dale,

**Re: RM of Beaver River No. 622
Bylaw No. 17-04**

I am pleased to inform you that Bylaw No. 17-04, the bylaw to amend the RM of Beaver River No. 622 Zoning Bylaw, was endorsed by the Assistant Deputy Minister of the Ministry of Government Relations on October 11, 2017. Enclosed is one certified true copy of the bylaw for your records.

Thank you,

A handwritten signature in black ink, appearing to read 'Hank Yuen', written over a horizontal line.

Hank Yuen
Planning Assistant

Enclosure
