

# **Zoning Bylaw No. 57 of the Rural Municipality of Beaver River No. 622**

**Ministerial Approval: March 27, 1995**

NOTE: This consolidation is not official. Text amendments have been incorporated for convenience of reference and the original bylaws should be consulted for all purposes of interpretation and application of the law. Amendments listed below include text and Zoning District Map amendments.

Zoning Bylaw Text Amendments:

Bylaw No. 11.97

Bylaw No. 06.01

Bylaw No. 17-07

Bylaw No. 12-08

Bylaw No. 14-09

Bylaw No. 03-10

Bylaw No. 05-11

Bylaw No. 09-12

Bylaw No. 02-14

Bylaw No. 04-16

Bylaw No. 17-04

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## PART I – INTRODUCTION

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1. **Title**

This Bylaw shall be known as the “Zoning Bylaw of the Rural Municipality of Beaver River No. 622.”

2. **Authority**

Pursuant to Section 67 of The Planning and Development Act, 1983 (hereafter known as The Act), the Council of the Rural Municipality of Beaver River No. 622 hereby adopts the Zoning Bylaw of the Rural Municipality of Beaver River No. 622.

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 of the Rural Municipality of Beaver River No. 622.

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 or 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.

6. **Licences, 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.

## PART II – ADMINISTRATION

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### 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.

Bylaw No. 17-04

### 2. **Application for a Development Permit**

Every person shall complete an application for a development permit **before** commencing any development within the municipality. Farm residences **shall** require a development permit. Livestock and poultry operations over 20 animal units which are comprised of pigs or poultry over 300 animal units which are comprised of cattle shall be considered intensive livestock operations under this bylaw and **shall** also require a development permit. Game farm and controlled hunt farm operations **shall also** require a development permit

Bylaw No. 17-04

Developments which **do not** require a development permit include:

- (a) **Accessory Farm Uses:** Farm buildings where applied to a principle 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) **Sheds and storage structures:** Any shed or storage structure that is 9.29 square metres (100.0 square feet) in area or less with a height of less than 4.0 metres (13.0 feet).
- (d) **Fencing:** subject to all height restrictions of the zoning district. **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.

Bylaw No. 04-16

Bylaw No. 04-16

Bylaw No. 17-04

### 3. **Application Requirements**

Unless otherwise specified in this bylaw, with every application for a development permit, a copy of a layout, or site plan, showing the 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.

- 3.1 An increase in the area of land for an approved use, or the number or size of buildings used for an approved use, shall require a development permit.

Bylaw No. 03-10

**3.2** Development Permit Fees - A development for the types of development permits listed below shall pay an application fee as set out: **Bylaw No. 09-12**

- (a) Permitted Principal Use \$100.00
- (b) Permitted Accessory Use \$100.00
- (c) Discretionary Principal Use \$200.00
- (d) Discretionary Accessory Use \$200.00

**4. Discretionary Use Applications**

Where an application is made for a discretionary use or development, the Development Officer shall submit the application to Council for review. Council may advertise its intention to consider approval of a discretionary use application and require the applicant to pay all or a portion of the cost of advertisement. Upon completion of its review, Council shall pass a resolution directing the Development Officer to:

- (a) issue a development permit incorporating any development standards set forth by Council in accordance with the provisions of this bylaw; or
- (b) issue a notice of refusal to the applicant, stating the reason for the refusal.

Council will maintain a registry of the location and all relevant details of the granting of a discretionary use approval.

**5. Referrals to Council**

The development officer may submit any application to Council for a decision on the interpretation of the bylaw, or upon special conditions provided for in the bylaw, and shall inform the applicant of this action.

**6. Review of Application for Permitted Use**

Upon completion of the review of an application for a permitted use or development, the Development Officer shall:

- (a) where the application conforms to all provisions and regulations of this bylaw, issue a development permit, or;
- (b) where the application complies with this bylaw and is subject to special regulations, performance standards or development standards specified in this bylaw, issue a development permit incorporating the special regulations, performance standards or development standards, or;
- (c) where the application does not comply with a provision or regulation of this bylaw, issue a refusal stating the reason for the refusal.

**7. Development Appeals Board**

- (a) Council shall appoint a Development Appeals Board in accordance with Sections 71 and 79 to 104 of the Act.
- (b) A person may appeal to the board where the Development Officer:

- (i) is alleged to have misapplies the bylaw in issuing a development permit; or
  - (ii) refuses to issue a development permit because it would contravene this bylaw.
- (c) A person whose application for a discretionary use or development has been approved with prescribed development standards may appeal any development standards considered excessive to the board.
  - (d) An applicant shall make an appeal within 30 days of the date of the issuance of, or refusal to issue, a development permit.
  - (e) Nothing in this section authorizes a person to appeal a decision of the Council:
    - (i) refusing to rezone land;
    - (ii) rejecting an application for approval of a discretionary use.
  - (f) A person who wishes to appeal to the board shall file a written notice of intention to appeal with the board, together with any sum of not more than \$50 that the board may specify, to be applied to the expenses of the appeal.
  - (g) In making an appeal to the Development Appeal Board, and hearing such appeal, the provisions of The Act shall apply.

## **8. Minor Variances**

- (a) Council may grant a variance of up to 10% of any yard requirement or minimum required distance between buildings for a use that is a permitted use as specified in this bylaw. All such variances shall be subject to the conditions and granted in accordance with the procedures contained in Section 73.1 of The Act.
- (b) Council will maintain a register of the location and all relevant details of the granting of such variance.

## **9. Building Permit**

A building permit, where required, shall not be issued unless a development permit, where required has been issued.

## **10. Referral to Department of Health**

A copy of all approved development permit applications, involving the installation of water and sanitary services, shall be sent to the local office of the Department of Health.

## **11. Amendment of Zoning Bylaw**

- (a) 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 RM of Beaver River No. 622 Basic Planning Statement.
- (b) Council shall require applicants requesting an amendment to this bylaw to pay Council all of the cost associated with public advertisement of the application.

**12 Offences and Penalties**

Any person who violates this bylaw is guilty of an offence and liable, on summary conviction, to the penalties set forth in the Act.

## PART III – GENERAL REGULATIONS

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

### 1. **Frontage on Road**

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

### 2. **Areas Prohibited for Development**

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.

#### (a) **Residences proposed on potentially hazardous land:**

A development permit application for a proposed residence on potentially hazardous land as defined in this bylaw and the Basic Planning Statement or lands that have an interest registered on the title pursuant to section 130 of the Act, must be accompanied by a Real Property Surveyors Report prepared by a Saskatchewan Land Surveyor, which illustrates that the proposed elevation of the finished main floor is above the Safe Building Elevation as defined herein.

**3. 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
- (d) Dwelling groups

**Bylaw No. 17-07**

**4. Non-conforming Uses**

The provisions of sections 113 and 118 of The Act shall apply to all non-conforming buildings and uses.

**5. 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

Permitted signs shall be subject to the following requirements.

(i) There is no restriction governing the number of permitted signs on the premises, however, the total facial area of each sign shall not exceed 3 sq. metres (32 square feet). Each sign may be double faced;

(ii) No sign shall be illuminated unless the source of light is sturdy and suitably shielded; and,

(iii) The maximum height of any sign shall be 3.5 meters (11.5 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) temporary construction signs – signs that indicate the impending development of a site are permitted only until the development is complete.

(ix) temporary agricultural related signs are permitted for a maximum period of 6 months (such as herbicide or insecticide or seed advertising promotional signs).

## **6. Public Utilities**

Public utilities, except municipal solid and liquid waste disposal sites, shall be listed as a permitted use in every zoning district, and unless otherwise specified by this bylaw, no minimum site area or yard requirements shall apply.

## **7. Development Standards for Discretionary Uses**

The following development standards may be applied by the Council as conditions of its approval of a discretionary use.

### **(a) Home Based Business**

(i) The use shall be clearly incidental and secondary to the use of the dwelling unit as a private residence.

(ii) The use shall 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.

(iii) The use shall not generate substantially more vehicular and/or pedestrian traffic and vehicular parking than normal within the district or produce offensive noise, vibration, electrical interference, smoke, dust, odours, heat or glare shall be produced by the use.

(iv) 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 based business substantially exceeds the average for residences in the area.

(v) No use requiring electrical or mechanical equipment shall cause a substantial fire rating change in the structure or the district in which the home based business is located.

(vi) The permitted use shall be valid only for the period of time the property is occupied by the applicant for such permitted use.

(b) Farm Based Business

(i) The use shall be clearly incidental and secondary to the principal agricultural operation.

(ii) Advertising signs shall be limited to one sign of not more than one square metre (10.75 sq. ft.).

(c) Seasonal Campgrounds

(i) The operator of a trailer court shall provide the development officer with a plan of the trailer court, identifying any buildings, uses of land and the location of all roadways and trailer coach sites with dimensions. The addition or rearrangement of sites, the construction or moving of buildings, the material change in use of portions of land, or the filling or clearing of land shall require a development permit, and the operator shall submit for approval an amended plan incorporating the development.

(ii) A seasonal campground shall have within its boundaries a buffer area abutting the boundary of not less than 4.5 meters which shall contain no buildings.

(iii) The operator of a trailer court shall designate a site for each trailer coach and each dwelling or campsite permitted on the court.

(iv) Each site shall have a minimum area of not less than 150 square metres, unless the site is restricted to tents only where the minimum area shall be 60 square metres, and shall have its corners clearly marked upon the ground.

(v) No portion of any site shall be located within a roadway or required buffer area.

(vi) Each site shall have direct and convenient access to a developed roadway, which is not located in any required buffer area.

(vii) Each trailer coach shall be located at least 4.5 metres from any other trailer coach, and each site shall have dimensions sufficient to allow such location of trailer coaches.

(viii) The operator may designate an area for the harbouring of mobile homes on a year to year lease. The minimum dimensions of each site within the area shall provide a site of not less than 400 square metres for each mobile home.

(ix) The space provided for roadways within a seasonal campground shall be at least 7.5 metres in width, or 15 metres in width where the roadway is located between mobile home sites. No portion of any site, other use or structure shall be located in any roadway within the seasonal campground.

(x) A seasonal campground may include an accessory laundromat and confectionary designed to meet the needs of the occupants of the sites.

(xi) Council shall be notified by the operator respecting compliance with the Public Health Act and the Regulations passed thereunder for all operations and development of the seasonal campground.

(d) Municipal Solid and Liquid Waste Disposal Facilities

(i) A buffer strip containing trees, shrubs or a berm shall be located surrounding a disposal area;

(ii) Any solid or liquid waste disposal facility shall be fenced;

(e) Bed and Breakfast/Vacation Farm Standards

(i) Vacation farms shall be ancillary to an agricultural farm operation or country residence and may include bed and breakfast, cabins, and overnight camping areas.

(ii) A maximum of five cabins shall be permitted as part of a vacation farm or bed and breakfast operation.

(iii) Only one sign, not exceeding 1.5 square metres advertising the vacation farm or bed and breakfast and located on site, is permitted.

(iv) Council shall be notified by the operator respecting compliance with the requirements by the Department of Health.

(v) 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 or a dwelling accessory to and established on the same site as the host principal residence.

(vi) Council shall specify the maximum allowable number of bedrooms, cabins or camping sites or combination thereof in its approval.

(f) Criteria and Standards for resort and tourist related commercial uses

**Bylaw No. 03-10**

(i) Council may prescribe specific development standards related to the size of the operation or buildings used for the operation.

(ii) Council may prescribe specific development standards related to control of noise, glare, dust and odour.

(iii) Storage

1) Outside storage shall be prohibited. All items associated with the commercial use shall be retained within an approved building.

2) No wrecked, partially dismantled or inoperable vehicle or machinery shall be stored or displayed.

3) Empty lots are restricted from the temporary storing of seasonal buildings or recreational equipment or vehicles in the off-season period.

(iv) Signage

1) No more than two permanent signs are permitted per lot;

2) The facial area of a sign may not exceed 3 sq. m (32.3 sq. ft.);

3) A sign may be double faced;

4) No sign shall exceed 4.6 meters (15 ft.) in total height above the ground;

(v) Parking and Landscaping

1) There shall be adequate off street parking available for the proposed use. Parking shall be developed such that:

i) It is reasonably accessible to the use and vehicles it is intended to serve; and

ii) Parking areas shall be maintained by the owner of the property to the satisfaction of Council.

2) The site plan submitted shall show the layout and external design of the lot including parking areas, landscaping, and access and egress.

3) Council may prescribe specific development standards related to landscaping, screening and fencing to provide a buffer between adjacent properties.

(g) Criteria and Standards for Outfitter Lodge

**Bylaw No. 03-10**

(i) The applicant or outfitter shall provide a letter, along with the development permit application, outlining the proposed method of operation, promotional strategy, services and amenities to be provided to guests, a detailed list of equipment to be used, and any other information that will assist Council in making their decision.

(ii) The outfitter lodge shall be located in close proximity to the proposed hunting or fishing area.

(iii) No hunting shall be allowed on the lands in which the outfitter lodge is located.

(iv) A site plan shall be submitted along with the development permit application that, in addition to the requirements of Part II, Section 3, shows:

1) size of the proposed/existing site,

2) the property in relation to highways, roads, lakes or rivers, or crown land

3) location of proposed and existing buildings,

4) location of proposed or existing septic tanks, fields, lagoons, etc.,

5) anything else that is relevant to the site

(v) If the construction of a new building is proposed, the applicant shall provide a sketch of the proposed building(s).

(vi) If the Outfitters Lodge is proposed to be located on Crown land, approvals from the Crown must be submitted as part of the development permit application.

(h) General Discretionary Use Evaluation Criteria

**Bylaw No. 02-14**

(i) Notwithstanding section (7) specific development standards, Council will apply the following general criteria in the assessment of the suitability of an application for a discretionary use:

1) Compliance with land use and municipal policies:

- i) Conformance with all relevant sections of this Bylaw, and all provincial and federal regulations.
- ii) Compatibility with adjacent properties and land uses.

2) Site layout and density:

- i) The scale and intensity of the proposal use with uses allowed in the zoning district and any existing uses and developments in the vicinity of the proposal.
- ii) The size and location of buildings and such that the improvements will not create a negative impact to surrounding land uses.
- iii) Any outside storage areas will be appropriately buffered and screened from adjoining land uses.
- iv) The retention or provision of vegetation and landscaping to enhance the appearance of the site.
- v) Sign requirements for the zoning district and proposed use.

3) Municipal servicing, where the development and use must be capable of being serviced with existing municipal infrastructure including, but not limited to:

- i) Water in terms of consumption and demand.
- ii) Sewer in terms of volume generated.
- iii) Storm drainage in terms of volume and where directed.
- iv) Solid waste in terms of volume and types created.
- v) Utilities.
- vi) Schools.
- vii) Roadways.

4) Traffic generation:

- i) The volume and vehicle type of traffic generated by the use will not vary from the existing traffic type and volume in the area.
- ii) Parking requirements for the use will not vary significantly from other uses of the vicinity.
- iii) Access to and from the site must be located appropriately to avoid any traffic hazards.

5) Environmental and Public Safety:

- i) Types and volumes of goods and materials to be kept or stored on site must not pose any danger to the surrounding properties.
- ii) Emissions from the use in terms of noise, dust, odour, light will not adversely affect the environment, adjoining land uses, or provide a negative impact to surrounding land uses.

- iii) Storm water runoff from the site will not adversely affect surface or ground water.
- iv) Fire protection requirements will not be significantly different than that required for surrounding uses.
- v) Salvage of fuel wood or timber.
- vi) Preservation of wildlife habitat and wetlands.

6) Consultation:

- i) Any comments received from the public relative to the proposal shall be considered by Council.
- ii) Evidence of any applicable permit or approvals from the Ministries of Highways and Infrastructure, Environment, or Health shall be provided or review.

7) Impact mitigation:

- i) Should the proposed use be deemed to create any negative effects in relation to the above criteria, consideration will be given to any measures that may mitigate those effects in making a decision on the proposal.
- ii) Consideration of noxious or offensive emissions, such as, noise, glare, dust and odour.

**8.  Holding Provision**

Council may designate land in an LD1 District with the holding symbol “H.” This provision will entitle the landowner to continued agricultural activity or other existing uses but no development of buildings will be allowed. Council may remove the “H” symbol in accordance with Section 84 of The Planning and Development Act, 1983 to allow subdivision and development of lakeshore development as provided by the basic planning statement.

**9.  Attached Garages and Carports**

**Bylaw No. 11.97**

- (a) Private garages and carports attached to the principal building or structure shall be considered part of the principal building or structure and subject to the regulations for the principal building or structure. **Bylaw No. 04-16**
- (b) The total area underneath an extended roofline (i.e., covered deck, porch, veranda, etc.) of a structure shall be considered within total area of the Residential Building Footprint. **Bylaw No. 04-16**

**10.  Projections into Yards**

**Bylaw No. 11.97**

Where minimum yards are required in any district, such minimum requirements shall not apply to the following

- (a) *Removed.* **Bylaw No. 04-16**

- (b) In any yard, the construction of a chimney, sill, cornice, or roof overhang to a maximum projection of 0.61 metres (2 ft.) into the required yard.

**11. Dwelling Group**

**Bylaw No. 17-07**

- (a) for the purposes of regulation under this bylaw, a dwelling group shall be considered as a single parcel.
- (b) All service and other common buildings shall be of permanent construction
- (c) Owners and developers of dwelling groups shall provide:
  - 1) Fire hydrants and any other fire protection equipment or facilities deemed necessary by the Development Officer, in consultation with the Fire Chief;
  - 2) Garbage containers on each unit site and/or screened garbage area serving the dwelling group shall be provided at a point convenient for collection;
  - 3) Off-street parking for a minimum of two cars;
  - 4) Storage facilities suitable for large trucks, campers, travel trailers, snowmobiles and boats: minimum of 18.5 square metres per individual unit site, or equivalent area per unit as common storage facilities;
  - 5) Storage facilities necessary for site service and maintenance equipment;
  - 6) Screening in the form of landscaping and fencing around service buildings, storage compounds and refuse collection points;
  - 7) A neighbourhood sign, not to exceed 4 square metres of face area.

## PART IV – ZONING DISTRICTS

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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 lines 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.

ZONING BYLAW MAP AMENDMENTS: (please see amendment for specific locations)

|                                  |  |
|----------------------------------|--|
| Bylaw No. 60: H – LD1            | Bylaw No. 14-07: A – C                         |
| Bylaw No. 06.99: A – LD1         | Bylaw No. 05-08: A – LD1                       |
| Bylaw No. 06.01: A – LR, H – LD1 | Bylaw No. 07-08: A – LD1                       |
| Bylaw No. 02-03: A – LR          | Bylaw No. 02-08: A – LD1                       |
| Bylaw No. 05-03: A – C           | Bylaw No. 01-09: A – LD1                       |
| Bylaw No. 02-04: A – LD2         | Bylaw No. 15-08: A – LD1                       |
| Bylaw No. 03-04: A – LD1         | Bylaw No. 17-08: A – C                         |
| Bylaw No. 04-04: A – LD1         | Bylaw No. 04-09: C – A                         |
| Bylaw No. 07-05: A – LD2         | Bylaw No. 14-09: LD1 – LD3, LD1 – LD4          |
| Bylaw No. 10-05: A – LD1         | Bylaw No. 02-10: A – CR                        |
| Bylaw No. 04-06: A – LD2         | Bylaw No. 09-12: LD1 – LD3                     |
| Bylaw No. 01-07: H – LD1         | Bylaw No. 15-12: LD1 – A                       |
| Bylaw No. 06-07: A – LD1         | Bylaw No. 02-14: LD1 – LD2, LD2 – LD1, A – LD1 |
| Bylaw No. 10-06: A – LD1         | Bylaw No. 04-16: LD2 – CR                      |
| Bylaw No. 12-06: A – LD1         | Bylaw No. 17-04: UR – A                        |
| Bylaw No. 12-07: A – LD1         |  |

## SCHEDULE A: A – AGRICULTURAL DISTRICT

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### A. PERMITTED USES

The following uses are permitted in this area district:

#### 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 agriculture related commercial operations.

(ii) Grain elevators and rail loading facilities.

(iii) Game farm and controlled hunt farm

**Bylaw No. 17-04**

(b) Resource based activities:

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

(c) Other:

(i) Radio, televisions and microwave towers.

(ii) Public Utilities, excluding municipal solid and liquid waste disposal sites.

(iii) Places of worship, cemeteries, schools, institutional uses and facilities.

(iv) Historical and archaeological sites, and wildlife and conservation management areas.

#### 2. Accessory Uses

(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 a principal agricultural use. Additional single detached dwellings or mobile homes required to accommodate full-time workers engaged in a principal 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) Garden Suite, subject to resolution of Council.

Bylaw No. 02-14

**B. Discretionary uses:**

The following principal uses and their accessory uses are discretionary in this district:

- (a) Agricultural related commercial and other similar uses, petroleum related commercial uses;
- (b) Gravel pits and gravel crushing operations;
- (c) Recreational – including sports fields, golf courses, seasonal campgrounds, parks, and other similar uses;
- (d) Intensive agricultural uses (including intensive livestock operations);
- (e) Farmstead residential;
- (f) Single parcel country residential, including a single detached residence or a mobile home;
- (g) Machine shops and metal fabricators;
- (h) Municipal solid and liquid waste disposal facilities, soil farms;
- (i) Airports and airstrips;
- (j) Automotive and machinery wrecking yards, R.V. and vehicle storage yards.
- (k) Vacation farms and bed and breakfast homes, subject to Part III Section 7 of this bylaw;
- (l) Home and farm based business, subject to Part III Section 7 of this bylaw.
- (m) Outfitter Lodge, subject to Part III Section 7 of this bylaw.

Bylaw No. 03-10

Only items a, b, c, d, e, g and j may include residential dwellings as a permitted accessory use.

**B1. Additional Criteria for Discretionary Uses:**

Bylaw No. 17-04

- (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. REGULATIONS

Bylaw No 17-04

### (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;

### 1. Site Area Requirements:

#### (a) Agricultural Use:

(i) One quarter section or equivalent shall be the minimum site area required to constitute an agricultural holding. Equivalent shall mean 64.8 hectares (160 metres) 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 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 Area – where established by an applicant to the satisfaction of Council, that a subdivision to create a site of less than 64 hectares (158 acres) is necessary for reasons that meet the criteria of the basic planning statement, sites for agricultural uses with a reduced area are permitted, provided that no resulting parcel of land in the quarter section shall be less than 14 hectares (34.5 acres).

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

- If the site is part or a farm land holding of one quarter section or equivalent; or,
- If the site is determined to be a farmstead site as defined in this bylaw; and,
- If the site meets all other requirements of this bylaw.

(iii) Intensive agricultural uses and farmstead residential: Minimum – 0.8 ha (2 acres)

(b) Single parcel country residential: Minimum – 0.81 ha (2.0 acres)

Maximum – Four (4) residential sites, where the total land area per quarter section for all Single Parcel Country Residential lots shall be limited to a maximum of 16.2 ha (40.0 acres).

**Bylaw No. 02-14**

**Bylaw No. 04-16**

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

(d) All other uses: Minimum - None

## **2. Building Setback Requirements:**

(a) All buildings and dwellings shall be set back a minimum of 45.7 metres (150 feet) from the centre line of any municipal road allowance, or provincial highway. (Note: A greater distance may be required by the Department of Highways and Transportation.)

(b) Residential dwellings and intensive livestock operations shall be required to be set back the minimum separation distances from each other as prescribed in the Basic Planning Statement, however these requirements may be relaxed by Council, subject to a written agreement between adjoining land owners.

(c) Residential dwellings and anhydrous ammonia fertilizer facilities shall be required to be set back the following separation distances:

- 305 metres (1,000 feet) for non-refrigerated facilities.
- 600 metres (1969 feet) for refrigerated facilities.

Residences which are an integral part of the fertilizer operation are not subject to the foregoing requirements.

**3. Development Standards for Discretionary Uses:**

(a) Municipal solid and liquid waste disposal facilities:

Development of the municipal solid or liquid waste disposal facility may be subject to Part III Section 7 of this bylaw.

(b) Intensive Livestock Operations:

The resolution of Council which approves a discretionary use application for a proposed intensive operation and associated development shall specify the maximum allowable number of animal units for the operation. This limit will be based on the development proposal provided by the applicant as well as a consideration of any future intended plans for expansion.

(c) Seasonal Campgrounds:

Development of a seasonal campground may be subject to Part III Section 7 of this bylaw.

(d) Gravel Pits and Gravel Crushing Operations

**Bylaw No. 17-04**

(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 reversion 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 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:

| <b>Development Type</b>                  | <b>Minimum Distance</b> |
|--|-------------------------|
| 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.

## SCHEDULE B: H – HAMLET DISTRICT

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### A. **PERMITTED USES:**

The following uses are permitted in this district:

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

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

#### 2. **Accessory Uses:**

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

#### 3. **Discretionary Uses:**

The following principal uses and their accessory uses are discretionary in this district:

- (a) Commercial:
  - (i) Retail stores;
  - (ii) Restaurants, confectionaries and other places for the sale and consumption of food and related items;
  - (iii) Establishments for the servicing, storage and sale of motor vehicles, farm machinery and equipment;
  - (iv) Hotels and Motels;
  - (v) Grain elevators.

- (b) Institutional:
  - (i) Schools, education institutions, and historical sites;
  - (ii) Places of worship, religious institutions;
  - (iii) Community halls.
- (c) Municipal solid and liquid waste disposal facilities, subject to Part III Section 7 of this bylaw.
- (d) Home based business, subject to Part III Section 7 of this bylaw.

**B. REGULATIONS**

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.

**1. Site Area**

- (a) Service stations, hotels, and motels: Minimum – 900 sq. m (9,688 sq. ft.)
- (b) Other commercial uses: Minimum – 225 sq. m (2,422 sq. ft.)
- (c) All other uses: Minimum – 464 sq. m (5,000 sq. ft.)

**2. Site Frontage**

- (a) Service stations, hotels, and motels: Minimum – 30 m (98.4 ft.)
- (b) Other commercial uses: Minimum – 7.5 m (24.6 ft.)
- (c) All other uses: Minimum – 15 m (49.2 ft.)

**3. Yard Requirements:**

- (a) Front Yard:
  - (i) Residential: Minimum – 6 m (19.7 ft.)
  - (ii) All other uses: Minimum – 7.5 m (24.6 ft.)
- (b) Side Yard:
  - (i) Institutional: Minimum – A distance from each side of the main building of not less than one-half the height of the building or not less than 3 m (9.8 ft).
  - (ii) All other uses: Minimum – 1.5 m (4.9 ft.)

(c) Rear Yard:

- (i) All uses: Minimum – 7.5 m (24.6 ft.) or 25% of the site, whichever is greater.

**4. Service Stations:**

In the case of service stations, 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.

**5. 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.

**6. Development Standards for Mobile Homes:**

- (a) All mobile homes shall be equipped with a skirting acceptable to Council 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 or 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.

**7. Development Standards for Discretionary Uses:**

The issuance of a development permit by Council for discretionary uses may be subject to the condition that the following addition requirements have been met:

- (i) The approval of the Saskatchewan Water Corporation and/or Department of Environment and Resource Management 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 Resource Management with respect to issuance of a permit pursuant to The Air Pollution Control Act.

## SCHEDULE C: CR – COUNTRY RESIDENTIAL DISTRICT

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### A. PERMITTED USES

The following uses are permitted in this district:

#### 1. Principal Uses:

- (a) Residential:
  - (i) Single detached dwellings
  - (ii) A mobile home on a permanent foundation.
- (b) Public utilities, except municipal solid and liquid waste disposal facilities
- (c) Motor Home or Trailer Home subject to special standards set out in section C. Special Standards **Bylaw No. 02-14**

#### 2. 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, pastures and vegetable or horticultural gardens.
- (f) Keeping of birds and animals for domestic use and enjoyment.

#### 3. Discretionary Uses:

The following principal uses and their accessory uses are discretionary in this district.

- (a) Institutional uses:
  - (i) Schools, and educational institutions;
  - (ii) Churches, religious institutions, and hospitals;
  - (iii) Libraries, public cultural facilities and community halls.

- (b) Recreational uses which are related to intensive country residential development, including:
  - (i) Sports fields, parks, golf courses;
  - (ii) Rinks;
  - (iii) Other similar uses not primarily intended for monetary reward or gain.
- (c) Commercial uses:
  - (i) Convenience stores.
- (d) Municipal solid and liquid waste disposal facilities, subject to Part III Section 7 of this bylaw.
- (e) Home based business, subject to Part III Section 7 of this bylaw.

**B. REGULATIONS**

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.

**1. Site Area:**

- |                                 |   |                        |
|---------------------------------|---|------------------------|
| (a) Residential                 | Minimum – 0.4 hectares (1.0 acres)<br>Maximum – 4 hectares (10 acres) | <b>Bylaw No. 04-16</b> |
| (b) Institutional & commercial: | Minimum – 900 sq m (9,688 sq ft).                                     |                        |
| (c) All other uses:             | Minimum – none.   |                        |

**2. Site Frontage:**

- |                                 |                                 |
|---------------------------------|---------------------------------|
| (a) Residential                 | Minimum – 30 metres (100 feet). |
| (b) Institutional & commercial: | Minimum – 23 m (75.5 ft).       |
| (c) All other uses:             | Minimum – none.                 |

**3. Yard Requirements:**

- |                                  |   |
|----------------------------------|---|
| (a) Front Yard:                  |   |
| (i) Residential                  | Minimum – 15 metres (50 feet) when abutting an internal collector road. |
| (ii) Institutional & commercial: | Minimum – 15 metres (50 feet).  |

- (iii) All other uses: Minimum – none.
- (b) Side Yard:
  - (i) Residential Minimum – 3 metres (10 feet) when abutting an internal collector road.
  - (ii) Institutional & commercial: Minimum – 3 metres (10 feet).
  - (iii) All other uses: Minimum – none.
- (c) Decks: **Bylaw No. 04-16**
  - (i) Open decks shall be required to be a minimum of 1.5 metres (5.0 feet) from any site line.
  - (ii) Any covered deck that is attached to the roof of either an accessory or principal building shall be considered a part of said building footprint, and subject to the yard requirements of that structure.

A minimum of 30 metres (98.4 feet) will apply to a front or side yard when abutting a municipal road allowance.

**4. Floor Area**

Detached accessory buildings: Maximum – 111.5 m<sup>2</sup> (1,200 ft<sup>2</sup>) **Bylaw No. 04-16**

**5. Outside Storage:**

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

**6. Keeping or Animals:**

- (a) The equivalent of two (2) animals units shall be permitted per 2 hectare (5 acre) site. Four (4) animal units shall be permitted per 4 hectare (10 acre) site. For each additional 1.2 hectares (3 acres), one (1) additional animal unit shall be permitted.
- (b) 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 property line.

**C. SPECIAL STANDARDS**

- 1. Motor homes are subject to the following conditions: **Bylaw No. 02-14**
  - (a) A motor home or trailer home must have an approved development permit prior to placing on a lot.

- (b) A motor home or trailer home and all accessory buildings shall be removed before January 31, 2025 unless there is an approved development permit for a residential principle use.
- (c) A motor home or trailer home cannot be older than 1990.
- (d) The applicant shall sign a memorandum of understanding to acknowledge that the motor home or trailer home shall be removed by January 31, 2025.
- (e) If the motor home or trailer home remains on the land after the period identified in 1(d) above has expired, Council will enforce the removal of the unit.
- (f) A second temporary motor home or trailer home will be allowed as a visitor to the site for a period of no more than 21 consecutive days within a calendar year.
- (g) Sites may contain a maximum of 250 gallons of propane total, and any tank size over 100 pounds shall require the landowner to complete appropriate gas-fitting permits and have the tank inspected by a licensed gas-fitter. Within the 250 gallons, only a maximum of two (2) 100 pound bottles shall be used at one time.
- (h) The motor home or trailer shall not be modified to be made permanent through removal of axles and/or wheels.
- (i) Home based businesses shall not be allowed on the site until the permanent residence has been constructed.
- (j) The motor home or trailer home must be a self-contained unit and connected to the communal water and sewer facilities serving the subdivision. The motor home or trailer home must have a system for sewage and waste water disposal that has been approved by the development authority prior to the approval of a development permit.
- (k) The motor home or trailer home is not to be kept for rent, lease or hire.
- (l) The motor home or trailer home is not a mobile home.
- (m) A copy of the bill of sale or registration and a photo must be submitted with each application.
- (n) The replacement of a motor home or trailer home on a property requires a new development permit.

**Bylaw No. 04-16**

# SCHEDULE D: LD1 – LAKESHORE DEVELOPMENT 1 DISTRICT

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## A. PERMITTED USES

The following uses are permitted in this district:

### 1. Principal Uses

(a) Residential

Single-detached dwellings.

**Bylaw No. 06.01**

(b) Institutional Uses:

(i) Places of worship, religious institutions; and

(ii) Public halls.

(c) Public utilities, excluding municipal solid and liquid waste disposal facilities.

(d) Historical and archaeological sites and uses.

### 2. Accessory uses:

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

### 3. Discretionary Uses:

The following principal uses and their accessory uses are discretionary in this district:

(a) Commercial uses:

Resort and tourist related commercial uses including retail stores, rental cabins, restaurants, confectionaries, and other places for the sale and consumption of food and related items and automotive service stations.

(b) Recreational Uses:

Sports fields, rinks, public beaches and parks, golf courses, hiking and cross country ski trails, seasonal campgrounds, institutional camps, picnic grounds, lodges, boat launches, riding stables, marinas and other similar uses usually associated with seasonal recreation residential areas.

(c) Home based businesses subject to Part III Section 7 of this bylaw.

(d) Municipal solid and liquid waste facilities, subject to Part III Section 7 of this bylaw.

(e) Dwelling groups.

**Bylaw No. 02-14**

**B. REGULATIONS**

**1. Site Area:**

- (a) Commercial uses: Minimum – 450 sq. metres (4844 sq. ft.)
- (b) Single detached dwellings: Minimum – 750 sq. m (8073 sq. ft.)
- (c) All other uses: Minimum – 900 sq. metres (9687.5 sq. ft.)

**2. Site Frontage:**

- (a) Commercial uses: Minimum – 7.5 metres (25 feet)
- (b) Single detached dwellings: Minimum – 18 metres (60 feet)
- (c) All other uses: Minimum – 15 metres (50 feet)

**3. Yard Requirements:**

- (a) Front Yard:
  - (i) Commercial uses: No requirement
  - (ii) All other uses: Minimum – 6 metres (20 feet)
- (b) Side Yard:
  - (i) Institutional uses: Minimum – A distance from each side of the main building not less than one-half the height of the building or not less than 3 metres (10 feet).
  - (ii) All other uses: Minimum – 1.5 metres (5 ft. on each side)
- (c) Rear Yard:
  - (i) All uses: Minimum – 6 metres (20 feet) **Bylaw No. 11.97**
- (d) Dwelling Groups: **Bylaw No. 17-07**
  - (i) Minimum 6 metres front and rear yards; 3 metre side yards.
  - (ii) Minimum separation distance between principal buildings: 3 metres.
  - (iii) Single Detached Residential Dwellings: density cannot exceed 15 units per hectare (6 per acre).
  - (iv) Two-Unit or Multi-Unit Dwellings: density cannot exceed 30 units per hectare (12 per acre).

(v) When calculating density for the purpose of this regulation, the area calculations cannot include a golf course.

**4. Floor Area Requirements**

|                           |                                   |                        |
|---------------------------|-----------------------------------|------------------------|
| Single detached dwellings | Minimum – 80 sq. m. (860 sq. ft.) | <b>Bylaw No. 17-07</b> |
| Rental cabins             | Minimum – 37 sq. m. (400 sq. ft.) |                        |

**5. Removal of Trees**

The removal of trees shall not be permitted except for purposed of construction of access ways, buildings, park development, or the clearing of dead or diseased trees. Clearance of trees for access ways shall not be permitted greater than 3 m (9.8 feet) in width or further than 2 m (6.5 feet) from buildings.

**6. Accessory Buildings and Structures**

(a) Yard Requirements

|             |  |                        |
|-------------|--|------------------------|
| Front Yard: | Minimum – the minimum front yard requirement of the principal building shall apply; EXCEPT in instances where a residential lot is abutting a lake and there is no Municipal Reserve, Public Reserve or Environmental Reserve between the lot and the lake shore. In such an instance, the front yard requirement for accessory use shall be 3 meters (10 feet). | <b>Bylaw No. 05-11</b> |
|-------------|--|------------------------|

|            |                                  |                        |
|------------|----------------------------------|------------------------|
| Side Yard: | Minimum – 0.75 metres (2.5 feet) | <b>Bylaw No. 11.97</b> |
|------------|----------------------------------|------------------------|

|            |  |                        |
|------------|--|------------------------|
| Rear Yard: | Minimum – 1.5 metres (5 feet), except that for lakeshore lots, the minimum rear yard shall be 6 metres (20 feet) | <b>Bylaw No. 11.97</b> |
|------------|--|------------------------|

(b) Exceptions to Yard Requirements **Bylaw No. 11.97**

Notwithstanding clause (a), the minimum rear yard shall not apply to:

- (i) erecting or placing a temporary dock or boat lift; or
- (ii) the construction of landscape development or retaining wall, providing such development is contained entirely within the site and that there is no encroachment on neighbouring lands.

(c) Building Size and Height Bylaw No. 12-08

(i) Building Size:

Private garage Maximum – 111.48 sq. metres (1200 sq. feet);

All other buildings Maximum – 20 sq. metres (215 sq. feet)

An accessory use garage shall not be larger than the principal use buildings.

(ii) Building Height: Bylaw No. 02-14

No accessory building wall shall exceed 3.05 meters (10 feet).

No Detached Accessory Building shall exceed 6.15 metres (20 feet) Bylaw No. 17-04

(d) Decks Bylaw No. 04-16

(i) Open decks shall be required to be a minimum of 1.5 metres (5.0 feet) from any site line.

(ii) Any covered deck that is attached to the roof of either an accessory or principal building shall be considered a part of said building footprint, and subject to the yard requirements of that structure.

(e) There shall be a maximum of three (3) accessory buildings or structures per lot, excluding uncovered decks. Bylaw No. 04-16

**7. Outside Storage**

(a) No outside storage shall be permitted in the front yard

(b) Any combustible materials located in the side or rear yard shall be safely stored.

(c) Outside storage of partially dismantled or inoperative motor vehicles is not permitted unless suitably screened.

**8. Fences** Bylaw No. 02-14

(a) The use of barbed wire or other similar wire for fencing materials is prohibited.

(b) Fences are located in a required yard shall not exceed 1.5 m in height.

**9. Travel Trailers and Recreational Vehicles used as Bedrooms:** Bylaw No. 06.01

(a) A trailer coach or a recreational vehicle, may be used from time to time, for a period not exceeding 21 consecutive days within a calendar year, for sleeping accommodation of family or guests of the occupants of a single detached dwelling, where: Bylaw No. 02-14

(i) the trailer coach or recreational vehicle is not kept for rent or hire,

(ii) the facilities and amenities of the single detached dwelling are available for the use of the occupants of the trailer coach or recreational vehicle at all times; and

(iii) the trailer coach or recreational vehicle is not a mobile home.

**C. DEVELOPMENT STANDARDS**

In addition to any other applicable regulations or standards contained in this bylaw, Council may apply specific development standards related to:

- (a) The construction of landscape development;
- (b) The provision of suitable on site drainage;
- (c) The treatment given for the prevention of soil erosion on site;
- (d) The preservation of the land area below the bank where a development abuts a lake;  
and
- (e) Safeguards to prevent a hazard to public safety, including the siting or structures and equipment in beach/swimming areas.

**Bylaw No. 11.97**

## **SCHEDULE E: LD2 - LAKESHORE DEVELOPMENT 2 DISTRICT**

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### **A. PERMITTED USES**

The permitted and discretionary uses of the LD1-Lakeshore Development 1 District are provided in this district:

- (a) Motor Home or Trailer Home subject to special standards set out in Section C: Special Standards.

### **B. REGULATIONS**

The regulations of the LD1 – Lakeshore Development 1 District shall apply in this district except for the provisions for single detached dwellings in Sections B.1 and B.2, which will be submitted with the following:

#### **1. Site Area:**

- (a) Single detached dwellings: Minimum – 1000 sq. metres (10,764 sq. ft.)

#### **2. Site Frontage:**

- (b) Single detached dwellings: Minimum – 23 metres (75.4 feet)

### **C. SPECIAL STANDARDS**

#### **1. Motor homes and trailer homes are subject to the following conditions:**

**Bylaw No. 02-14**

- (a) A motor home or trailer home must have an approved development permit prior to placing on a lot.
- (b) A motor home or trailer home and all accessory buildings shall be removed before January 31, 2025 unless there is an approved development permit for a residential principle use.
- (c) A motor home or trailer home cannot be older than 1990.
- (d) The applicant shall sign a memorandum of understanding to acknowledge that the motor home or trailer home shall be removed by January 31, 2025.
- (e) If the motor home or trailer home remains on the land after the period identified in 1(d) above has expired, Council will enforce the removal of the unit.
- (f) A second temporary motor home or trailer home will be allowed as a visitor to the site for a period of no more than 21 consecutive days within a calendar year.

- (g) Sites may contain a maximum of 250 gallons of propane total, and any tank size over 100 pounds shall require the landowner to complete appropriate gas-fitting permits and have the tank inspected by a licensed gas-fitter. Within the 250 gallons, only a maximum of two (2) 100 pound bottles shall be used at one time.
- (h) The motor home or trailer shall not be modified to be made permanent through removal of axles and/or wheels.
- (i) Home based businesses shall not be allowed on the site until the permanent residence has been constructed.
- (j) The motor home or trailer home must be a self-contained unit and connected to the communal water and sewer facilities serving the subdivision. The motor home or trailer home must have a system for sewage and waste water disposal that has been approved by the development authority prior to the approval of a development permit.
- (k) The motor home or trailer home is not to be kept for rent, lease or hire.
- (l) The motor home or trailer home is not a mobile home.
- (m) A copy of the bill of sale or registration and a photo must be submitted with each application.
- (n) The replacement of a motor home or trailer home on a property requires a new development permit.

## SCHEDULE F: C – COMMERCIAL DISTRICT

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### A. PERMITTED USES

The following uses are permitted in this district:

#### 1. Principal Uses:

- (a) Retail stores;
- (b) Restaurants, confectionaries, 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) Storage facilities, warehousing, supply and distribution facilities;
- (e) Nurseries, greenhouses, and veterinary clinics;
- (f) Agricultural related commercial;
- (g) Motels and hotels; and
- (h) Public utilities, except municipal solid and liquid waste disposal facilities.

#### 2. 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.

#### 3. Discretionary Uses:

The following principal uses and their accessory uses are discretionary in this district:

- (a) Municipal solid and liquid waste disposal facilities;
- (b) Auction marts;
- (c) Welding, machine shops, metal fabricating, auto and machinery wreckers;
- (d) Wood and natural products processing and fabrication;
- (e) Abattoirs, hide defleshing and tanning facilities, and stockyards;
- (f) Outdoor storage yards for construction materials and extractive industries; and

**B. REGULATIONS**

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.

**1. Site Area:**

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

**2. Site Frontage:**

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

**3. Yard Requirements:**

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

**4. Off-Street Parking and Loading:**

- (a) All principal buildings or uses shall provide 1 parking space for each 27.9 sq. metres (300 square feet) or gross floor area, or 1 space for each 5 employees, whichever is the greater. Restaurants shall provide 1 space for each 4 seats and hotels 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, goods, 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 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.

**6. Municipal Solid and Liquid Waste Disposal Facilities:**

Development of a municipal solid or liquid waste disposal facility may be subject to Part III Section 7 of this bylaw.

## **SCHEDULE G: F – PROVINCIAL FOREST DISTRICT**

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### **A. Permitted Uses**

The following uses are permitted in this district:

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

- (a) Natural Resources
  - (i) Forestry, including logging, processing of timber and associated forestry uses
  - (ii) Mining, including drilling and exploration activity
- (b) Game Resources
  - (i) Trapping, hunting, angling
  - (ii) Wildlife management areas
  - (iii) Conservation areas and natural areas
- (c) Botanical Resources
  - Grazing, haying, wild rice harvest, berry picking
- (d) Recreation
  - (i) Nature interpretation and nature trails, cross country skiing, snowmobile and hiking trails, and other similar uses
  - (ii) Picnic sites, seasonal campgrounds, highway rest stops
- (e) Gravel Excavation
- (f) Public Utility – uses and structures

#### **2. Discretionary Uses**

The following principal uses and their accessory uses are discretionary in this district.

- (a) Seasonal residential and remote cabins
- (b) Commercial outfitting and hunting base camps

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

Buildings, structures or uses secondary to and accessory to the main use.

**B. Regulations**

Regulations to apply to uses of land in this district are established by the Department of Environment and Resource Management.

# SCHEDULE H: LR – LAKESHORE RESIDENTIAL (ACREAGE) DISTRICT

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## A. PERMITTED USES:

Bylaw No. 02-14

The following uses are permitted in this district

### 1. Principal Uses:

- (a) Residential
  - (i) Single detached dwelling (not including mobile homes);
- (b) Public Utilities except solid or liquid waste disposal facilities;
- (c) Public Parks and facilities of the municipality.

### 2. Accessory Uses:

- (a) Private garages;
- (b) Garden sheds for the storage of non-industrial yard maintenance equipment;
- (c) Greenhouses for domestic use only;
- (d) Uses and Structures, strictly accessory to the residential use of the same property.

### 3. Discretionary Uses:

- (a) (a) Home based business subject to Part III Section 7 of this Bylaw.

## B. REGULATIONS

### 1. Site Area

- (a) Public Parks, Utilities and municipal facilities No requirements
- (b) All other uses Minimum – 0.4 ha (1 acre)

### 2. Site Frontage

- (a) Public Parks, Utilities and municipal facilities No requirements
- (b) All other uses Minimum – 30 m (100 ft.)

**3. Yard Requirements**

- (a) Yard abutting a street
  - (i) Public parks, utilities and municipal facilities No requirements
  - (ii) All other uses Minimum – 10 m (33ft)
- (b) Other Yards
  - (i) Public parks, utilities and municipal facilities No requirements
  - (ii) All other uses Minimum – 3 m (10ft)
- (c) Accessory buildings shall comply with yard requirements

**4. Floor Area:**

- (a) One unit dwellings Minimum – 80m<sup>2</sup> (860sq.ft.)
- (b) Accessory buildings:
  - private garage Maximum – 111.48m<sup>2</sup> (1200 sq. ft.)
  - all other buildings Maximum 20m<sup>2</sup> (215 sq.ft.)

**Bylaw No. 12-08**

An accessory building shall not be larger than the principal use building.

- (c) Public parks, utilities and municipal facilities: no requirements

**5. Building Height:**

- (a) Accessory buildings Maximum – one story not exceeding the height of the principal building.

**6. Outside Storage:**

- (a) No outside storage is permitted in a yard abutting a street.
- (b) Combustible materials stored in a side yard shall be safely stored.
- (c) No tank for the outside storage of gasoline or motor fuels, which is not part of a motor vehicle or watercraft, shall exceed 50 litres (11 gallons) in capacity.
- (d) Outside storage of partially dismantled or inoperative motor vehicles is not permitted unless fully screened from view.

**7. Fences:**

- (a) The use of barbed wire or other similar wire for fencing materials is prohibited.
- (b) Fences located in a required yard shall not exceed 1.5 m in height.

**8. Travel Trailers and Recreational Vehicles used as Bedrooms:**

- (a) A trailer coach or a recreational vehicle may be used from time to time, for a period not exceeding 30 consecutive days, for sleeping accommodation of family or guests of the occupants of a single detached dwelling, where:
  - (i) The trailer coach or recreational vehicle is not kept for rent or hire,
  - (ii) The facilities and amenities of the single detached dwelling are available for the use of the occupants of the trailer coach or recreational vehicle at all times, and
  - (iii) The trailer coach or recreational vehicle is not a mobile home.

# **SCHEDULE I: LD3 – LAKESHORE DEVELOPMENT 3 DISTRICT**

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## **A. PERMITTED USES**

**Bylaw No. 14-09**

The following uses are permitted in this district:

### **1. Principal Uses**

(a) Residential:

Single-detached dwellings.

Loft Garages

(b) Institutional Uses:

(i) Places of worship, religious institutions; and

(ii) Public halls.

(c) Public utilities, excluding municipal solid and liquid waste disposal facilities.

(d) Historical and archaeological sites and uses.

(e) Motor Home or Trailer Home subject to the special standards set out in Section C.

(f) Recreation Uses:

Sports fields, parks, playgrounds, picnic grounds, lodges, hiking and cross country trails and other similar uses usually associated with season recreational use.

### **2. Prohibited Uses**

(a) Mobile Homes

(b) Motor Homes or Trailer Homes with axles and/or wheels removed

(c) Tents, truck campers, tent trailers, or converted buses.

(d) Fabric Shelters.

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

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

**4. Discretionary Uses:**

The following principal uses and their accessory uses are discretionary in this district:

- (a) Home based businesses subject to Special Standards.

**B. REGULATIONS**

**1. Site Area:**

- (a) Motor Homes, Trailer Homes                      Minimum – 750 sq. metres (8073 sq. ft.)
- (b) Single detached dwellings, Loft Garages      Minimum – 750 sq. meters (8073 sq. ft.)
- (c) All other uses:    Minimum – 900 sq. metres (9687.5 sq. ft.)

**2. Site Frontage:**

- (a) Motor Homes, Trailer Homes                      Minimum – 18 metres (60 feet)
- (b) Single detached dwellings, Loft Garages      Minimum – 18 metres (60 feet)
- (c) All other uses:    Minimum – 15 metres (50 feet)
- (d) Existing sites:

Any site which does not conform to the foregoing minimum area or 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.

**3. Yard Requirements:**

- (a) Front Yard:
  - (i) Motor Home, Trailer Home                      6 meters (20 feet)
  - (ii) Single detached dwellings      and      6 meters (20 feet)  
Loft Garages
  - (iii) All other uses    6 meters (20 feet)
- (b) Side Yard:
  - (i) Institutional uses                                      Minimum – A distance from each side of the main building not less than one-half the height of the building or not less than 3 metres (10 feet).
  - (ii) All other uses    Minimum – 1.5 metres (5 ft. on each side)

(c) Rear Yard:

(i) All uses Minimum – 6 metres (20 feet)

**4. Floor Area Requirements**

Single detached dwellings Minimum – 80 sq. meters. (860 sq. ft.)

Loft Garages Minimum – 80 sq meters. (860 sq. Ft)

Motor Home and Trailer Homes None

**5. Accessory Buildings and Structures**

(a) Yard Requirements

Front Yard: Minimum – the minimum front yard requirement of the principal building shall apply;

Side Yard: Minimum – 1.5 metres (5 feet)

Rear Yard: Minimum – 1.5 metres (5 feet), except that for lakeshore lots, the minimum rear yard shall be 6 metres (20 feet)

(b) Exceptions to Yard Requirements

Notwithstanding clause (a), the minimum rear yard shall not apply to:

(i) the construction of landscape development or retaining wall, providing such development is contained entirely within the site and that there is no encroachment on neighbouring lands.

(c) Building Size and Height

(i) Building Size:

Private garage (no loft) Maximum – 111 sq. metres (1200 sq. feet). Private garages shall not exceed the residential building footprint of the principle residence. If a motor home or trailer home is approved as a permitted use then the maximum size of a private garage is 80 sq. meters (860 sq. feet).

**Bylaw No. 02-14**

All other buildings Maximum – 27.87 sq. metres (300 sq. feet)

**Bylaw No. 09-12**

(ii) Building Height:

Detached Accessory Building

Maximum – 9.1 metres (30 feet).

**Bylaw No. 02-14**

**Bylaw No. 04-16**

**Bylaw No. 17-04**

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

(e) Decks

(i) Open decks shall be required to be a minimum of 1.5 metres (5.0 feet) from any site line.

(ii) Any covered deck that is attached to the roof of either an accessory or principal building shall be considered a part of said building footprint, and subject to the yard requirements of that structure.

**7. Outside Storage**

(a) No outside storage shall be permitted in the front yard.

(b) Any combustible materials located in the side or rear yard shall be safely stored.

(c) Outside storage or partially dismantled or inoperative motor vehicles is not permitted unless suitably screened.

**8. Fences**

(a) The use of barbed wire or other similar wire for fencing materials is prohibited.

(b) Fences that are located in a required yard shall not exceed 1.5 m in height.

**C. SPECIAL STANDARDS**

**1.** Motor home and trailer homes are subject to the following conditions:

(a) A motor home or trailer home and all accessory buildings shall be removed before January 31, 2025 unless there is an approved development permit for a residential principle use.

**Bylaw No. 09-12**

(b) A motor home or trailer home will be permitted only if the unit is less than 15 years of age calculated from the date of manufacture.

(c) The applicant shall sign a memorandum of understanding to acknowledge that the motor home or trailer home shall be removed when the 15 year time period as identified in clause 1(a) above has expired or when the age of the unit becomes 15 years of age, whichever is sooner.

(d) If the motor home or trailer home remains on the land after the period identified in 1(c) above has expired, Council will enforce the removal of the unit.

(e) A second temporary motor home or trailer home will be allowed as a visitor to the site for a period of no more than 21 consecutive days. **Bylaw No. 02-14**

(f) Sites may contain a maximum of 250 gallons of propane total, and any tank size over 100 pounds shall require the landowner to complete appropriate gas-fitting permits and have the tank inspected by a licensed gas-fitter. Within the 250 gallons, only a maximum of two (2) 100 pound bottles shall be used at one time. **Bylaw No. 04-16**

(g) The motor home or trailer shall not be modified to be made permanent through removal of axles and/or wheels.

(f) Home based businesses shall not be allowed on the site until the permanent residence has been constructed

(g) The motor home or trailer home must be a self contained unit and connected to the communal water and sewer facilities serving the subdivision. The motor home or trailer home must have a system for sewage and waste water disposal that has been approved by the development authority prior to the approval of a development permit.

(h) The motor home or trailer home is not to be kept for rent, lease or hire.

(i) The motor home or trailer home is not a mobile home.

(j) A copy of the bill of sale or registration and a photo must be submitted with each application.

(k) The replacement of a motor home or trailer home on a property requires a new development permit.

**2. Criteria for home-based businesses:**

(a) must be associated with a permanent residence.

(b) Are subject to Part III, Section 7 of this bylaw.

# SCHEDULE J: LD4 – LAKESHORE DEVELOPMENT 4 – MOTOR HOME DISTRICT

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## A. PERMITTED USES

Bylaw No. 14-09

The following uses are permitted in this district:

### 1. Principal Uses

- (a) Park model cottages
- (b) Motor Home or Trailer Home subject to special standards stated in Section C
- (c) Recreation Uses:  
Sports fields, parks, playgrounds, picnic grounds, lodges, hiking and cross country trails and other similar uses usually associated with season recreational use.
- (d) Public utilities, excluding municipal solid and liquid waste disposal facilities

### 2. Prohibited Uses

- (a) Dwelling units on permanent foundations
- (b) All forms of mobile homes except park model cottages
- (c) Modular Homes
- (d) Trailer coaches or trailer homes with axles and/or wheels removed
- (e) Tents, truck campers, tent trailers, or converted buses.
- (f) Home Businesses

### 3. Accessory Uses:

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

### 4. Discretionary Uses

- (a) Commercial Uses:

Bylaw No. 03-10

Resort and tourist related commercial uses including retail stores, commercial and administrative offices, restaurants, confectionaries, and other places for the sale and consumption of food and related items.

**B. REGULATIONS**

**1. Site Area:**

- (a) Motor Homes, Trailer Homes and Park Model Cottages: Minimum – 330 sq. metres (3550. 8 sq. ft.)
- (b) All other uses: Minimum – 900 sq. metres (9687.5 sq. ft.)

**2. Site Frontage:**

- (a) Motor Homes, Trailer Homes and Park Model Cottages: Minimum – 10 metres (32.5 feet)
- (b) All other uses: Minimum – 15 metres (50 feet)

**3. Yard Requirements:**

- (a) Front Yard:
  - (i) Motor Homes, Trailer Homes and Park Model Cottages: 3 meters (10 feet)
  - (ii) All other uses: 3 meters (10 feet)
- (b) Side Yard:
  - (i) Motor Homes, Trailer Homes and Park Model Cottages: Minimum 1.5 meters (5 ft on each side) Abutting Street 3 meters (10 ft)
  - (ii) All other uses: Minimum – 1.5 metres (5 ft. on each side)
- (c) Rear Yard:
  - (i) All uses: Minimum – 6 metres (20 feet)

**3A. Principal Building Requirements:**

**Bylaw No. 17-04**

- (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.

#### 4. Accessory Buildings and Structures

(a) Yard Requirements

Front Yard: Minimum – the minimum front yard requirement of the principal building shall apply;

Side Yard: Minimum – 1.5 metres (5 feet)

Rear Yard: Minimum – 1.5 metres (5 feet)

(b) Exceptions to Yard Requirements

Notwithstanding clause (a), the minimum rear yard shall not apply to:

(i) the construction of landscape development or retaining wall, providing such development is contained entirely within the site and that there is no encroachment on neighbouring lands.

(c) Building Size and Height

(i) Building Size:

Private garage Maximum – 80 sq. metres (860 sq. feet);

All other buildings Maximum – 27.9 sq. metres (300 sq. feet) **Bylaw No. 02-14**

(ii) Building Height:

Detached accessory buildings Maximum – 4.3 metres (14.0 feet) **Bylaw No. 04-16**

(d) Accessory Buildings and decks cannot be attached to the principle use.

(e) Decks **Bylaw No. 04-16**

(i) Open decks shall be required to be a minimum of 1.5 metres (5.0 feet) from any site line.

(ii) Any covered deck that is attached to the roof of an accessory building shall be considered a part of said building footprint, and subject to the yard requirements of that structure.

(f) There shall be a maximum of three (3) accessory buildings or structures per lot, excluding uncovered decks. **Bylaw No. 04-16**

#### 5. Outside Storage

(a) No outside storage shall be permitted in the front yard

(b) Any combustible materials located in the side or rear yard shall be safely stored

- (c) Outside storage or partially dismantled or inoperative motor vehicles is not permitted unless suitably screened.

**6. Fences**

- (a) The use of barbed wire or other similar wire for fencing materials is prohibited.
- (b) Fences that are located in a required yard shall not exceed 1.5 m in height.

**7. Parking Requirements**

At least one vehicular parking space must be provided on site in addition to the parking space for the motor home or trailer home.

**C. SPECIAL STANDARDS**

**1. Motor home, Trailer homes and Park Model Cottages are subject to the following conditions:**

- (a) A motor home or trailer home will be permitted only if the unit is less than 15 years of age calculated from the date of manufacture.
- (b) The applicant shall sign a memorandum of understanding to acknowledge that the motor home or trailer home shall be removed when the 15 year time period as identified in clause 1(a) above has expired or when the age of the unit becomes 15 years of age, whichever is sooner.
- (c) Sites may contain a maximum of 250 gallons of propane total, and any tank size over 100 pounds shall require the landowner to complete appropriate gas-fitting permits and have the tank inspected by a licensed gas-fitter. Within the 250 gallons, only a maximum of two (2) 100 pound bottles shall be used at one time.
- (d) The motor home or trailer home shall not be modified to be made permanent through removal of axles and/or wheels.
- (e) The motor home, trailer home or park model cottage must be a self contained unit and connected to the communal water and sewer facilities that service the lot. The motor home, trailer home or park model cottage must have a system for sewage and waste water disposal that has been approved by the development authority prior to the approval of a development permit.
- (f) The motor home, trailer home or park model cottage is not kept for rent, lease or hire.
- (g) The motor home, trailer home or park model cottage is not a mobile home.
- (h) A copy of the bill of sale or registration and a photo must be submitted with each application.
- (i) The replacement of a motor home, trailer home or park model cottage on a property requires a new development permit.

**Bylaw No. 04-16**

- (j) A second temporary motor home or trailer home will be allowed as a visitor to the site for a period of no more than 21 consecutive days within a calendar year. **Bylaw No. 02-14**

**D. DEVELOPMENT STANDARDS AND CRITERIA FOR DISCRETIONARY USES**

**1. Criteria for Commercial Uses **Bylaw No. 03-10****

- (a) All commercial uses shall be consistent with Part III Section 7 of this Zoning Bylaw.

## PART V – DEFINITIONS

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

**Accessory Building:** Shall mean a separate building or structure normally incidental to the principal building or structure on the same site. **Bylaw No. 09-12**

**Accessory Use:** Shall mean a use customarily incidental and subordinate to the allowed principle use or building and located on the same lot with such principal use or building which may include additional sleeping accommodations and washroom facilities however it may not include kitchen facilities. **Bylaw No. 09-12**

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

**Agricultural Holding:** Shall mean the cumulation 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 Pollution (by Livestock) Control Regulations, 1991 as follows: **Bylaw No. 17-04**

| Item | Type    | Kind of Animal              | Number which equals One Animal Unit |
|------|---------|-----------------------------|-------------------------------------|
| 1    | Poultry | a) Hens, cockers, capons    | 100.0                               |
|      |         | b) Chicks, broiler chickens | 200.0                               |
|      |         | c) Turkeys, geese, ducks    | 50.0                                |
| 2    | Hogs    | 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 bulls            | 7.0                                 |
|      |         | b) Lambs                    | 14.0                                |
| 4    | Goats   |                             | 7.0                                 |
|      |         | a) Cows or bulls            | 1.0                                 |

|    |                     |                               |      |
|----|---------------------|-------------------------------|------|
|    |                     | b) Feeder cattle              | 1.5  |
| 5  | Cattle              | 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, 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 |

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

**Bare Land Condominium:** Shall mean a condominium divided into bare land units, as defined in *The Condominium Property Act, 1993*. **Bylaw No. 17-07**

**Bare Land Unit:** Shall mean a bare land unit as defined within *The Condominium Property Act, 1993*. **Bylaw No. 17-07**

**Bed and Breakfast Home:** Shall mean a dwelling unit, licensed as a tourist home under The Tourist Accommodation Regulations, 1969, in which overnight accommodation within the dwelling unit, along with one meal served before noon, is provided to the travelling public for a charge.

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

**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 Footprint, Residential:** Shall mean the sum of the total area of the main floor of the residential structure, and including, but not limited to, any private garage, porch, veranda, sun lounge, and covered deck. **Bylaw No. 02-14**  
**Bylaw No. 04-16**

**Building Height:** Shall mean the vertical distance of a building measured from grade level to the highest point of the structures roof peak. **Bylaw No. 04-16**

**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, Seasonal:** 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 travellers and tourists.

**Carport:** an open sided shelter for an automotive vehicle, usually formed by a roof projecting from the side of the building. **Bylaw No. 09-12**

**Commercial:** shall mean the use of land, buildings, or structures for the purpose of buying and selling commodities; and/or supplying professional and personal services for compensation. **Bylaw No. 03-10**

**Council:** Shall mean the Council of the Rural Municipality of Beaver River No. 622.

**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.

**Deck:** means a raised open platform, with or without rails. **Bylaw No. 09-12**

**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 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 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.

**Dwelling Group:** Shall mean two or more single detached, two-unit or multiple unit dwellings located on a single parcel, and does not include mobile homes. A dwelling group may be in any form of tenancy including condominium or bare land condominium. **Bylaw No. 09-12**

**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 Unit:** 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.

**Estimated Peak Water Levels (EPWL):** Shall mean the water level calculated by Water Security Agency to determine a flood hazard area. It is based on the 1:500 peak flow for rivers and the higher of the 1:500 peak calm level or the 1:100 peak calm level with a 1:5 wind from the most critical direction for most lakes. **Bylaw No. 04-16**

**Farm Based Business:** Shall mean an ancillary use carried on as a business conducted for gain in whole or in part in a dwelling unit or an accessory building to a dwelling unit.

**Farmer:** See Agricultural Operator.

**Farmstead:** 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.

**Flood Proofing:** Shall mean techniques or measures taken to permanently protect a structure or development from flood damage. These can include measures such as elevating buildings by building on fill or piers, constructing dykes, creating upstream storage, diversions and channelization. **Bylaw No. 04-16**

**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.

**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*. **Bylaw No. 17-04**

**Garage, Private** – an accessory building, or part of a building, used or intended to be used for the storage of a personal motor vehicle, and having a capacity for not more than three motor vehicles for each dwelling unit, and may include a carport. **Bylaw No. 09-12**

**Garden Suite:** Shall mean a detached one unit dwelling, mobile home or modular home, or secondary suite which is temporarily located within or in the yard of an existing residential dwelling unit intended to provide accommodation for a specific person or persons who are physically dependant on the residents of the existing residential dwelling unit or to provide accommodations for a caregiver of whom a specific person or persons residing in the existing residential dwelling unit is physically and mentally dependant. **Bylaw No. 02-14**

**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:** Shall mean an accessory use carried on as an occupation conducted for gain in a dwelling by the resident or residents.

**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 entitled “The Erection of Signs Adjacent to Provincial Highway Regulations, 1986,” as may be amended from time to time.

**Intensive Livestock Operation:** Shall mean the operation or facilities for rearing, confinement or feeding of poultry, hogs, sheep, goats, cattle or horses, in such numbers that requires a permit under this bylaw.

**Loft Garage** is a free standing garage with a residential loft to be used as a single dwelling unit as herein defined; and occupied or intended to be occupied as a permanent home or residence. **Bylaw No. 14-09**

**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 harboured or are permitted, and includes any buildings or structures used or intended to be used as part of the equipment of such mobile home park.

**Motor Home** is a self propelled trailer coach such as a truck, van or bus equipped with a dwelling unit or living space including a kitchen, bathroom, bedroom and living room which meet CSA Z 240 or equivalent standards and bear a label of certification from the Canadian Standards Association. **Bylaw No. 14-09**

**Municipality:** Shall mean the Rural Municipality of Beaver River No. 622.

**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 any use of land, building, or structure lawfully existing at the time of the passing of this bylaw, the use of which does not comply with all the regulations of this bylaw governing the zone district in which it is located.

**Outfitter:** shall mean a person who provides an outfitting service.

**Outfitting Service:** shall mean the provision of guiding services or guiding services and equipment where they are provided: **Bylaw No. 03-10**

- (i) For the purpose of assisting a person in hunting, taking or catching wildlife or in angling, taking or catching fish; and

(ii) With the promise or expectation of, remuneration, economic or material gain, business or employment benefit or any other benefit or gain;

**Outfitter Lodge:** shall mean an accommodation facility of a semi-permanent nature that is related to providing outfitting services. **Bylaw No. 03-10**

**Park Model Cottage** is a type of mobile home, of a cottage style having a pitched roof. **Bylaw No. 14-09**  
Maximum length no greater than 14.6 meters (48 feet). Park models trailers must meet or exceed CSA – Z 241 standards and bear a label of certification from the Canadian Standards Association.

**Permitted Uses:** Shall mean uses allowed as of right in a zoning district, subject to the regulations contained in this bylaw.

**Petroleum Related Commercial Use:** See Use.

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

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

**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, works, plant equipment or service whether owned or operated by or for the municipality, or by a corporation under agreement with or under a franchise from the municipality or under a federal or provincial statute, which furnishes services and facilities including but not limited to:

- (a) communication by way of telephone or microwave;
- (b) public transportation;
- (c) production, transmission, delivery or furnishing of water, gas or electricity to the public at large;
- (d) collection and disposal of sewage, garbage and other waste.

**Reeve:** Shall mean the Reeve of the Municipality of Beaver a River No. 622.

**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 Rural Municipalities Act.

**Safe Building Elevation (SBE):** Shall mean a level as defined by the Ministry of Government Relations at the time of subdivision to which flood proofing must be done for developments in the flood hazard area. The SBE is calculated as the EPWL (1:500) plus a freeboard value to allow for uncertainties in calculations and other possible hazards such as ice push, ice jams, and erosion. The Water Security Agency usually recommends a freeboard of 0.5 metres for most situations by may be increased to 0.6 metres where dykes are used for flood proofing or 1.0 metre in lake or river areas with greater uncertainty in estimating hydrological response.

**School:** 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.

**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 of 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 a site 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.

**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 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 a division of land, and includes a division of a quarter section into legal subdivisions as described in the Land Titles Act.

**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.

**Trailer Home-** means a wheeled conveyance that can be pulled by a motorized vehicle and that contains a dwelling unit or living space including a kitchen, bathroom, bedroom and living room which meet CSA Z 240 or equivalent standards and bear a label of certification from the Canadian Standard Associations.

**Bylaw No. 14-09**

**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 building is designed, arranged or intended, occupied or maintained.

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

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

**Use, Intensive Agricultural:** Means 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) greenhouse;
- (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.

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

**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.

**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 biochemical waste.

**Yard:** Shall mean the open, unoccupied space on a lot between the property line and the front, rear, or side wall 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 a site which extends across the full width of a site between the rear site line and the nearest main wall of a building or structure.

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

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## **PART VI – EFFECTIVE DATE OF THE BYLAW**

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(a) This bylaw shall come into force on the date of final approval by the Minister of Municipal Government.

(b) **Council Readings:**

Read a First time this 17<sup>th</sup> day of November, 1994.

Read a Second time this 17<sup>th</sup> day of November, 1994.

Read a Third time this 9<sup>th</sup> day of March, 1995.

(c) This bylaw repeals Bylaw No. 22 and all subsequent amendments.