RURAL MUNICIPALITY OF ANTELOPE PARK NO. 322

BYLAW NO. 2017-06

ZONING BYLAW

1. Pursuant to Section 45 of *The Planning and Development Act, 2007*, the Council of the Rural Municipality of Antelope Park No. 322 hereby adopts the Zoning Bylaw, identified as Schedule "A" to this Bylaw.

2. The Reeve and RM Administrator are hereby authorized to sign and seal Schedule "A" which is attached to and forms part of this Bylaw.

3. This Bylaw shall come into force on the date of final approval by the Minister of Government Relations.

Read a first time this 19 day of December 2017

Read a second time this 20 day of February 2018

Read a third time and passed this 20 day of February 2018

RURAL MUNICIPALITY OF ANTELOPE PARK NO. 322 Seal

Reeve

Robin Busby
Administrator

RURAL MUNICIPALITY OF ANTELOPE PARK NO. 322 Seal

Read a third time and adopted
this 20 day of February, 2018

Robin Busby
Administrator

Photocopy is a true copy of the original document, which has not been altered in any way.

Robin Busby Name

Robin Busby Signature

Administrator Title

Signed at Marengo, Saskatchewan on March 8, 2018 Date

Rural Municipality of Antelope Park
No. 322 Zoning Bylaw

2017

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APPROVED
REGINA, SASK.
JAN 08 2020
Assistant Deputy Minister
Ministry of Government Relations

RURAL MUNICIPALITY OF ANTELOPE PARK NO. 322
Seal

Gordon Dennett
Reeve

Robin Busby
Administrator

RURAL MUNICIPALITY OF ANTELOPE PARK NO. 322
Seal

Read a third time and adopted
this 20 day of February, 2018

Robin Busby
Administrator

This photocopy is a true copy of the original document which has not been altered in any way.

Robin Busby Name

Robin Busby Signature

Administrator Title

Signed at Marengo, Saskatchewan on March 20, 2019 Date

RURAL MUNICIPALITY OF ANTELOPE PARK NO. 322

ZONING BYLAW

SCHEDULE "A" to BYLAW NO. 2017-06

REEVE

RURAL MUNICIPALITY OF ANTELOPE PARK NO. 322 Seal

SEAL

ADMINISTRATOR

APPROVED
REGINA, SASK.
JAN 09 2020
Assistant Deputy Minister
Ministry of Government Relations

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1. INTRODUCTION

1.1 AUTHORITY

Under the authority granted by *The Planning and Development Act, 2007*, the Reeve and Council of the Rural Municipality of Antelope Park No. 322 in the Province of Saskatchewan, in open meeting, hereby enact as follows:

1.2 TITLE

This Bylaw shall be known and may be cited as the "Zoning Bylaw" of the Rural Municipality of Antelope Park No. 322.

1.3 PURPOSE

.1 The purpose of this Bylaw is to regulate development and to control the use of land in the Rural Municipality of Antelope Park No. 322 in accordance with the RM of Antelope Park Official Community Plan Bylaw 2017-02 and the Prairie West District Plan Bylaw 2016-07.

.2 The intent of this Zoning Bylaw is to provide for the amenity of the area within the Rural Municipality of Antelope Park No. 322 (hereinafter referred to as the Rural Municipality or Municipality) and for the health, safety, and general welfare of the inhabitants of the area:

a) To minimize land use conflicts;
b) To establish minimum standards to maintain the amenity of the Rural Municipality;
c) To ensure development is consistent with the physical limitations of the land;
d) To restrict development that places undue demand on the Rural Municipality for services; and
e) To provide for land-use and development that is consistent with the goals and objectives of the Rural Municipality.

1.4 SCOPE

This Bylaw applies to all land included within the boundaries of the Rural Municipality of Antelope Park No. 322. All development within the limits of the Rural Municipality shall hereafter conform to the provisions of this Bylaw.

1.5 SEVERABILITY

A decision of a Court that one (1) or more of the provisions of this Bylaw are invalid in whole or in part does not affect the validity, effectiveness, or enforceability of the other provisions or parts of the provisions of this Bylaw.

2. DEFINITIONS

Whenever the subsequent words or terms are used in the RM of Antelope Park Official Community Plan Bylaw 2017-02 and this Bylaw, they shall have the following definition unless the context indicates otherwise.

A

Abattoir (Slaughterhouse): A building for butchering. The abattoir houses facilities to slaughter animals; dress, cut, and inspect meats; and refrigerate, cure, and manufacture by-products.

Accessory: A building, structure, or use of a specific site which is subordinate and exclusively devoted to the principal building, principal structure, or principal use of the same site.

Act: *The Planning and Development Act, 2007* Province of Saskatchewan, as amended from time to time.

Adjacent: Contiguous or would be contiguous if not for a river, stream, railway, road or utility right-of-way or reserve land; and any other land identified in this Bylaw as adjacent land for the purpose of notifications.

Administrator: The Administrator of the Rural Municipality of Antelope Park No. 322.

Aggregate Resource: See Quarriable Substance.

Agricultural: A use of land, buildings, or structures for the purpose of animal husbandry, fallow, field crops, forestry, market gardening, pasturage, private greenhouses and includes the growing, packing, treating, storing and sale of produce produced on the premises and other similar uses customarily carried on in the field of general agricultural.

Agriculture (Intensive): An agricultural production system characterized by high inputs relative to land area enabling a substantial increase in production using methods geared toward making use of economies of scale to produce the highest output at the lowest cost.

Agricultural Commercial: A use related to the sale of products or machinery of an agricultural nature or the provision of services to the agricultural community, and without restricting the generality of the above may include livestock auction marts, farm implement dealerships, fruit stands, veterinary clinics, and animal hospitals.

Agricultural Holding: The basic unit of land considered capable of accommodating an agricultural operation. For the purpose of this Bylaw, it shall comprise 64.80 hectares (160 acres) or equivalent. Equivalent shall mean 64.80 hectares (160 acres) or such lesser amount as remains in an agricultural holding because of the original township survey, road widening, road right-of-way or railway plans, drainage ditch, pipeline or transmission line development or government action, natural features such as water courses or water bodies, or as a result of subdivision as permitted herein.

Agricultural Operation: An agricultural operation that is carried out on a farm, in the expectation of gain or reward, including:

a) Cultivating land;
b) Producing agricultural crops, including hay and forage;
c) Producing horticultural crops, including vegetables, fruit, mushrooms, sod, trees, shrubs, flowers, greenhouse crops and specialty crops;
d) Raising all classes of livestock, horses, poultry, fur-bearing animals, game birds and game animals, bees and fish;
e) Carrying on an intensive livestock operation;
f) Producing eggs, milk, honey and other animal products;
g) Operating agricultural machinery and equipment, including irrigation pumps and noise-scare devices;
h) Conducting any process necessary to prepare a farm product for distribution from the farm gate;
i) Storing, handling and applying fertilizer, manure, organic wastes, soil amendments and pesticides, including both ground and aerial application; and
j) Any other prescribed agricultural activity or process as defined by Council form time to time.

Agricultural Industry: Those processing and distributing industries providing products or services directly associated with the agricultural business sector and without restricting the generality of the above may include:

a) Grain elevators;
b) Feed mills;
c) Abattoirs;
d) Seed cleaning plants;
e) Pelletizing plants;
f) Bulk fertilizer distribution plants;
g) Bulk agricultural chemical distribution plants;
h) Anhydrous ammonia storage and distribution;
i) Bulk fuel plants;
j) Livestock holding stations; and
k) Retail sales of the goods produced or stored as part of the dominant use on the site.

Agricultural Residence: A dwelling unit on an agricultural holding in the absence of subdivision of where the residence remains directly appurtenant to the agricultural operation.

Agricultural Tourism: A tourism oriented commercial land use related to the retail sale of products or the provision of entertainment associated with an agricultural operation or a rural environment and without limiting the generality of the above includes historical and vacation farms, farm zoos, gift shops, restaurants, art galleries and cultural entertainment facilities.

Alteration or Altered: With reference to a building, structure, or site means a change from one major occupancy class or division to another, or a structural change such as an addition to the area or height, or the removal of part of a building, or any change to the structure such as the construction of, cutting into or removal of any wall, partition, column, beam, joist, floor or other support, or a change to or closing of any required means of egress or a change to the fixtures, equipment, cladding, trim, or any other items regulated by this Bylaw such as parking and landscaping.

Ancillary: A building, structure, or use of a specific site which is related in a subsidiary manner to the principal building, structure, or use of the same site.

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

Animal Type	Number of Animals = 1 Animal Unit
Poultry	
• Hens, cockerels, capons	100
• Chicks, broiler chickens	200
• Turkeys, geese, ducks	50
• Exotic birds	25
Hogs	
• Boars and sows	3
• Gilts	4
• Feeder pigs	6
• Weanling pigs	20
Sheep	
• Rams or ewes	7
• Lambs	14
Goats etc.	
• All (including llamas, alpacas etc.)	7
Cattle	
• Cows and bulls	1
• Feeder cattle	1.5
• Replacement heifers	2
• Calves	4
Horses	
• Colts and ponies	2
• Other horses	1
Other	
• Domesticated native ungulates (deer, elk, bison, etc.)	1

Applicant: A developer or person applying for a Development Permit under this Bylaw, for a subdivision approval to an approving authority under *The Planning and Development Act, 2007.*

Attic: That portion of a building situated wholly or in part within the roof and which is less than one-half (1 ½) story.

Auction Mart: Means a building or structure or lands used for the storage of goods, materials, and livestock which are to be sold on the premises by public auction and for the sale of the said goods, materials, and livestock by public auction and on an occasional basis.

Auto Wrecker: An area where motor vehicles are disassembled, dismantled or junked, or where vehicles not in operable condition, or used parts of motor vehicles, are stored or sold to the general public.

Awning: A structure that is mechanical and fabricated from plastic, canvas, or metal that is spread across a frame designed to be attached to a wall and hung above a doorway or window.

B

Bed and Breakfast: 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 (1) meal served before noon, is provided to the travelling public for a charge.

Billboard: A private free standing sign, including supporting structures, which advertises goods, products, services, organizations, or facilities that are available from, located on, or refer to, a site other than the site on which the sign is located.

Boarding House: A development, which can usually be a private dwelling, where rooms are rented out to individuals for either short or long term stay. A dwelling within the rooming house

may contain either a kitchen area or washroom facilities, though may not contain both uses with the unit.

Buffer: A strip of land, vegetation, or land use that physically separates two (2) or more different land uses.

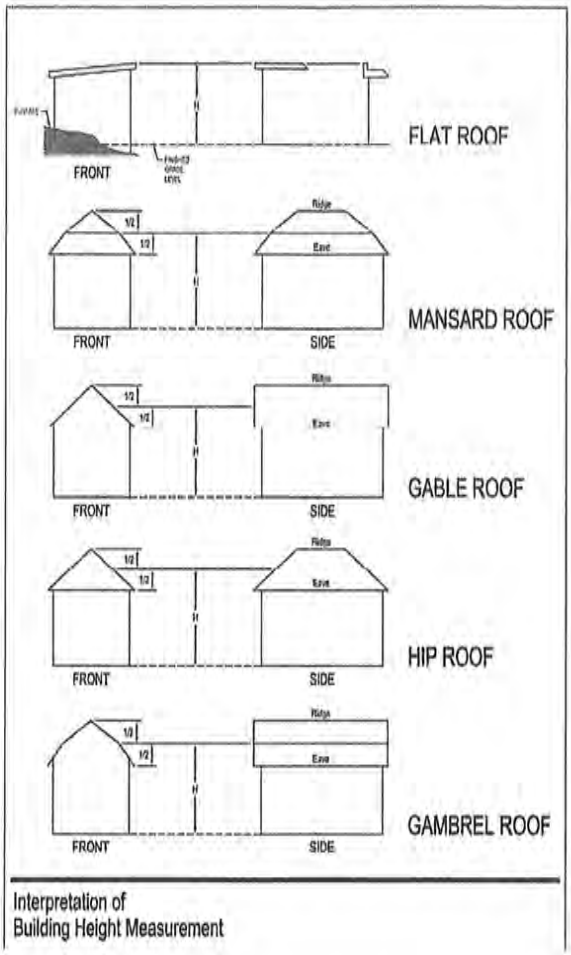
Building: A structure used for the shelter or accommodation of persons, animals, or chattels and includes any structure covered by a roof supported by walls or columns.

Building Bylaw: The Bylaw of the Rural Municipality of Antelope Park No. 322 regulating the erection, alteration, repair, occupancy or maintenance of buildings and structures.

Building Floor Area: The sum of the gross horizontal area of all floors of a building excluding the floor area used for or devoted to mechanical equipment, laundry, storage, swimming pools, and enclosed or underground parking facilities. All dimensions shall be measured between exterior faces of walls or supporting columns, or from the centre line of the walls or supporting columns separating two (2) buildings. For the purpose of this Bylaw, the term 'storage' means the keeping or placing of trunks, luggage, or similar articles in a place designed therefore, though shall exclude clothes closets, linen closets, broom cupboards, kitchen and bathroom cupboards of whatsoever nature.

Building Front Site Line: The line of the wall of the building, or any projecting portion of the building, and production thereof excluding permitted obstructions which faces the front site line.

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



Building Height Measurements

Building Permit: A permit, issued under the Building Bylaw of the Rural Municipality of Antelope Park No. 322 authorizing the construction of all or part of any building or structure.

Building Rear Site Line: The line of the wall of the building or any projecting portion of the building and production thereof excluding

permitted obstructions which faces the rear site line.

Building Side Site Line: The line of the wall of the building, or any projecting portion of the building and production thereof excluding permitted obstructions, which faces the side site line.

Bulk Fuel Sales and Storage: Lands, buildings, and structures for the storage and distribution of fuels and oils including retail sales or key lock operations.

Bylaw: Means the Zoning Bylaw.

C

Campground, General: An area used for a range of overnight camping experiences, from tenting to serviced trailer sites, including accessory facilities which support the use, such as administration offices and laundry facilities, though not including the use or mobile homes or trailers on a permanent year-round basis.

Campground, Temporary (Itinerant Use Accommodation): An area of land with spaces or lots available for recreational vehicles, intended to provide seasonal or short-term public accommodation.

Canada Land Inventory (C.L.I.) Soil Class Rating System: Provides an indication of the agricultural capability of land. The classes indicate the degree of limitation imposed by the soil in its use for mechanized agriculture. The C.L.I. class for each parcel of land is determined by the dominant C.L.I. class for the parcel, usually a quarter-section of land. Soil classes range from 1 to 7, with Class 1 soils having no significant limitations and Class 7 having severe limitations in terms of its capacity for arable culture or permanent pasture.

Prime Lands: Canada Land Inventory (C.L.I) Soil Class Rating System

Class 1 – Soils in this class have no significant limitations in use for crop production.
Class 2 – Soils in this class have moderate limitations that restrict the range of crops or require moderate conservation practices.
Class 3 - Soils in this class have moderately severe limitations that reduce the choice of crops or require special conservation practices.

Marginal Lands: Canada Land Inventory (C.L.I) Soil Class Rating System

Class 4 - Soils in this class have severe limitations that restrict the choice of crops, or require special conservation practices and very careful management, or both.
Class 5 - Soils in this class have very severe limitations that restrict their capability to producing perennial forage crops, and improvement practices are feasible.
Class 6 - Soils in this class are unsuited for cultivation, but are capable of use for unimproved permanent pasture.
Class 7 - Soils in this class have no capability for arable culture or permanent pasture.

Cardlock Operation: A petroleum dispensing outlet without full-time attendants.

Cemetery: Land that is set apart or used as a place for the interment of the dead or in which human bodies have been buried. "Cemetery" may include a structure for the purpose of the cremation of human remains and may include facilities for storing ashes or human remains

that have been cremated or the interment of the dead in sealed crypts or compartments.

Clean Fill: Uncontaminated nonwater-soluble, non-decomposable, inert solids such as rock, soil, gravel, concrete, glass and/or clay or ceramic products. Clean fill shall not mean processed or unprocessed mixed construction and demolition debris, including, though not limited to, wallboard, plastic, wood or metal or any substance deemed corrosive, combustible, noxious, reactive, or radioactive.

Cluster: Where design allows for the concentration of development in pockets to preserve ecological areas and other open space while providing lower servicing cost and alternative development (i.e. housing) patterns.

Commercial: The use of land, buildings, or structures for the purpose of buying and selling commodities, and supplying professional and personal services for compensation.

Commercial Indoor Storage: A building or series of buildings comprising of multiple storage bays intended for lease or rent by the general public for the purpose of indoor storage of private goods.

Communal Dwelling: The dwelling unit(s) on land owned by Hutterite colonies who use the land for agricultural, educational, and other shared purposes.

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

Concept Plan: A land use concept plan for a specific local area that identifies social, environmental, health, and economic issues which the proposed development must address.

Concrete and Asphalt Plant: An industrial facility used for the production of asphalt or concrete, or asphalt or concrete products, used in building or construction, and includes facilities for the administration or management of the business, the stockpiling of bulk materials used in the production's process or of finished products manufactured on the premises and the storage and maintenance of required equipment.

Conservation: The planning, management, and implementation of an activity with the objective of protecting the essential physical, chemical, and biological characteristics of the environment against.

Contractors Yard: The yard of a contractor or company used as a depot for the storage and maintenance of equipment used by the contractor or company, and includes facilities for the administration or management of the business and the stockpiling or storage of supplies used in the business.

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

Council: The Council of the Rural Municipality of Antelope Park No. 322.

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

Country Residential Development: Is defined as residential development contained within a severance from an agricultural holding where the essential land requirement is for a residential building site and space rather than for productive agricultural purposes.

Crematorium: A building fitted with the proper appliances for the purposes of the cremation of human and animal remains and includes everything incidental or ancillary thereto.

D

Demolition Permit: A permit issued for the removal or dismantling of a building or structure within the Rural Municipality of Antelope Park boundaries as prescribed under Section 13 of *The Uniform Building and Accessibility Standards Act.*

Development: The carrying out of any building, engineering, mining or other operations in, on or over land or the making of any material change in the use of any building or land, the moving of any building or structure onto land, the moving of a mobile home or trailer coach onto land, and the opening or stripping of land for the purpose of removing therefrom sand, gravel, or other aggregate resources.

Development Agreement: The legal agreement between a developer and the municipality which specifies the all obligations and the terms and conditions for the approval of a development pursuant to Section 172 of *The Planning and Development Act, 2007.*

Development Officer: An employee of the municipality appointed by the Administrator to act as a Development Officer to administer this Bylaw.

Development Permit: A permit issued by the Administrator and/or Council of the Rural Municipality of Antelope Park No. 322 that authorizes development, though does not include a building permit.

Discretionary Use: A use of land or buildings or form of development that:

a) Is prescribed as a discretionary use in the Zoning Bylaw; and
b) Requires the approval of Council pursuant to Section 56 of *The Planning and Development Act, 2007.*

District Plan: The Prairie West District Plan Bylaw No.2016-07 for the Rural Municipality of Antelope Park No. 322 as per Section 102 of *The Planning and Development Act, 2007.*

Dormitory: Sleeping quarters or entire buildings primarily providing sleeping and residential quarters for large numbers of people.

Dwelling: A building or part of a building designed exclusively for residential occupancy.

Dwelling Unit: A separate set of living quarters, whether occupied or not, usually containing sleeping facilities, sanitary facilities, and a kitchen or kitchen components, though does not include boarding houses or rooming units. For the purposes of this definition, "kitchen components" include, but are not limited to, cabinets, refrigerators, sinks, stoves, ovens, microwave ovens or other cooking appliances, and kitchen tables and chairs.

E

Elevation: The height of a point on the Earth's surface above sea level.

Environmental Reserve: Lands that have been dedicated to the municipality by the developer of a subdivision as part of the subdivision approval process. Environmental Reserves are those lands that are considered undevelopable and may consist of a swamp, gully, ravine, coulee or natural drainage course, or may be lands that are subject to flooding or are considered unstable. Environmental Reserve may also be a strip of land, not less than 6 metres (20 ft) in width, abutting the bed and shore of any lake, river stream, or other body of water for the purposes of preventing pollution or providing access to the bed and shore of the water body.

Equestrian Facility: The use of lands, buildings, or structures for the boarding of horses, the training of horses and riders, and the staging of equestrian events, though does not include the racing of horses.

Essential Yard Site Features: Features of an existing farmstead which are deemed necessary for inclusion within a subdivision plan including, but not limited to, dugouts, shelterbelt plantings, and water wells.

Existing: In place, or taking place, on the date of the adoption of this Bylaw.

F

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

Farm Building: Improvements such as barns, granaries, etc., used in connection with the growing and sale of trees, shrubs, and sod or the raising or production of crops, livestock, or poultry or in connection with fur production or bee keeping and situated on a parcel of land used for farm operation.

Farmstead/Farmyard: The buildings and adjacent essential grounds surrounding a farm.

Farm Dwelling (Accessory): An accessory dwelling on a farm that is intended to accommodate farm workers.

Feedlot: A fenced area where livestock are confined solely for the purpose of growing or finishing, and are sustained by means other than grazing.

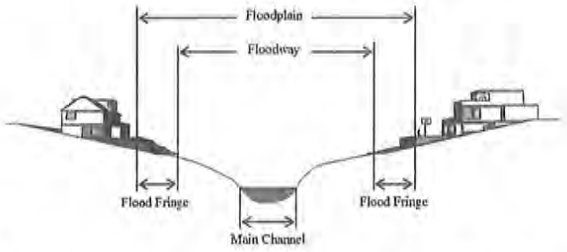
Fill: Soil, rock, rubble, or other approved, non-polluting waste that is transported and placed on the existing, usually natural, surface of soil or rock, following the removal of vegetation cover, topsoil, and other organic material.

Flood: A temporary rise in the water level that results in the inundation of areas not ordinarily covered by water.

Floodway: The portion of the flood plain adjoining the channel where the waters in the 1:500 year flood are projected to meet or exceed a depth of one (1) metre or a velocity of one (1) metre per second.

Floodproofed: A measure, or combination of structural and non-structural measures, incorporated into the design of a structure which reduces or eliminates the risk of flood damage to a defined elevation.

Flood Fringe: The portion of the floodplain where the waters in the 1:500 year flood are projected to be less than a depth of one (1) metre or a velocity of one metre per second.



Free Standing Sign: A sign, except a billboard, independently supported and visibly separated from a building or other structure and permanently fixed to the ground.

Future Land Use Map: The Future Land Use Map is attached as an Appendix "A" in the RM of Antelope Park Official Community Plan Bylaw No. 2017-05. In its projections, the map specifies certain areas for residential growth and others for agriculture, industry, commercial, and conservation.

G

Game Farm: Land and facilities on which domestic game farm animals are held for commercial purposes (See Harvest Preserve).

Garage: A building or part of a building used for, or intended to be used for the storage of motor vehicles and wherein neither servicing nor repairing of such vehicles are carried on for remuneration.

Gas Bar: A building or place used for, or intended for the provision of gasoline or diesel fuel and may or may not include a convenience store.

General Commercial: Those developments where activities and uses are primarily carried on within an enclosed building intended to provide for the merchandising of refined goods and services targeted for the travelling public and the surrounding community for financial gain.

General Industry: Those developments where activities and uses are primarily carried on within an enclosed building where no significant nuisance factor is created or apparent outside an enclosed building. Developments of this type shall not pose, in the opinion of a Development Officer, any significant risk of interfering with the amenity of adjacent sites because of the nature of the site, materials or processes and shall include, though not be limited to the following activities:

a) The assembling of goods, products, or equipment;
b) The limited processing of raw, value-added, or finished materials;
c) The storage or transshipping of materials, goods and equipment; and
d) The training of personnel in general industrial operations.

It may include any indoor display, office, technical or administrative support areas or any sales operation accessory to the general industrial uses.

General Industry Type II: Those developments in which all or a portion of the activities and uses are carried on outdoors, without any significant nuisance or environmental factors such as noise, appearance, or odour, extending beyond the boundaries of the site. Developments of this type shall not pose, in the opinion of a Development Officer, any significant risk of interfering with the amenity of

adjacent sites because of the nature of the site, materials, or processes and shall include, though not be limited to, the following activities:

a) Manufacturing, fabricating;
b) Processing, assembly, finishing; production or packaging of materials, goods or products;
c) The storage or transshipping of materials, goods and equipment; and
d) The cleaning, servicing, repairing or testing of materials, goods and equipment normally associated with industrial or commercial businesses, or cleaning, servicing and repair operations to goods and equipment associated with personal or household use, where such operations have impacts that would make them incompatible in non-industrial districts.

General Industry Type III (Exclusionary Uses): Refers to certain industrial activities that may be characterized as exhibiting a high potential for adversely affecting the safety, use, amenity, or enjoyment of adjacent and nearby industrial and non-industrial sites due to their scale, appearance, noise, odour, emissions and hazard potential. Such activities are considered exclusionary when the only means of mitigating the associated negative effects on surrounding land uses is through spatial separation. Such uses would include, but not be limited to, the following: landfills, waste disposal stations, ethanol plant, transformer stations, uranium refiners, anhydrous ammonia storage and distribution centres.

Geotechnical Assessment: An assessment or estimation by a qualified expert of the Earth's subsurface and the quality and/or quantity of environmentally mitigative measures that would be necessary for development to occur.

Golf Course: A public or private area operated for the purpose of playing golf, and includes a par 3 golf course, club house and recreational facilities, accessory driving ranges, and similar uses.

Greenhouse: A building with glass or clear plastic walls and roof for the cultivation and exhibition of plants under controlled conditions.

Greenhouse (Commercial): A greenhouse that includes a retail aspect catering to the general horticultural needs of the general public for financial gain and includes outdoor storage of landscaping supplies.

Greenhouse (Industrial): A greenhouse intended to serve intermediate industrial and retail markets with large quantities of horticultural supplies, not including consumer retail.

Greenways: A linear park which may accommodate pathways principally for foot traffic and/or bicycles. Typically, greenways are planned along creeks, streams or rivers and managed as natural environments, or bikeways along landscaped roads.

Gross Surface Area: The area of the rectangle or square within which the face of a sign can be completely contained, exclusive of any supporting structure or, where a sign has more than one (1) face or the face of the sign is not flat, the rectangle within which the largest area of the face of the sign in profile can be completely contained exclusive of any supporting structure.

H

Hamlet: A small, rural, unincorporated community that includes a limited number of land uses, typically single family dwellings and rural commercial, where infill, minor expansion and diversification of support services may occur.

Harvest Preserve: An area of deeded private land fenced for the purpose of management, control, and harvesting of domestic game farm animals. Harvest preserves are regulated by *The Domestic Game Farm Animal Regulations*.

Hazard Land: Land which may be prone to flooding, slumping, landslides or erosion, or any other instability, or is a flood plain or watercourse.

Hazardous Substance: A substance that, because of its quality, concentration or physical, chemical or infectious characteristics, either individually or in combination with other substances on the site is an existing or potential threat to the physical environment, to human health or to other living organisms.

Height of the Sign: The vertical distance measured from the highest point of the sign to grade level at the centre of the sign.

Heritage Resource: The history, culture, and historical resources of an area or community.

Highway Sign Corridor: A strip of land parallel and adjacent to a Provincial highway, where private signs may be permitted to advertise goods and services of local area businesses and attractions, as provided by regulations of the Department of Highways entitled *The Erection of Signs Adjacent to Provincial Highways Regulation, 1986,* as may be amended from time to time.

Home-Based Business: An accessory 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.

Home Occupation: An accessory use carried on as an occupation conducted for gain in a dwelling unit solely by the resident or residents.

Horticulture: The culture or growing of garden plants. Horticulturists work in plant propagation, crop production, plant breeding and genetic engineering, plant biochemistry, plant physiology, and the storage, processing, and transportation of fruits, berries, nuts, vegetables, flowers, trees, shrubs, and turf.

Hotel/Motel: A building or buildings or part thereof on the same site used to accommodate the traveling public for gain or profit, by supplying them with sleeping accommodation, with or without meals.

I

Incidental Signs: Are signs located on a development site which are intended for the direction of control of traffic, pedestrians, or parking and which do not contain any advertising.

Industrial Park: An industrial park is an area of land set aside for industrial development. Industrial parks are usually located close to transport facilities, especially where more than one (1) transport modality (inter-modal) coincides: highways, railroads, airports, and navigable rivers.

Industrial Use: The use of land, buildings, or structures for the manufacturing, assembling, processing, fabrication, warehousing or storage of goods and materials.

Institutional Use: A use of land, buildings or structures for a public or non-profit purpose and without limiting the generality of the foregoing, may include such uses as schools, places of worship, indoor recreation facilities, community centres, and government buildings.

Intensive Agriculture: An intensified system of tillage and animal husbandry from the concentrated raising of crops or the concentrated rearing or keeping, on a continuous basis, of livestock, poultry or other products for market and without restricting the generality of the above includes:

a) Feed lots;
b) Livestock operation (hogs, chickens, etc.);
c) Sod farms;
d) Market gardens;
e) Greenhouses; and
f) Nurseries and other similar uses.

Intensive Livestock Operation: The rearing, sustaining, finishing or breeding by means other than grazing of more than 300 animal units of livestock and where the space per animal unit is less than 371.6 m^2 (4000 ft^2), including buildings and structures directly related to the operation though not including a residence, seasonal feeding, or bedding sites.

K

Kennel, Boarding: The temporary accommodation of dogs, cats, or other domestic animals for commercial purposes.

Kennel, Breeding: The keeping of more than four (4) dogs, cats, or other domestic animals, male and female, and which are more than twelve (12) months old, for breeding purposes.

Kennel, Enclosure: An accessory building or enclosure intended to house one (1) or more domestic animals.

L

Landfill: A specially engineered site for disposing of solid waste on land, constructed so that it will reduce hazard to public health and safety.

Landscaping: The provision of horticultural and other related compatible features or materials designed to enhance the visual amenity of a site or to provide a visual screen consisting of any combination of the following elements:

a) Soft landscaping consisting of vegetation such as trees, shrubs, vines, hedges, flowers, grass and ground cover; and/or
b) Hard landscaping consisting of non-vegetative materials such as concrete, unit pavers, brick pavers or quarry tile, though does not include gravel, shale, or asphalt.

Landscaping Establishment: The yard of a landscaping contractor or company used as a depot for the storage and maintenance of equipment used by the contractor or company, and includes facilities for the administration or management of the business and the stockpiling or storage of supplies used in the business.

Land Use Zoning District: Divisions identified in the Zoning Bylaw establishing permitted and

discretionary uses of land or buildings with attendant regulations.

Legal Access: A lot or parcel shall be considered as having legal access for the purposes of development when the lot or parcel is adjacent to a municipally maintained road, and meets the frontage requirements of appropriate Zoning District hosting the development.

Livestock: Domesticated animals used primarily as beasts of burden or for the production of fur, hides, meat, milk, eggs or other products, or as breeding stock, though excluding companion animals.

Lot: A parcel of land of a subdivision, the plan of which has been filed or registered at Information Services Corporation (Land Titles Office).

M

Manufacturing Establishment: A firm or business engaged in the mechanical or chemical transformation of materials or substances into new products including the assembling of component parts, the manufacturing of products and the blending of materials.

Minimum Distance Separation: In respect to intensive livestock operations and heavy industrial land uses, the minimum distance separation required in the Zoning Bylaw from non-complementary uses.

Minister: The Minister as defined in *The Planning and Development Act, 2007.*

Mobile Home: A trailer coach that may be used as a dwelling all year round; has water faucets and shower or other bathing facilities that may be connected to a water distribution system; and has facilities for washing and a water closet or other similar facility that may be connected to a sewage system.

Double Wide Mobile Home

Mobile Home Park: A site under single management for the placement of two (2) or more mobile homes and shall include all accessory buildings necessary to the operation.

Modular Home (RTM): A building that is manufactured in a factory as a whole or modular unit to be used as one (1) single dwelling unit and is certified by the manufacturer that it complies with the Canadian Standards Association Standard No. CSA-A277, and is placed on a permanent foundation.

Modular (Manufactured) Home

Multi-Parcel Country Residential Development: Involves high density (more than 3 parcels) rural residential development and may include cluster, multi-unit, linear developments or other suitable design concepts along roadways where the essential land requirement is for a

residential building site and space, rather than for productive agricultural purposes.

Municipality: The Rural Municipality of Antelope Park No. 322.

Municipal Reserve: Are dedicated lands:

a) That are provided to a municipality pursuant to Clause 189(a) of *The Planning and Development Act, 2007* for public use; or
b) That were dedicated as public reserve and transferred to a municipality pursuant to Section 196, whether or not title to those lands has issued in the name of the municipality.

Museum: An institution that is established for the purpose of acquiring, conserving, studying, interpreting, assembling and exhibiting to the public for its instruction and enjoyment, a collection of artifacts of historical interest.

N

Natural Areas: An area relatively undisturbed by human activities and characterized by indigenous species including remnant or self-sustaining areas with native vegetation, water, or natural features.

Natural Resources: The renewable resources of Saskatchewan and includes:

a) Fish within the meaning of *The Fisheries Act;*
b) Wildlife within the meaning of *The Wildlife Act, 1998;*
c) Forest products within the meaning of *The Forest Resources Management Act;*
d) Resource lands and Provincial forest lands within the meaning of *The Resource Lands Regulations, 1989;*
e) Ecological reserves within the meaning of *The Ecological Reserves Act*; and
f) Other living components of ecosystems within resource lands, Provincial forest lands and other lands managed by the department.

Natural Resource Extraction: The quarrying, processing, removal and sale of natural resources, including sand, gravel, oil and gas, peat, metallic minerals, and other non-metallic minerals.

Non-Conforming Building: A building:

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

Non-Conforming Site: A site, consisting of one (1) or more contiguous parcels, that, on the date a Zoning Bylaw or any amendment to a Zoning Bylaw becomes effective, contains a use that conforms to the Bylaw, but the site area or site dimensions do not conform to the standards of the Bylaw for that use.

Non-Conforming Use: A lawful specific use:

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

Zoning Bylaw affecting the land or building becomes effective; and

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

Non-Farm Residential: A dwelling unit located in the AR – Agricultural Resource District that has a separate title through subdivision and whose owner's principal source of household income is derived from a source other than the principal agricultural use of that site.

Normally Accepted Agricultural Practices: A practice that is conducted in a prudent and proper manner that is consistent with accepted customs and standards followed by similar agricultural operations under similar circumstances, including the use of innovative technology or advanced management practices in appropriate circumstances and is conducted in conformity with any standards established pursuant to the regulations and meets acceptable standards for establishment and expansion.

O

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

Official Community Plan: The Official Community Plan for the Rural Municipality is Bylaw No. 2017-05.

Off-Premise Identification Signage: A sign that is located separate and apart from the land on which the business or activity is located.

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

Open Space: Passive and structured leisure and recreation areas that enhance the aesthetic quality and conserve the environment of the community. Urban and rural open space includes parks, recreation and tourism nodes, and natural areas.

P

Parking Lot: An open area, other than a street, used for the temporary parking of more than four (4) vehicles and available for public use and the use of employees working on, or from, the site.

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

Permitted Use: The use of land, buildings, or other structures that shall be permitted in a Zoning District where all requirements of this Zoning Bylaw are met.

Personal Service Trade: A building or part of a building in which persons are employed in furnishing services and administering to customer's personal and or grooming needs, though does not include the provision of health related services.

Places of Worship: A place used for worship and related religious, philanthropic or social activities and includes accessory rectories, manses, meeting rooms and other buildings.

Typical uses include churches, chapels, mosques, temples, synagogues and parish halls.

Principal Use: The main or primary activity for which a site or its buildings are designed, arranged, developed or intended, or for which it is occupied or maintained.

Public Utility: A system, work, plant, equipment, or service, whether owned or operated by the municipality, or by a corporation under Federal or Provincial statute, that furnishes any of the following services and facilities to, or for the use of, the inhabitants of the municipality:

a) Communication by way of telephone lines, optical cable, microwave, and cable television services;
b) Delivery of water, natural gas, and electricity;
c) Public transportation by bus, rail, or other vehicle production, transmission;
d) Collection and disposal of sewage, garbage, and other wastes; and
e) Fire and police services.

Public Works: A facility as defined under *The Planning and Development Act, 2007.*

Q

Quarriable Substance: Any mineral substance, the property of the Crown in the right of Saskatchewan, which is capable of being quarried and includes bentonite, building stone, granite, gravel, gypsum, limestone, marble, marl, sand, slate, volcanic ash, and any other substance which may from time to time be declared by the Lieutenant Governor in Council to be a quarriable substance within the meaning of these regulations.

Quarter Section: 64.8 hectares (160 acres) or a lesser amount that remains due to the original township survey, road widening, road right-of-way or railway plans, drainage ditch, pipeline or transmission line development, or other public utility; or natural features such as water courses or water bodies.

R

Racetrack: A place designed and equipped for the racing of motorized vehicles or horses and includes facilities for administration and management of the business.

Railway Freight Yards: The use of land, or building or structure or part thereof for activities directly associated with the operation of a railway. Without limiting the generality of the foregoing, such activities may include loading and off-loading freight, and maintenance and repair of railway cars.

Real Estate Signage: Signage directly associated with the sale of property in which it is located and which maintains a gross surface area of less than 1 m^2 (11 ft^2).

Redesignation: Rezoning.

Recreational Use: A public or private facility or amenity, a joint-use site, or a park or playground that serves the surrounding neighbourhood or community.

Recreational (Commercial): A public or private facility or amenity, a joint-use site or a park or playground the serves the surrounding neighbourhood with an intent to produce financial gain.

Recreational Vehicle: A vehicle used for personal pleasure or travels by an individual or

a family which may or may not be towed behind a principal vehicle. Notwithstanding the generality of the above may include:

a) Motorhomes;
b) Camper trailers;
c) Boats;
d) Snowmobiles; and
e) Motorcycles.

Recycling and Collection Depot (Commercial): A building or series of buildings intended to accommodate the collection, sorting, processing and temporary storage of recyclable materials including the collection and storage of oil, solvents or other hazardous materials, processing of recyclable material other than compaction and accommodates outdoor compaction or storage.

Reeve: The Reeve of the Rural Municipality of Antelope Park No. 322.

Residential: The use of land, buildings, or structures for human habitation.

Residual Parcel: The acreage remaining in agriculture resulting and independent of the subdivision of an agricultural holding for non-agricultural purposes.

Residential Care Home: A facility which:

a) Provides meals, lodging, supervisory personal or nursing care to persons who reside therein for a period of not less than thirty days; and
b) Is duly licensed by the Province of Saskatchewan or certified as approved by the Province of Saskatchewan under an Ac which provides for such licensing or certification as the case may be; and
c) May include only the principal residence of the operator or administrator.

Resource-Based Uses: Uses include:

- Oil and gas wells and related facilities;
- Oil and gas-related commercial uses;
- Petroleum pipelines and related facilities; and,
- Petroleum resource processing activities including oil and gas exploration, well drilling and storage batteries.

Restaurant: A building or part of a building wherein food is prepared and offered for sale to the public primarily for consumption within the building. However, limited facilities may be permitted to provide for a take-out food function provided such facility is clearly secondary to the primary restaurant use.

Right-of-Way: The right-of-way is the land set aside for use as a roadway or utility corridor. Right-of-ways are purchased prior to the construction of a new road or utility line, and usually enough extra land is purchased for the purpose of providing mitigative features.

Riparian: The areas adjacent to any streams, rivers, lakes, or wetlands.

Roads, Flanking: A roadway constructed to the side of a lot, parcel, or site.

Rooming House: Rented residential premises where an individual shares a kitchen and bathroom with others. A dwelling within the rooming house may contain either a kitchen area or washroom facilities, though may not contain both uses with the unit.

RTM (Ready to Move) Home: A residential dwelling that is constructed off-site in a yard or

factory to *National Building Code* and transported as a single unit to a site for permanent installation on a permanent foundation including a basement.

Ready To Move Home

S

Salvage Yard (Wrecking): A parcel of land where second-hand, discarded or scrap materials are bought, sold, exchanged, stored, processed, or handled. Materials include scrap iron, structural steel, rags, rubber tires, discarded goods, equipment, appliances or machinery. The term also includes a site for collection, sorting, storing and processing of paper products, glass, plastics, aluminum or tin cans prior to shipment for remanufacture into new materials.

Scale of Development: The total acreage intended to accommodate a multi-parcel country residential subdivision.

Sea Container: (See Shipping Container).

School: A body of pupils that is organized as a unit for educational purposes under the jurisdiction of a Board of Education or of the Saskatchewan Ministry of Education and that comprises one (1) 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.

Service Station: A building or place used for, or intended to be developed primarily for supplying vehicles with gasoline, diesel fuel, grease, tires or other similar items and for the repair, rental, greasing, washing, servicing, adjusting or equipping of automobiles or other motor vehicles, including painting, body work, and major repairs.

Servicing Agreement: A legal contract that a municipal Council may require with a subdivision applicant under Section 172 of *The Planning and Development Act, 2007*. With such an agreement, Council accepts responsibility for maintaining services in a new subdivision in exchange for the developer installing the services needed for the subdivision.

Setback: The distance required to obtain the front yard, rear yard, or side yard provisions of this Bylaw.

Should, Shall, or May:

- Shall is an operative word which means the action is obligatory.
- Should is an operative word which means that in order to achieve plan objectives, it is strongly advised that the action be taken.
- May is an operative word meaning a choice is available, with no particular direction or guidance intended.

Shipping Container: An article of transportation equipment, including one that is carried on a chassis, that is strong enough to be suitable for repeated use and is designed to facilitate the transportation of goods by one (1) or more

means of transportation and includes, but is not limited to, intermodal shipping containers, body of transport trailer or strait truck box but does not include a motor vehicle.

Sight Triangle: The triangular area formed, on corner sites, by the intersecting front and side site lines at a street intersection and the straight line joining said site lines.

Sign: Any device, letter, symbol, emblem or picture, that is affixed to or represented directly or indirectly upon a building, structure, or a piece of land and that identifies or advertises any object, product, place, activity, person, organization, or business in such a way as to be visible to the public on any street, thoroughfare, or any other public place.

Sign, Billboard: A private free standing sign, including supporting structure, which advertises goods, products, services, organizations, of facilities that are available from, located on, or refer to, a site other than the site on which the sign is located.

Sign, Directional: Signage located off-site providing direction to and information about a specific enterprise or activity which does not contain general advertising.

Signs, Traffic Control: A sign, signal, marking, or any device placed or erected by the municipality or Saskatchewan Department of Highways and Transportation.

Sign, Fascia: A sign fastened to, or painted on the wall of a building or structure in such a manner that the wall becomes the supporting structure for, or forms the background surface of the sign and which does not project more than 0.5 metres (2 ft) from such building or structure.

Sign, Freestanding: Sign, except a billboard, independently supported and visibly separated from a building or other structure and permanently fixed to the ground.

Sign, Height: The vertical distance measured from the highest point of the sign to grade level at the centre of the sign.

Sign, Off-Premises: A sign which contains any message chosen by a person other than the person in control of the premises upon which the sign is located.

Sign, Projecting: A sign which is wholly or partially dependent upon a building for support and which projects more than 0.5 metres (2 ft) from such building.

Sign, Temporary: A sign which is not permanently installed or affixed in position, advertising a product or activity on a limited basis.

Site: An area of land, consisting of one (1) or more lots consolidated under a single certificate of title, considered as a unit devoted to a certain use or occupied by a building or a permitted group of buildings, and the customary accessories and open spaces belonging to the same.

Site Area: The total horizontal area within the site lines of a site.

Site Corner: A site at the intersection of two (2) or more public streets, or upon two parts of the same street, the adjacent sides of which street or streets (or, in the case of a curved corner, the

tangents at the street extremities of the side site lines) contain an angle of not more than one hundred and thirty-five (135) degrees. In the case of a curved corner, the corner of the site shall be that point on the street at the point of intersection of the said tangents.

Site Depth: The horizontal distance between the front site and rear site lines, but where the front and rear site lines are not parallel the site depth is the length of a line joining the midpoint of such site lines.

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

Site Line: Any boundary of a site.

Site Width: The horizontal distance between the side boundaries of the site measured at a distance from the front lot line equal to the minimum front yard required for the District in which the site is located.

Sports Field: An open space set aside for the playing of sports and may include benches or bleachers for observers but where there is no charge made for spectators.

Structure: Anything that is erected, built, or constructed of parts joined together and supported by the soil or any other structure requiring a foundation to hold it erect, but not including pavement, curbs, walks or open air surfaced areas.

Stakeholders: Individuals, groups, or organizations who have a specific interest or 'stake' in a particular need, issue situation or project and may include members of the local community (residents, businesses, workers, representatives such as Councilors or politicians); community groups (services, interest groups, cultural groups clubs, associations, churches, mosques, temples); or local, Provincial, and Federal governments.

Stockyard: An enclosed yard where livestock is kept temporarily.

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

T

(Tele)communication Facility: A structure situated on a non-residential site that is intended for transmitting or receiving television, radio, or telephone communications, excluding those used exclusively for dispatch communications.

Temporary Garage: A temporary prefabricated shelter constructed with a metal or plastic frame and covered with a tarpaulin or other similar type of fabric or plastic covered used primarily for the storage of vehicles or other equipment accessory to a residential use only.

Trailer Coach: Any vehicle used or constructed in such a way as to enable it to be used as a conveyance upon public streets or highways and includes a self-propelled or non-self-propelled vehicle designed, constructed, or reconstructed in such a manner as will permit the occupancy thereof as a dwelling or sleeping

place for one (1) or more persons notwithstanding that its running gear is removed or that it is jacked up.

Trucking Firm Establishment: The use of land, buildings, or structures for the purpose of storing, servicing, repairing, or loading trucks, transport trailers and/or buses, though does not include automobile service stations or transportation sales or rental outlets.

U

Use: The purpose or activity for which any land, building, structure, or premises, or part thereof is arranged, designed, or intended, or for which these may be occupied or maintained.

V

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

a) Rental accommodation in the farm dwelling or adjacent private cabins comprising one or more rooms furnished in such a way to enable the preparation of meals if full board is not provided; and
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.

Value-Added: The increase in value generated by a company or individual through the additional processing or sale of raw materials along the production chain.

Vertical Integration: The accommodation of multiple complimentary activities which could be considered principal permitted uses under single or multiple ownership within one (1) or more buildings on a single parcel where these uses are considered to provide additional processing and/or the sale of manufactured goods produced on-site.

Veterinary Clinics: A place for the care and treatment of small animals involving outpatient care and medical procedures involving hospitalization, though shall not include the keeping of animals in outdoor pens.

W

Warehouse: A building used for the storage and distribution of wholesaling of goods and materials.

Waste Disposal Facility, Liquid: A facility to accommodate any waste which contains animal, aggregate or vegetable matter in solution or suspension, though does not include a septic system for a single residence or farmstead, or a manure storage area for an intensive livestock operation.

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

Waterbody: Any location where water flows or is present, whether or not the flow or the presence of water is continuous, intermittent,

or occurs only during a flood, and includes, though is not limited to, wetlands and aquifers.

Watercourse: A river, stream, creek, gully, ravine, spring, coulee, valley floor, drainage ditch or any other channel having a bed and sides or banks in which water flows either permanently or intermittently.

Watershed: The land area from which surface runoff drains into a stream, channel, lake, reservoir, or other body of water; also called a drainage basin.

Wetland: Land having the water table at, near, or above the land surface or which is saturated for a long enough period to promote wetland or aquatic processes as indicated by hydric soils, hydrophytes ("water loving") vegetation, and various kinds of biological activity which are adapted to the wet environment.

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

Wind Energy Conversion System: A system composed of a wind turbine, tower and associated control electronics with a capacity of less than 100 kilowatts (kW) for non-residential use or 10 kW for residential use. It will be considered an accessory use and is intended to provide on-site power for a principal use.

Wind Energy Conversion System, Private Use: Means a system consisting of a wind turbine, tower, and associated control or conversion electronics for the purpose of providing electrical power to a lawful principal use. A system having a rated capacity of 10 kilowatts (kW) or less for residential use or 100 kW or less for non-residential uses shall be considered a private use system for the purposes of the regulations.

Wind Energy Facilities: Includes towers, generators (turbines) and all equipment, machinery and structures used for the collection, conversion and transmission of wind energy to electrical energy for industrial, commercial private or public uses.

Wind Turbine: The individual component of a wind energy conversion system that converts kinetic energy from the wind into electrical energy, independent of the electrical conductors, electrical storage system, electrical metering, or electrical inverters.

Wind Turbine, Electrical: An individual component of a wind energy conversion system which converts kinetic wind energy to electrical energy through electric currents.

Wind Turbine, Mechanical: An individual component of a wind energy conversion system which converts kinetic wind energy to mechanical energy through motion.

Work Camp: A temporary industrial or construction camp established for the purpose of providing accommodation for employees, and without restricting the generality of the above, the camp is usually made up of a number of mobile units, clustered in such a

fashion as to provide sleeping, eating and other basic living facilities.

Y

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

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

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

Yard, Required: The minimum yard required by a provision of this Bylaw.

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

3. ADMINISTRATION AND INTERPRETATION

3.1 DEVELOPMENT OFFICER

.1 The Administrator of the Rural Municipality of Antelope Park No. 322 shall be the Development Officer responsible for the administration of this Bylaw and in their absence by such other employee of the municipality as the Council designates from time to time.

.2 The Development Officer shall:

a) Receive, record, and review Development Permit applications and issue decisions in consultation with Council, particularly those decisions involving subdivision, discretionary uses, Development Permit conditions, and development and servicing agreements;
b) Maintain, for inspection by the public during office hours, a copy of this Bylaw, zoning maps and amendments, and ensure that copies are available to the public at a reasonable cost;
c) Make available, for public inspection during office hours, a register of all Development Permits and subdivision applications and decisions;
d) Collect development fees, according to the fee schedule established in this Bylaw; or any other Development Fee Bylaw adopted by the municipality; and
e) Perform other duties as determined by Council.

3.2 COUNCIL

.1 Council shall make all decisions regarding discretionary uses, development and servicing agreements, and Zoning Bylaw amendments.

.2 Council shall make a recommendation regarding all subdivision applications circulated to it by Saskatchewan Ministry of Government Relations, prior to a decision being made by the Minister.

.3 Council shall act on discretionary uses, re-zoning and subdivision applications in accordance with the procedures established by *The Planning and Development Act, 2007* and in accordance with the Official Community Plan and Prairie West District Plan.

3.3 APPLICATION FOR A DEVELOPMENT PERMIT

.1 Unless the proposed development or use is exempt from Development Permit requirements, before commencing any principal or accessory use development, including a public utility use, every developer shall:

a) Complete and submit a Development Permit application; and
b) Receive a Development Permit for the proposed development.

.2 A Development Permit shall not be issued for any use in contravention of any of the provisions of this Bylaw, the RM of Antelope Park Official Community Plan and the Prairie West District Plan.

.3 Except where a particular development is specifically exempted by Section 3.4 of this Bylaw, no development or use shall commence without a Development Permit first being obtained.

3.4 DEVELOPMENT NOT REQUIRING A PERMIT

.1 Agricultural Zoning Districts

a) Accessory farm buildings or structures under 100 m^2 (1076 ft^2) where applied to a principal agricultural use within an appropriate Zoning District established by this Bylaw;

b) Accessory non-farm buildings or structures under 9.3m^2 (100 ft^2) where applied to a principal permitted use within an appropriate Zoning District established by this Bylaw; and

c) The temporary placement of a trailer during the construction or alteration of a primary structure for a term not to exceed that provided by an active approved building permit issued for the project.

.2 Country Residential Zoning Districts

a) Buildings and structures, which are accessory to a principal, residential use except where such dwelling is a discretionary use;

b) The erection of any fence, wall, gate, television antennae, or radio antennae; and

c) Relocation of any residential or accessory building provided development standards are still met on the site.

.3 Commercial/Industrial Zoning Districts

a) Buildings and structures that are accessory to a permitted, principal, commercial use, except where such use is discretionary;

b) The erection of any fence or gate; and

c) A temporary building, the sole purpose of which is incidental to the erection or alteration of a building for which a building permit has been granted.

.4 Official Uses

Uses and buildings undertaken, erected, or operated by the Rural Municipality of Antelope Park No. 322.

.5 Internal Alterations

Residential Buildings:

a) Internal alterations to a residential building, provided that such alterations do not result in a change of use or an increase in the number of dwelling units within the building or on the site.

All Other Buildings:

a) Internal alterations and maintenance to other buildings, including mechanical or electrical work, provided that the use, or intensity of use of the building, does not change.

.6 Landscaping

Landscaped areas, driveways and parking lots, provided the natural or designed drainage pattern of the site and adjacent sites are not adversely impacted.

3.5 INTERPRETATION

.1 Where any provision of this Bylaw appears unclear, Council shall make the final Bylaw interpretation.

.2 All Bylaw requirements shall be based on the stated metric units. The imperial units shown in this Bylaw shall be approximate guidelines only.

3.6 COMPREHENSIVE DEVELOPMENT REVIEW

.1 A Comprehensive Development Review may be completed prior to consideration of an application by Council by any person proposing to re-zone land for multi-parcel (greater than 4) country residential, commercial, industrial, or intensive livestock operation purposes. The purpose of this review is to identify and address social, environmental, health and economic issues and to encourage the development of high quality residential, commercial, and industrial developments. The scope and required detail of the Comprehensive Development Review will be based on the scale and location of the proposed development, and addresses the following:

a) Proposed land use(s) for various parts of the area;
b) The effect on adjacent land uses and integration of the natural landscape regarding the planning and design of the area;
c) The location of, and access to, major transportation routes and utility corridors;
d) The provision of services respecting the planning for future infrastructure within the municipality;
e) Sustainable development and environmental management practices regarding surface and groundwater resources, storm water management, flooding and protection of significant natural areas; and
f) Appropriate information specific to the particular land use (residential, commercial or industrial).

.2 The Comprehensive Development Review must be prepared in accordance with the overall goals and objectives of the Prairie West District Plan. Council shall not consider any development application until all required information has been received. The responsibility for undertaking all technical investigations, administrative reviews, and hosting public meetings as required shall be borne solely by the applicant.

3.7 DEVELOPMENT PERMIT PROCEDURE

.1 Where an application for a Development Permit is made for a permitted or accessory use in conformity with this Bylaw, *The Planning and Development Act, 2007* and all other municipal Bylaws, the Development Officer shall issue a Development Permit.

.2 As soon as an application has been made for a Development Permit and prior to making a decision, the Development Officer may refer the application to whichever government agencies, the Prairie West District Planning Commission, or interested groups Council may consider appropriate. The Development Officer may also require the application to be reviewed by

planning, engineering, legal, or other professionals, with the cost of this review to be borne by the applicant.

.3 A copy of all approved Development Permit applications, involving the installation of water and sanitary services, shall be sent to the Heartland Health Region.

.4 Upon approval of a permitted or accessory use, the Development Officer shall issue a Development Permit for the use at the location and under such terms and development standards specified by the Official Community Plan, District Plan and this Bylaw.

.5 The applicant shall be notified in writing of the decision of their application. The applicant shall be advised of their right to appeal a decision to the Development Appeals Board on a permitted or accessory use application and any terms and conditions attached to an application.

.6 A Building Permit, where required, shall not be issued unless a Development Permit has been issued, or is issued concurrently.

.7 A Development Permit is valid for a period of twelve (12) months unless otherwise stipulated when the permit is issued.

.8 Where the Development Officer determines that a development is being carried out in contravention of any condition of the Official Community Plan, District Plan, or any provision of this Bylaw, the Development Officer shall suspend or revoke the Development Permit and notify the permit holder that the permit is no longer in force.

.9 Where the municipality is satisfied that a development, the permit for which has been suspended or revoked, will be carried out in conformity with the conditions of the permit and the requirements of this Bylaw the municipality may reinstate the Development Permit and notify the permit holder that the permit is valid and in force.

3.8 DISCRETIONARY USE APPLICATION PROCEDURE

.1 The following procedures shall apply to discretionary use applications:

a) Applicants must file with the Development Officer the prescribed application form, a site plan, any other plans and supplementary information as required by the Development Officer and pay the required application and public hearing fees;

b) The application will be examined by the Development Officer for conformance with the Official Community Plan, the Prairie West District Plan, this Bylaw, and any other applicable policies and regulations and shall advise the Council as soon as practical;

c) At least seven days before the application is to be considered by Council, the Development Officer will give notice by regular mail that the application has been filed to all assessed owners of property within 75 metres (246 ft) of the boundary of the applicant's land and

provide notification of an upcoming public hearing and an opportunity for them to provide written comment on the proposal;

d) Council may refer the application to whichever government agencies or interested groups including the District Planning Commission, as Council may consider appropriate. Council also may require the application to be reviewed by planning, engineering, legal, or other professionals, with the cost of this review to be borne by the applicant;
e) Council shall consider the application together with the criteria of the discretionary use contained in Section 5, and in the specific Zoning District and any written or verbal submissions received by Council;
f) Council may reject the application or approve the application with or without conditions, including a condition limiting the length of time that the use may be conducted on the site; and
g) The applicant shall be notified of Council's decision by regular mail addressed to the applicant at the address shown on the application form.

.2 Discretionary uses, discretionary forms of development, and associated accessory uses shall conform to the development standards and applicable provisions of the Zoning District in which they are located.

.3 The following criteria must be considered in the review of discretionary use applications:
a) The proposal must be in conformance with all relevant sections of the Official Community Plan, Prairie West District Plan and Zoning Bylaw;
b) There must be a demand for the proposed use in the general area, and a supply of land currently available in the area capable of accommodating the proposed use;
c) The proposal must be capable of being economically serviced including roadways, water and sewer services, and other supportive utilities and community facilities; and
d) The proposal must not be detrimental to the health, safety, convenience or general welfare of persons residing or working in the vicinity or injurious to property, improvements, or potential development in the vicinity.

.4 In approving a discretionary use application, Council may prescribe specific development standards with respect to that use or form of development, provided those standards are necessary to secure the following objectives:
a) The proposal, including the nature of the proposed site, the size, shape and arrangement of buildings, and the placement and arrangement of lighting and signs, must be generally compatible with the height, scale, setbacks and design of buildings in the surrounding area, and with land uses in the general area, including safeguards to prevent noise, glare, dust, or odour from affecting nearby properties;
b) The proposal must provide adequate access and circulation for the vehicle traffic generated, as well as providing an adequate supply of on-site parking and loading spaces; and
c) The proposal must provide sufficient landscaping and screening, and, wherever possible, shall preserve existing vegetation.

.5 Council may approve a discretionary use application for a limited time period where it is considered important to monitor and re-evaluate the proposal and its conformance with the provisions of this Bylaw.

.6 Upon approval of a discretionary use by resolution of Council, the Development Officer shall issue a Development Permit for the discretionary use at the location and under such terms and development standards specified by Council in its resolution.

.7 Council's approval of a discretionary use application is valid for a period of twelve (12) months from the date of the approval. If the proposed use or proposed form of development has not commenced within that time, the approval shall no longer be valid. The Development Officer shall advise the applicant and Council when a prior approval is no longer valid.

.8 The applicant shall be notified in writing of the decision of their application. The applicant shall be advised of their right to appeal any terms and conditions attached to a discretionary use application to the Development Appeals Board.

3.9 REFUSAL OF DEVELOPMENT PERMIT APPLICATION

.1 An application for a Development Permit shall be refused if it does not comply with all Zoning Bylaw requirements.

.2 The reasons for a Development Permit refusal shall be stated on the refused Development Permit application.

.3 Where an application for a Development Permit has been refused, the Council (in the case of a proposed discretionary use), of the Development Officer (in all other cases), may refuse to accept another application for the same or a similar development on the same site, until six (6) months from the date of the approving authority's decision. The Development Officer shall not accept another application for the same development until six (6) months have passed from the date of a refusal by either the local Development Appeals Board or the Saskatchewan Municipal Board.

.4 The applicant shall be notified of the right to appeal a decision to refuse an application of the local Development Appeals Board in accordance with the requirements of *The Planning and Development Act, 2007.*

3.10 DEVELOPMENT PERMIT APPLICATION FEES

.1 An applicant seeking the approval of a Development Permit application shall pay the following fee: $100.00.

.2 There shall be no Development Permit application fee for accessory buildings to a residential use, sign permits, licenses for home occupations or other forms of business licenses.

3.11 DISCRETIONARY USE APPLICATION FEES

.1 An applicant seeking a discretionary use approval shall pay the following fee: $ 200.00 or shall pay the required fee as set out in a separate Development Fee Bylaw of the municipality.

.2 The Development Officer shall carry out on behalf of the applicant the advertisement of the proposed use by posting a notice of the application at the entrance to the property in question and by mailing a copy of the notice to the assessed owner of each abutting property and each assessed owner of property within a 1.6 km (1 mile) radius of the proposed development.

.3 The Development Officer shall publish a notice of the application in accordance with the provisions of *The Planning and Development Act, 2007,* whereby the applicant shall pay to the municipality a fee equal to the costs associated with the public advertisement.

3.12 FEE FOR ZONING AMENDMENT APPLICATION

.1 When an application is made to Council for an amendment to this Bylaw, the applicant making the request shall bear the actual cost of advertising such zoning amendment as permitted by *The Planning and Development Act, 2007.* Council also may require the applicant to pay all costs incurred in a professional review of the application and in carrying out a public hearing.

3.13 CONCURRENT PROCESSING OF DEVELOPMENT PERMITS, BUILDING PERMITS, AND BUSINESS LICENSES

.1 A Building Permit, where required, shall not be issued unless a Development Permit has been issued, or is issued concurrently. Nothing in this Bylaw shall exempt any person from complying with a Building Bylaw, or any other Bylaw in force within the municipality, or from obtaining any permission required by this, or any other Bylaw of the municipality, the Province or the Federal government.

3.14 REFERRAL UNDER THE PUBLIC HEALTH ACT

.1 The Development Officer shall make available, in addition to plumbing permits and plan information, a copy of all approved Development Permit applications involving installation of water and sanitary services, should such information be requested by Provincial officials under the *Public Health Act and Regulations.*

.2 The Development Officer, in conjunction with the Heartland Health Region shall determine the suitability of a parcel proposed for subdivision to accommodate a private sewage treatment system with the subdivision review process. The review process indicates the level of assessment required and upon this determination provides the submittal requirements as well as identifies the qualifications required for the site assessor.

.3 All submissions required are the responsibility of the developer. The final review of a subdivision will not be completed prior to the receipt and evaluation of all required information by the Development Officer, the District Health Region and any other relevant agency deemed necessary by the municipality.

3.15 DEVELOPMENT APPEALS BOARD

.1 Council shall appoint a Development Appeals Board consisting of three members, to hear and determine appeals in accordance with Section 213 to 227 inclusive, of *The Planning and Development Act 2007.*

.2 *RIGHT OF APPEAL*

a) In addition to any other right of appeal provided by *The Planning and Development Act, 2007,* and any other Act, a person affected may appeal to the Board if there is:
   i. Alleged misapplication of the Zoning Bylaw in the issuance of a development permit;
   ii. A refusal to issue a development permit because it would contravene the Zoning Bylaw;
   iii. An issuance of a written order from the Development Officer.

b) There is no appeal pursuant to 3.15.2.a.ii if a development permit was refused on the basis that the use in the Zoning District for which the development permit was sought:
   i. Is not a permitted use or a permitted intensity of use;
   ii. Is a discretionary use or discretionary use of intensity that has not been approved by resolution by Council; or
   iii. Is a prohibited use.

c) Appellants may appeal where they are of the opinion that development standards prescribed by Council with respect to a discretionary use exceed those necessary to secure the objectives of the Zoning Bylaw;

d) An appellant shall make the appeal pursuant to 3.15.2.a within thirty (30) days after the date of the decision;

e) The Development Officer shall make available to all interested persons copies of the provisions of *The Planning and Development Act, 2007,* respecting decisions of the Development Officer and right of appeal.

3.16 MINOR VARIANCES

.1 The Development Officer may vary the requirements of this Bylaw subject to the following requirements:

a) A minor variance may be granted for the following only:
   i. Minimum required distance of a building from a lot line; and
   ii. The minimum required distance of a building from any other building on the lot.

.2 The maximum amount of a minor variance shall be 10% variation from the requirements of this Bylaw.

.3 The development must conform to all other requirements of this Bylaw.

.4 The relaxation of the Bylaw requirement must not injuriously affect a neighbouring property.

.5 No minor variance shall be granted for a discretionary use or form of development, or in connection with an agreement to re-zone pursuant to Section 60 of *The Planning and Development Act, 2007*.

.6 Minor variances shall be granted only in relation to residential properties.

.7 An application form for a minor variance shall be in a form prescribed by the Development Officer and shall be accompanied by an application fee of $50.00.

.8 Upon receipt of a minor variance application the Development Officer may:

a) Approve the minor variance;
b) Approve the minor variance and impose terms and conditions on the approval; or
c) Deny the minor variance.

.9 Terms and conditions imposed by the Development Officer shall be consistent with the general development standards in this Bylaw.

.10 Where a minor variance is refused, the Development Officer shall notify the applicant in writing, providing reasons for the refusal.

.11 Where a minor variance is approved, with or without terms, the Development Officer shall provide written notice to the applicant and to the assessed owners of the property having a common boundary with the applicant's land that is the subject of the approval.

.12 A decision to approve a minor variance, with or without terms and conditions, does not take effect:

a) In the case of a notice sent by regular mail, until twenty-three (23) days from the date the notice was mailed;
b) In the case of a notice that is delivered by personal service, until twenty (20) days from the date the notice was served.

.13 If an assessed owner of a property having an adjoining property with the applicants land objects to the minor variance in writing to the Development Officer within the prescribed twenty (20) day time period, the approval is deemed to be revoked and the Development Officer shall notify the applicant in writing:

a) Of the revocation of the approval; and
b) Of the applicant's right to appeal the revocation to the Development Appeals Board within thirty (30) days of receiving the notice.

.14 If an application for a minor variance is refused or approved with terms or conditions, the applicant may appeal to the Development Appeals Board within thirty (30) days of the date of that decision.

.15 The Development Officer shall maintain a record of all minor variance applications.

3.17 NON-CONFORMING BUILDINGS, USES, AND SITES

.1 Any use of land or any building or structure lawfully existing at the time of passing this Bylaw that is rendered non-conforming by the enactment of this Bylaw or any subsequent amendments, may be continued, transferred, or sold in accordance with provisions of Section 88 to 93 inclusive, of *The Planning and Development Act, 2007.*

.2 No enlargement, additions, or reconstruction of a non-conforming use, building, or structure shall be undertaken, except in conformance with these provisions.

.3 No existing use, building, or structure shall be deemed to be non-conforming by reason only of the conversion of this Bylaw from the Metric System of Measurement to the Imperial System of Measurement where such non-conformity is resultant solely from such change and is reasonably equivalent to the metric standard herein established.

.4 Where a building has been erected on or before the effective date of this Bylaw on a site having less than the minimum dimensions or area, or having less than the minimum yards required by this Bylaw, the use may be continued and the building may be enlarged, reconstructed, repaired, or renovated pursuant to the rights granted by Section 91 to 93 of *The Planning and Development Act, 2007*. These rights are subject to the following:

a) The enlargement, reconstruction, repair, or renovation does not further reduce the required yards that do not conform to this Bylaw;
b) All other applicable provisions of this Bylaw are satisfied; and
c) Issuance of a development permit required by this Bylaw.

3.18 DEVELOPMENT PERMIT – INVALID

.1 A Development Permit shall be automatically invalid and development shall cease, as the case may be:

a) If the proposed development is not commenced within the period for which the Permit is valid;
b) If the proposed development is legally suspended, or discontinued, for a period of six (6) or more months, unless otherwise indicated by Council or the Development Officer;
c) When development is undertaken in contravention of this Bylaw, the Development Permit and specified development standards; and/or
d) When a written appeal notice is received by the Development Appeals Board secretary regarding the Development Permit.

3.19 CANCELLATION

.1 Council or the Development Officer may cancel a Development Permit, and when cancelled, development shall cease:

a) Where the Development Officer or Council is satisfied that a Development Permit was issued based on false or mistaken information;

b) Where new information is identified pertaining to environmental protection, flood potential, or slope instability; and/or
c) When a developer requests a Development Permit modification.

3.20 STOP-WORK

.1 The Development Officer may authorize action to stop any development which does not conform to this Bylaw, a development or servicing agreement, a Development Permit or condition, or an Interest Registered with ISC under this Bylaw.

3.21 BYLAW COMPLIANCE

.1 Errors and/or omissions by any person administering or required to comply with the provisions of this Bylaw do not relieve any person from liability for failure to comply with the provisions of this Bylaw.

3.22 REGISTERING INTERESTS

.1 As per Section 175 of *The Planning and Development Act, 2007* the municipality may register an interest based on a development levy agreement or servicing agreement in the land registry against the affected title.

.2 On registration of an interest based on a development levy agreement or servicing agreement, the rights and privileges in the development levy agreement:
a) Enure to the benefit of the municipality; and
b) Run with the land and are binding on the registered owner of the land the registered owner's heirs, executors, administrators, successor, and assigns.

3.23 MOVING OF BUILDINGS

.1 No building shall be moved within or into or out of the area covered by this Bylaw without obtaining a Development Permit from the Development Officer, unless such building is exempt under Section 3.4 of this Bylaw.

3.24 DEMOLITION OF BUILDINGS

.1 The demolition of buildings is subject to Building Bylaw No. 4-2011 for the Rural Municipality of Antelope Park No. 322.

3.25 TEMPORARY DEVELOPMENT PERMITS

.1 The Development Officer may issue a temporary Development Permit, with specified conditions for a specified period of time, to accommodate developments incidental to approved construction, temporary accommodation, or temporary gravel operations, or asphalt plants. Nothing in this Bylaw shall prevent the use of land, or the erection or use of any building or structure for a construction camp, work camp, tool shed, scaffold, or other building or structure incidental to and necessary for construction work on the premises, but only for so long as such use, building, or structure is necessary for such construction work as has not been finished or abandoned.

.2 Except in the Agricultural District, buildings or structures shall not include a mobile home or motor home as temporary uses.

3.26 DEVELOPMENT LEVY AGREEMENTS

.1 Council may pass a development levy bylaw pursuant to Section 169 to 170 of *The Planning and Development Act, 2007*, to establish development levies to recover the capital costs of services and facilities.

.2 As per Section 171 of *The Planning and Development Act, 2007*, if the Council deems it is necessary to do so, the Council or Development Officer may require the development permit applicant to enter into a development levy agreement with the Municipality respecting the payment of the development levies.

3.27 SERVICING AGREEMENTS

.1 Where a development proposal involves subdivision, Council may require a developer to enter into a servicing agreement to ensure appropriate servicing pursuant to *The Planning and Development Act, 2007*. Council may direct the Administration to vary the agreement on a case-by-case basis, or not require it.

.2 In accordance with *The Planning and Development Act, 2007*, the agreement may provide for:

a) The undertaking and installation of storm sewers, sanitary sewers, drains, water mains and laterals, hydrants, sidewalks, boulevards, curbs, gutters, street lights, graded, graveled or paved streets and lanes, connections to existing services, area grading and levelling of land, street name plates, connecting and boundary streets, landscaping of parks and boulevards, public recreation facilities, or other works that Council may require, including both on-site and off-site servicing; and

b) The payment of fees that the Council may establish in whole or in part, for the capital cost of providing, altering, expanding or upgrading sewage, water, drainage and other utility services, public highway facilities or park and recreation space and facilities located within or outside the proposed subdivision and that directly or indirectly serve the proposed subdivision.

4. GENERAL REGULATIONS

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

4.1 LICENSES, PERMITS, AND COMPLIANCE WITH OTHER BYLAWS AND LEGISLATION

.1 In their interpretation and application, the provisions of this Bylaw shall be held to be the minimum requirements adopted for the promotion of the public health, safety, and general welfare.

.2 Nothing in this Bylaw shall exempt any person from complying with the requirements of a building regulation Bylaw or any other Bylaw in force within the Rural Municipality of Antelope Park No. 322 or law within the Province of Saskatchewan or Country of Canada; or from obtaining any license, permission, permit, authority, or approval required by this or any other Bylaw of the Rural Municipality of Antelope Park No. 322 or any law of Saskatchewan or Canada.

.3 Where requirements in this Bylaw conflict with those of any other Municipal, Provincial, or Federal requirements, the Provincial and Federal regulations shall prevail.

4.2 PRINCIPAL USE ESTABLISHED

.1 In any Zoning District in this Bylaw, the principal use of the land must be established prior to any accessory buildings, structures, or uses being permitted.

.2 Only one (1) principal building shall be permitted on any one site except for the following uses which may have more than one (1) principal building to accommodate the use:

a) Public utility uses;
b) A private institution;
c) A multi-parcel residential use;
d) An agricultural use;
e) Commercial or industrial uses; or
f) Uses allowed in a contract zoning agreement.

.3 Temporary uses may be permitted on a site where a principal development already exists, at Council's discretion.

.4 Council may, at its discretion, issue a Development Permit for additional principal developments, uses, or businesses in Commercial and Industrial Zones.

.5 Notwithstanding anything contained in this Bylaw, where any land, building, or structure is used for more than one (1) purpose, all provisions of this Bylaw relating to each use shall be complied with, though no dwelling shall be located within 3.0 metres (10 ft) of any other building on the site except to a building accessory to such dwelling.

4.3 USES PERMITTED IN ALL ZONING DISTRICTS

.1 Critical wildlife conservation uses shall be a permitted use in all Zoning Districts.

.2 Nothing in this Bylaw shall prevent the use of any land as a public street or public park.

.3 Nothing in this Bylaw shall prevent the erection of any properly authorized traffic sign or signal, or any sign or notice of any local or other government department or authority.

.4 Protective, emergency, municipal services and public works and facilities, except solid and liquid waste disposal facilities, may be established in all Zoning Districts and shall be exempt from the provisions of every Zoning District.

.5 Nothing in this Bylaw shall prevent the use of any land for the erection of buildings or structures, or the installation of other facilities, essential to the operation of public works.

.6 Public utilities shall be exempt from the provisions of every Zoning District.

.7 Protective, emergency, municipal services, and other public works and facilities may be established in all Zoning Districts.

4.4 ACCESSORY BUILDINGS, USES, AND STRUCTURES

.1 Subject to all other requirements of this Bylaw, an accessory building, use, or structure is permitted in any District when accessory to an established principal use which is permitted or discretionary use in that same District, and for which a Development Permit has been issued.

.2 No accessory building may be constructed, erected, or moved on to any site prior to the time of construction of the principal building to which it is accessory.

.3 Where a building on a site is attached to a principal building by a solid roof or by structural rafters, and where the solid roof or rafters extend at least one third of the length of the building wall that is common with the principal building, the building is deemed to be part of the principal building.

.4 Unless otherwise specified in this Bylaw, a residential use shall not be defined as an accessory use. Accessory structures shall not be used as a dwelling unless approved as an additional agricultural accessory dwelling.

4.5 RESTORATION TO A SAFE CONDITION

.1 Nothing in this Bylaw shall prevent the structural improvement or restoration to a safe condition of any building or structure, provided that such structural improvement or restoration shall not increase the height, area or volume so as to contravene the provisions of this Bylaw.

4.6 GRADING AND LEVELING OF SITES

.1 Every development shall be graded and leveled at the owner's expense to provide for adequate surface drainage that does not adversely affect adjacent property, or the stability of the land.

.2 All excavations or filling shall be re-vegetated immediately after other construction activities conclude, with a suitable ground cover as may be necessary to prevent erosion.

a) All vegetation and debris in an area to be re-graded or filled must be removed from the site prior to site grading and leveling; and

b) All topsoil from an area that is to be re-graded must be stripped, stockpiled, and replaced on the re-graded area, or re-located to a site approved by the municipality.

.3 Every development shall be graded and levelled at the owner's expense to provide for adequate surface drainage that does not adversely affect adjacent property, or the stability of the land.

.4 Council may require a Storm Water Management Plan to be submitted for all areas of the parcel of land disturbed during or as a result of a development.

.5 Where excavation or filling is proposed for any development in a potential Flood Hazard Overlay District, the municipality may request comments of the Water Security Agency prior to making a decision on the Development Permit application.

4.7 HERITAGE PROPERTIES

.1 Provincial and Municipal heritage properties subject to preservation agreements are subject to development review processes as defined by *The Heritage Property Act.* Provincial designations are afforded special protection, and any alterations and development must be reviewed and approved by the Heritage Programs of the Province of Saskatchewan.

4.8 SIGNAGE ON NATURAL AND HUMAN HERITAGE SITES

.1 Small plaques, markers, and interpretations signs will be encouraged on properties that have significant natural or human heritage resources, with the approval of the owner, and where the signage is appropriate in scale, design, and placement with the site and surrounding area, and does not cause safety concerns or negatively impact the heritage value of the site.

4.9 SENSITIVE ENVIRONMENT AND CRITICAL WILDLIFE HABITAT

.1 Where development is proposed in an area identified as containing critical wildlife habitat, environmental or heritage sensitive areas, the Development Officer may require the applicant provide additional information as required by *The Wildlife Habitat Protection Act (WHPA*) and *The Heritage Property Act* or any other relevant Provincial Regulations.

.2 Critical wildlife conservation uses shall be permitted uses in all Zoning Districts. Council may prohibit development and recommend subdivision refusal where proposals may adversely affect long-term wildlife conservation.

.3 Council may specify development and subdivision requirements based on reports from qualified consultants or officials from the Provincial government.

.4 All development and subdivision proposals on private and Crown Lands which are within a Critical Wildlife Management Area shall conform to:

a) *The Critical Wildlife Habitat Act (CWHA)* requirements;
b) *The Critical Wildlife Habitat Lands Disposition and Alteration Regulations* requirements; and
c) Council specified wildlife development, management, conservation, mitigative and rehabilitation development standards to maximize long-term wildlife protection.

4.10 FENCE AND HEDGE HEIGHTS

.1 Notwithstanding the other provisions in this section, barbed wire fences shall be exempt from the required yard setbacks of the Agricultural Resource Zone.

.2 No fence or screening device shall exceed 2.4 metres (8 ft) in height within a required side or rear yard. No fence in a Commercial or Industrial Zoning District shall exceed 3.7 metres (12 ft).

.3 On corner lots, that portion of a lot contiguous to a public road allowance shall be considered as a front yard area for the purpose of applying the regulations herein.

.4 Screening devices shall not locate within a sight triangle as defined in this Bylaw.

.5 Screen fences shall be consistent and complement the quality of building design and materials of the primary building.

4.11 BUILDING AND SITE MAINTENANCE

.1 For any non-residential use, Council may establish landscaping requirements for any permitted or discretionary use or Development Permit to achieve maximum public safety, zero nuisance, and environmental quality.

4.12 BUFFER STRIPS

.1 Buffer strips are intended to improve land use compatibility and environmental quality by reducing noise, lighting glare and other nuisances, or facilitating natural drainage. Buffer strips, where required to separate uses from adjacent properties may require a minimum 1.0 metre (3 ft) vegetative landscape buffer, unless a fence is required for other reasons.

.2 The Development Officer may require or approve screening for uses which involve the outdoor storage of goods, machinery, vehicles, building materials, waste materials, or other similar uses.

.3 Council may establish specific landscaping requirements to include berms, natural vegetation, planted vegetation, landscaping, trees, shrubs, fences, private signs, and similar amenities.

.4 Council may require all sites along major highways and associated service roads, which are developed for non-agricultural purposes, to be landscaped in the front yard. The use of

landscaping may be required adjacent to exterior storage areas within industrial developments to provide a natural screening of activities that are visible from public roads.

.5 The Development Officer may prescribe or approve screening for uses which involve the outdoor storage of goods, machinery, vehicles, motor, building materials, waste materials and other similar uses, or where other landscaping and screening requirements would be appropriate as determined by the Development Officer.

.6 The Development Officer may require that site landscaping be provided in conjunction with, and addressed as part of any Development Permit approval in any Zoning District.

4.13 DISPOSAL OF WASTES

.1 Subject to all Acts and Regulations pertaining in any way to the storage, handling, and disposal of any waste material or used items, and except as permitted by these Acts and Regulations, no liquid, solid, or gaseous wastes shall be allowed to be discharged into any stream, creek, river, lake, pond, slough, intermittent drainage channel or other body of water, onto or beneath the surface of any land, or into the air.

.2 No development or use of land which requires solid or liquid waste disposal facilities shall be permitted unless those facilities are approved by Saskatchewan Health and the Water Security Agency. Disposal of liquid, solid, or gaseous waste shall be governed by Acts administered by the Ministries of Saskatchewan Agriculture, Saskatchewan Environment, Saskatchewan Health and the Water Security Agency.

.3 Storage facilities:

a) New facilities: all chemicals, substances and material storage shall be installed, stored, constructed, and maintained in an environmentally safe manner and according to all Federal, Provincial, and municipal requirements; and

b) Abandoned, underground and surface storage facilities shall be removed to avoid pollution potential at Council's or at a senior government's request.

4.14 KEEPING OF DOMESTIC ANIMALS

.1 The keeping of domestic animals is permitted in all Districts, subject to relevant Bylaws and legislation governing noise and public health however, breeding kennels, and boarding kennels are discretionary uses within select Zoning Districts.

4.15 MANURE DISPOSAL

.1 The use of agricultural land for the disposal and recycling of manure produced by an approved intensive livestock operation is permitted subject to the following regulations:

a) Liquid manure shall spread by direct injection into the soil; and

b) Solid manure shall be incorporated into the soil.

.2 Upon application to Council, or other procedures for disposal of manure may be approved where the applicant establishes to the satisfaction of Council that the objectives of the Official Community Plan, the District Plan will be achieved to a similar or better standard. Council may specify a limited time during which the approval will be valid.

.3 Council may exempt in whole or in part an applicant from this section where each of the following are true:

a) The manure to be spread comes from an intensive livestock operation (ILO) of less than 300 animal units;
b) The manure will be spread on land owned by the operator of the ILO; and
c) Adverse weather conditions prevent the incorporation of manure in which case incorporation of the spread manure may be delayed until weather conditions permit.

4.16 CLOSINGS

.1 In the event a dedicated street or lane shown on the Zoning District Map forming part of this Bylaw is closed, the property formerly in such street or lane shall be included within the Zoning District of the adjoining property on either side of such closed street or lane. If a closed street of lane is the boundary between two (2) or more different Zoning Districts, the new district boundaries shall be the former centre line of the closed street or lane.

4.17 ROADWAYS

.1 Council may establish regulations or other policies, apart from the Zoning Bylaw, to establish standards for road construction. Road standards may be established to provide service to specific forms of development.

.2 Council may require applicants and developers to pay for any or all costs associated with road construction and short-term maintenance where the cost is directly associated with the development or subdivision.

.3 Development adjacent to a Provincial highway shall meet all requirements of the Saskatchewan Ministry of Highways and Infrastructure.

.4 Notwithstanding any regulations passed by the Province of Saskatchewan which apply to highways, this Bylaw may establish a higher standard than those required by the Province for developments adjacent to highways and intersections.

.5 When any development is approved on land adjacent to an unconstructed road allowance and access is required from the said road allowance, the owner/applicant shall be responsible for all costs related to the construction of the road to the standards set out by the Development Officer.

4.18 FRONTAGE AND ACCESS

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

.2 The requirement of a service road or internal subdivision roadway to provide access may be imposed as a condition of approval for any new development other than those deemed approved.

.3 All site access from roads shall be to the satisfaction of Council with respect to location, design, and construction standards. Council shall take into account the physical capability and safety of the roads that are proposed to serve the development.

4.19 APPROACHES

.1 All approaches to public roads require the approval of the municipality. All approaches shall be constructed in accordance with the engineering standards of the municipality.

.2 The Development Officer shall decide upon all approach applications and, based on location, drainage, traffic flow, sight lines, road standards, and safety considerations, may approve or refuse an application for an approach.

4.20 SIGHT TRIANGLE

.1 No building, structure, earth pile, or vegetation in any Zoning District shall obstruct the vision of drivers within the sight line triangles shown in the following table.

.2 The sight line triangle area shall be calculated by connecting straight lines, which are measured from the intersection of centerlines of the various types of roads and railways, to points established along these centerlines, as indicated in the following:

Figure 1: Sight Triangle Distances

Type of Road or Railway	Distance Along Centre line
Provincial Highways	230 metres (755 ft)
Municipal Grid Roads	90 metres (295 ft)
Railway Lines	80 metres (262 ft)

4.21 USES OR OBJECTS PROHIBITED OR RESTRICTED IN YARDS

.1 No person shall allow a motor vehicle, a motor vehicle which has all or part of its super structure removed, or a motor vehicle which is in a dilapidated or unsightly condition to remain or be

parked on any lot located within a Country Residential District or on land used primarily for residential purposes. Refer to Section 4.23.

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

.3 The storage of chemicals, fertilizers, and combustible materials are subject to the requirements of both the Federal and Provincial governments. All necessary requirements and permits must be met and obtained prior to issuance of a Development Permit.

.4 A Development Permit for residential, recreational, commercial or industrial buildings shall not be permitted except in accordance with the recommended separation distances of *The Regulations Respecting Anhydrous Ammonia-Saskatchewan Regulations 361/77* which may be amended from time to time. Residences and buildings which are an integral part of the fertilizer operation are not subject to the foregoing buffer requirement.

4.22 VEHICLE STORAGE

.1 Notwithstanding anything contained in this Bylaw, no person shall use any site in any District for the parking or storage of any vehicle that is not in running order, except that not more than four (4) such vehicles may be stored on any site in a Country Residential Acreage District and not more than twelve (12) such vehicles shall be stored on any site in an Agricultural, Commercial or Industrial District, except in the case of permitted vehicle storage establishments or auto wreckers.

.2 Where any outside storage of vehicles is proposed, the site shall be kept in a tidy and neat manner. The municipality may require that the outside storage of vehicles be screened from roadways or neighbouring properties by landscape features or fences or a combination thereof. The screening, where required, shall also include any individual parts of a vehicle and any equipment or machinery involved with the storage of such vehicles.

4.23 TRAILERS, BOX CARS, SEA AND RAIL CONTAINERS

.1 No person shall park or store on any part of a site, any unlicensed rail or sea container, truck, bus or coach body for the purpose of advertising or warehousing within any Zoning District.

4.24 GENERAL ZONING DISTRICT SIGN REGULATIONS

.1 A Development Permit is required for the erection, display, alteration, relocation, or replacement of any temporary or permanent sign unless exempted as follows:

a) Regular maintenance including painting and repairs due to deterioration;
b) Municipal and Provincial agency signage;
c) Traffic control signage;
d) Incidental signs containing traffic and pedestrian controls;
e) Signage intended to regulate hunting or trespassing on private property;

f) Agriculturally related signage including herbicide, insecticide or seed advertising promotional signage;
g) Real estate signage;
h) Residential name plates; and
i) Works of art containing no advertising.

.2 The following general regulations shall pertain to temporary and permanent signage in all Zoning Districts unless otherwise stated:

a) All signs situated along a Provincial highway shall comply with Provincial highway regulations as amended from time to time;
b) A sign which is made from part of or is attached to, a fence is prohibited;
c) Signs shall be constructed in a permanent manner, of materials suitable for the purpose and life of the sign and shall be maintained and mounted in a condition that is safe, neat, clean and not unsightly or dangerous;
d) Signs which are deemed to be in disrepair shall be properly maintained or removed at the discretion of the municipality;
e) Signs or sign structures shall not be located where they may interfere with, distract from, obstruct the view of, or be confused with any authorized traffic sign, signal or device;
f) Signs shall not be located in such a manner as to impede the view of any pedestrian or vehicular right of way, or railway crossing;
g) No intermittent flashing signs shall be permitted in any Zoning District;
h) No sign shall be illuminated unless the source of light is steady and suitably shielded to prevent the creation of a hazardous situation related to pedestrian and vehicular traffic;
i) Freestanding electronic message signs which advertise off-site products and services may be located on fairgrounds and on other lands in the AR District subject to the following:
    i. No more than one (1) electronic variable message sign is permitted per site; and
    ii. The sign may not locate within 90.0 metres (295 ft) of any Residential District, the height may not exceed 15.0 metres (49 ft) and the size of any single face area must not exceed 38 m^2 (409 ft^2).
j) Signs identifying multi-parcel country residential developments may be permitted;
k) No permanent sign shall be placed on or over public property unless specifically permitted within this Bylaw; and
l) Where a sign will be located adjacent to a Provincial highway, *The Highways and Transportation Act* will govern placement requirements.

Signs along a Highway Sign Corridor

.3 Signs located in a highway sign corridor shall be regulated entirely by the requirements of "The Erection of Signs Adjacent to Provincial Highway Regulations, 1986" or amendments there to, and subsection 4.25.2 shall not apply.

Signs other than in a Highway Sign Corridor

.4 Any sign located in other than a highway sign corridor, may only advertise agricultural commercial uses, or home-based businesses, the principal use of an adjoining site of the principal products offered for sale on the adjoining site.

.5 Temporary signage may be placed in public right-of-ways for the purpose of advertising special events and will be limited to the following:

a) The lesser of 12 hours prior to the start of the special event and 12 hours after conclusion or for a continuous period of 72 hours for a private sale;
b) The lesser of 24 hours prior to the start of the special event and 24 after conclusion or for a continuous period of 96 hours for a non-profit organization;
c) Signage will maintain a separation distance of 10 metres (33 ft) from another temporary or permanent sign, 3 metres (10 ft) from a site access point and 10 metres from an intersection;
d) Signage shall not exceed 1 m^2 (11 ft^2) in gross surface area and 1.2 m (4 ft) in height; and
e) Election signage is permitted as temporary signage and is permitted only if it is erected no earlier than 30 days prior to the date of the election, by-election, referendum or plebiscite and removed 24 hours following the close of voting stations.

4.25 LIGHTING

.1 All outdoor lighting for any development shall be located and arranged so that no direct rays of light are directed at any adjoining properties, interfere with the use and enjoyment of neighbouring lands, or interfere with the effectiveness of any traffic control devices or the vision/safety of motorists.

.2 Appropriate lighting of commercial and industrial development shall be undertaken to provide security and to add visual interest. Lighting standards and fixtures shall be of consistent design and complimentary to the overall architecture.

.3 Public access areas shall be lit in keeping with the principals of Crime Prevention Through Environmental Design (CPTED) and require site lighting as is necessary to encourage pedestrian safety and allow casual surveillance from adjacent buildings and roads of parking and walkways.

4.26 PARKING

.1 All required parking and loading facilities are intended for the purpose of accommodating the vehicles of clients, customers, employees, members, residents, or visitors in connection with the principal building or use for which the parking and loading facilities are provided. Parking and loading facilities shall not be used for driveways, access or egress, commercial repair work, display, sale or storage of goods of any kind.

.2 Required parking and loading facilities shall provide for and include an adequate, safe and convenient arrangement of vehicular points of ingress or egress, driveways, internal roadways, aisles and ramps, unloading and loading of motor vehicles all in relation to buildings and entry points to buildings on the site.

Figure 2: Parking Requirements

Institutional uses	One (1) parking space for every 9 m^2 (97 ft^2) of gross floor area devoted to public use, or one parking space for each six (6) seats provided for patrons and 1 space per staff member.
Commercial uses	One (1) parking space for every 18 m^2 (194 ft^2) of gross floor area; minimum five (5) spaces.
Industrial uses	One and one-half (1 1/2) parking spaces for every 90m^2 (969 ft^2) of gross floor area, but there shall not be less than one (1) parking space for every three (3) employees.
Recreational uses	One (1) parking space for every 18m^2 of gross floor area; minimum five (5) spaces. Where the use does not include measurable floor space within an acceptable principal building, parking requirements shall be determined by Council on a case to case basis based upon projected peak use and typical use parking requirements.

.3 The Parking facility shall be located on the same site as the use for which it is intended. It shall be developed such that:

a) It is reasonably accessible to the use and vehicles it is intended to serve;
b) It meets the satisfaction of the municipality regarding design;
c) It is appropriately landscaped to the satisfaction of the municipality;
d) All parking facilities shall be maintained to the satisfaction of the municipality by the owner of the property;
e) Each parking space within a parking facility shall be a minimum of 2.5 metres (8 ft) wide and 6.0 metres (20 ft) in length except that parallel parking spaces shall be a minimum of 6.5 metres (21 ft) long;
f) Where two or more uses are permitted on any one site or where two or more uses are to share common parking facilities, the off-street parking requirements for each use shall be calculated as if each is a separate use and the total number of off-street parking spaces so calculated shall be provided; and
g) One (1) barrier free parking space shall be provided for any required parking facility accommodating between 4 and 100 parking spaces.

.4 Any parking facility shall be developed to the satisfaction of the municipality within one year of the completion of the development for which the Development Permit was issued.

.5 When a building is enlarged or altered in such a manner as to cause an intensification or change of use, provisions shall be made for additional parking spaces as required by the previous subsection.

4.27 LOADING REQUIREMENTS

.1 Where the use of a building or site involves the receipt, distribution, or dispatch by vehicles of materials, goods, or merchandise, adequate space for such vehicles to stand for loading and unloading without restricting access to all parts of the site shall be provided on the site.

4.28 GROUNDWATER

.1 Subdivision approval recommendation or Development Permit approval shall not be issued if, in the opinion of Council, the groundwater would be adversely affected with respect to the following:

a) Municipal servicing and costs;
b) Existing and future groundwater requirements (based on a hydrological report from a qualified professional consultant);
c) Potential contamination of the aquifer;
d) Quality of the water;
e) Quantity of the water;
f) The effects of the quantity and quality of water for adjacent developments; and
g) The effects of development on any underlying aquifer formations.

.2 Council may seek the assistance of Saskatchewan Environment, the Water Security Agency, and Saskatchewan Health or other relevant agencies in making an assessment of any geotechnical information.

.3 Based upon a review of hydrogeological or geotechnical data, Council may determine whether the proposed development would adversely affect the groundwater resource, the stability of the land or create prohibitive municipal servicing costs. Council shall make a recommendation for subdivisions or development approval based on this determination.

4.29 AIR QUALITY

.1 No development shall cause or create air contaminants, odourous matter, visible emissions, vapour and gases, particulate emissions, toxic or hazardous emissions or smoke, which would exceed Federal, Provincial, or municipal requirements.

4.30 DEVELOPMENT ALONG PIPELINES AND GAS TRANSMISSION

.1 Any development involving pipeline and/or power line transmission right-of-ways shall be sited to comply with all relevant Federal and Provincial legislation. Setbacks from pipelines and other utility corridors shall be in accordance with appropriate Provincial Regulations or Acts and any regulations or directives established by Crown Corporations. Refer to "Land Use Planning for Pipelines publication by Canadian Standards Association (CSA) PLUS663", which may be amended from time to time.

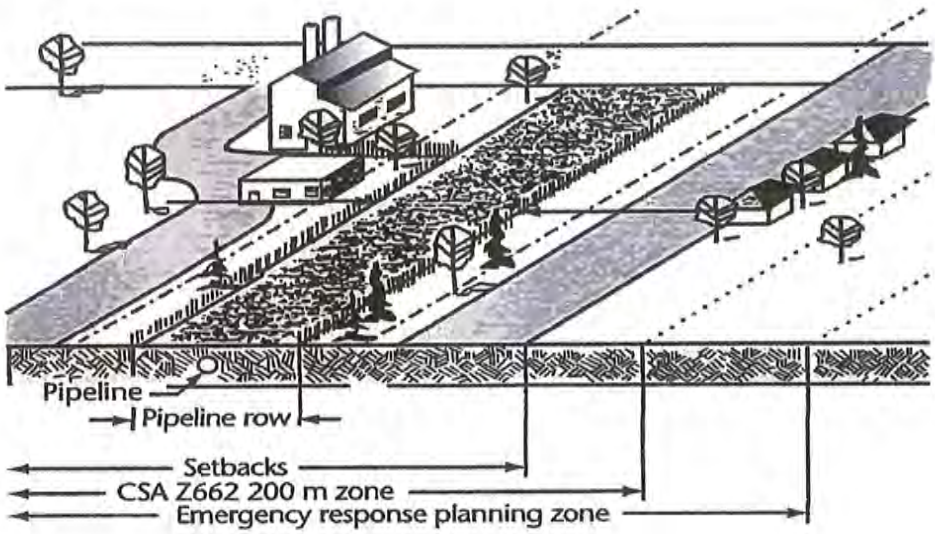
.2 Setbacks from pipelines, for buildings or structures, shall be 12.0 metres (39 ft) except for where provisions have been made in the previous bylaw or in consultation with the operator of the pipeline, a lesser separation may be allowed.

.3 The National Energy Board has designated a "no disturbance" review **area of 30.0 metres (98 ft)** on either side of a pipeline in which, subject to exceptions for such things as normal agricultural activities, anyone proposing to conduct a ground disturbance/excavation must:

a) Ascertain whether a pipeline exists;
b) Notify the pipeline company of the nature and schedule of the excavation; and
c) Conduct the excavation in accordance with such regulations.

.4 The following figure provides the setbacks required by the Canadian Standards Association. Source: Land Use Planning for Pipelines publication by Canadian Standards Association (CSA) PLUS663.

Figure 3: Land Use Areas



4.31 DEVELOPMENT ALONG CREEKBANKS AND HAZARD LANDS

.1 For the purpose of this Bylaw, the area considered to present potential erosion and/or slope instability hazard includes, though is not limited to, the slopes of any tributary creeks and gullies extending from the edge of the flood plain in a valley, to the ridge of the slope at the top, plus a setback of 100.0 metres (328 ft).

.2 No new development shall be permitted in any readily eroded or unstable slope area if the proposed development will be affected by or increase the potential hazard presented by erosion or slope instability.

.3 The top of a bank shall be that line where the gradient of the slope measured from the upland leading down to the water body or watercourse first exceeds 20%.

.4 Development or subdivision proposed on or within 50.0 metres (164 ft) of the crest of a slope greater than 15% shall require supporting evidence of slope stability by a professional engineer. The engineering report will identify hazard mitigation measures including engineered works and other measures deemed to be effective in eliminating or managing anticipated erosion and slope stability impacts, and will identify and explain known and suspected residual hazards.

.5 A Development Permit shall not be issued unless the report on the site, presented by the professional consultant, indicates that the site is suitable for development or outlines suitable mitigating measures and documents residual hazard. If such an evaluation is not done, or having been done, Council determines that excessive remedial or servicing measures are necessary to safely and efficiently accommodate the proposed development, Council shall not be required to approve the application for development.

.6 The Development Officer may impose special conditions, such as though not limited to, engineered footings, drainage and /or septic systems in an effort to protect against erosion and/or stability of the bank.

.7 Trees or vegetation shall not be cleared from any land within 20.0 metres (66 ft) of any watercourse, water body, escarpment, or of the crest of a slope greater than 15%, where the removal could have a negative impact on the water body or bank stability.

.8 Unless a report by a registered professional engineer proves that it is safe to waive the building setbacks, the following setbacks shall apply for all developments along a coulee, ravine, or valley with or without a permanent watercourse. Council may require a surveyor to determine where this line or crest of valley is located at the developer's expense and development will be set back from that line at all points.

Figure 4: Minimum Building Setback from the Top of a Bank

Vertical Depth of Coulee, Ravine, or Valley	Minimum Building or Structure Setback from the Top of the Bank
Less than 3 metres (10 ft)	10 metres (33 ft)
Greater than 3 metres (10 ft) and less than 15 metres (49 ft)	10 metres (33 ft)
Greater than 15 metres and less than 30 metres (98 ft)	15 metres (49 ft)
Greater than 30 metres (98 ft)	20 metres (66 ft)

4.32 CAUTIONARY FLOOD HAZARD LANDS

.1 Where a parcel of land borders on or contains a water body, the setback from the bank of the water body shall be determined by the municipality and shall not be less than 30.0 metres (98 ft) from a water body of a size of 8.0 hectares (20 acres) or more.

.2 For all proposed development in this cautionary area, the developer shall be responsible to obtain and determine the 1:500 year Estimated Peak Water Level to determine the Safe Building Elevation. The Water Security Agency will assist and provide, when possible, or the developer shall be responsible for the cost of obtaining this information.

.3 No person shall use any land, erect, alter, or use any building or structure within a flood hazard land area without a Development Permit. A Development Permit shall not be issued for any land use, erection, alteration, or use of any building or structure unless the site/development meets approved flood proofing measures to the 1:500 flood design elevation.

.4 No person shall backfill, grade, deposit earth or other material, excavate, or store goods or materials on these lands nor plan any vegetation parallel to the waterflow.

.5 Hazardous Substances and Waste Dangerous Goods" as defined by the Hazardous Substances and Waste Dangerous Goods Control Regulations are subject to the requirements as outlined in the Regulations.

.6 Any existing buildings may be replaced or expanded subject to appropriate flood proofing measures being provided. For the purpose of this Bylaw, appropriate flood proofing measures shall mean:

a) That all buildings shall be designed to prevent structural damage by flood waters;
b) The first floor of all buildings shall be constructed above the designated flood design elevation; and
c) All electrical and mechanical equipment within a building shall be located above the designated flood design elevation.

4.33 OIL AND GAS WELL ACTIVITIES

.1 Exploration and development of oil and gas shall be subject to all Federal and Provincial requirements, and such activity must comply with the objectives and policies outlined in the Prairie West District Plan.

.2 The municipality may apply special standards as outlined in *The Municipalities Act, 2005*, to protect the municipal interest when transportation, utility and pipeline facilities cross Municipal roads, or when seismic activity is proposed on roads or road allowance.

.3 To minimize conflict between natural resource extraction, or oil and gas operations and surrounding land uses, no development shall be approved within 125 metres (410 ft) of an

existing, proposed, abandoned, or reclaimed well or facility as defined by the *Oil and Gas Conservation Regulations, 2012*.

.4 Permanent structures or other improvements (including all temporary structures) are to be placed at a minimum of 45.7 meters (150 ft) from the centerline of the road and the road allowance from a surveyed road and a minimum of 91.4 meters (300 ft) from the centre of the road at intersections.

5. DISCRETIONARY USE STANDARDS FOR DEVELOPMENT

This section addresses special provisions and specific development standards that apply to the following developments. These standards and criteria apply in addition to any standards of the Zoning District.

5.1 TERMS AND CONDITIONS FOR DISCRETIONARY APPROVALS

This section addresses special provisions and specific development standards that apply to the following developments. These standards apply in addition to any standards of the District. In approving any discretionary use to minimize land use conflict, Council may prescribe specific development standards or criteria related to:

- Site drainage of storm water;
- The location of buildings with respect to buildings on adjacent properties;
- Access to, number and location of parking and loading facilities;
- Appropriate space for vehicle movement in order to reduce disruption of traffic flows on adjacent roadways;
- Control of noise, glare, dust, and odour;
- Landscaping, screening, and fencing to buffer adjacent properties;
- The size, shape, and arrangement of lighting and signs;
- Prescribed specified time limits for a use that is intended to be temporary or to allow Council to monitor the impact of a use on surrounding development; and
- Intensity of use.

5.2 GENERAL DISCRETIONARY USE EVALUATION CRITERIA

Council will consider the following general criteria, and where applicable, the specific criteria found in the respective Zoning District, in the assessment of the suitability of an application for a discretionary use or discretionary form of development:

.1 The proposal must be in conformance with all relevant sections of the District Plan and must demonstrate that it will maintain the character, density, and purpose of the Zoning District, where necessary through the provision of buffer areas, separation and screening.

.2 The proposal must be capable of being economically serviced by community infrastructure that may include roadways, water and sewer services, solid waste disposal, parks, schools, and other utilities and community facilities.

.3 The proposal will have consideration for the health, safety, convenience or general welfare of persons residing or working in the vicinity or that it is not injurious to property, improvements or potential development in the vicinity.

.4 The proposal will have consideration for landscaping and screening, and, wherever possible, preserve existing vegetation.

.5 No new or expanded discretionary uses are to be located in the 1:500 flood elevations or on hazard lands without appropriate studies completed by qualified professionals with accompanying mitigation measures.

.6 The proposal must demonstrate that any additional traffic generated by the use, can be adequately provided for in the existing parking and access arrangements. Where this is not possible further appropriate provisions shall be made so as to ensure no adverse parking or access effects occur.

.7 Consideration will be given to the presence of activities already located in the area and on the site, and their effect on the surrounding residential environment, such as the cumulative effect of locating an activity on a site adjacent to or already accommodating an activity that may currently generate traffic, noise, etc. not in keeping with the character of the adjacent area.

.8 Consideration will be given to addressing pedestrian safety and convenience both within the site, and in terms of the relationship to the road network in and around the adjoining area.

.9 All operations must comply with all regulations of Saskatchewan Environment and Saskatchewan Labour which govern their operation and development.

5.3 HOME BASED BUSINESSES AND OCCUPATIONS

In addition to the general requirements regarding discretionary use applications provided in Sections 3 and 5.2 of this Bylaw, the following considerations shall be made for all applications for a home based business or occupation:

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

.2 The use shall be conducted entirely within the dwelling unit or an accessory building to the dwelling unit.

.3 There shall be no external advertising other than a sign of not more than 1.0 m^2 (11 ft^2) erected in accordance with the Sign Regulations contained herein.

.4 In a country residential acreage district, there shall be no external storage of goods, materials or equipment associated with the applied use.

.5 The use shall not create or become a public nuisance.

.6 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.

.7 The use shall not generate substantially more traffic and parking than is normal for the district in which the use is located.

.8 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.

.9 The use shall be valid only for the period of time the property is occupied by the applicant for such use.

.10 All permits issued for home based businesses or occupations shall be subject to the condition that the development permit may be revoked at any time, if in the opinion of Council, the operation has not met the regulations and standards applicable to home based businesses or occupations contained in the Bylaw, or the special standards applied by Council at the time of approval.

.11 Council shall place any additional conditions for approval deemed necessary based upon a specific application.

5.4 RESIDENTIAL CARE HOME

In addition to the general requirements regarding discretionary use applications provided in Sections 3 and 5.2 of this Bylaw, the following considerations shall be made for all applications for a residential care home:

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

.2 No building or structure used for the purpose of a residential care home shall be used for the purpose of keeping boarders or lodgers.

.3 The use shall be conducted entirely within the dwelling unit and shall not have any exterior evidence of a secondary use.

.4 There shall be no outside storage or exterior display of goods, materials, or equipment associated with the applied use.

.5 The use shall not generate substantially more traffic and parking than is normal for the district in which the use is located.

5.5 ACCESSORY AGRICULTURE RESIDENCE

In addition to the general requirements regarding discretionary use applications provided in Sections 3 and 5.2 of this Bylaw, the following considerations shall be made for all applications for an accessory residence:

.1 The Development Officer may issue a development permit for more than one (1) dwelling on a parcel if it is an accessory agricultural residential dwelling to be occupied by a person or persons who are engaged on a full-time basis for at least 6 months of each year in an agricultural operation, or accessory to an approved discretionary use where applicable within a Zoning District and the additional dwelling is located on a parcel containing a permitted agricultural operation.

.2 A development permit for an accessory residence when accessory to an approved discretionary use, and located on a parcel containing the agricultural operation, shall be considered at the discretion of Council. If approved, the development permit shall be valid for a period up to five years after which time the Council may at its discretion seek renewal of the permit on a five (5)-year basis provided that the dwelling complies with the provisions of this Bylaw. The applicant shall be responsible to renew the permit every five years.

.3 Accessory dwellings shall only be located on sites where the accessory dwelling can be serviced by existing utilities.

5.6 AGRICULTURAL TOURISM USES

In addition to the general requirements regarding discretionary use applications provided in Sections 3 and 5.2 of this Bylaw, the following additional considerations shall be made for all applications for an agricultural tourism use:

.1 Agricultural tourism uses shall be ancillary to an agricultural farm operation or rural residence.

.2 Agricultural tourism uses shall display a high visual quality and shall be integrated into the rural environment by virtue of appropriate design, location, and landscaping.

.3 One sign located on site advertising the agricultural tourism use is permitted subject to the Sign Regulations contained herein.

.4 Agricultural tourism uses shall not:

a. Unduly interfere with the amenities or change the character of the neighbourhood;
b. Materially interfere with or affect the use and enjoyment of adjacent properties;
c. Adversely impact upon the environment; or
d. Results in excessive demand on Municipal services, utilities, or public roadways.

5.7 BED AND BREAKFAST HOMES

In addition to the general requirements regarding discretionary use applications provided in Sections 3 and 5.2 of this Bylaw, the following considerations shall be made for all applications for a Bed & Breakfast:

.1 Bed and breakfast homes shall be located in a single detached dwelling used as the operator's principal residence developed as either a farmstead site or country residential acreage.

.2 No more than three (3) guest rooms shall be allowed in a bed and breakfast home.

.3 Only one sign, not exceeding 1.5 m^2 (16 ft^2) advertising the vacation farm or bed and breakfast home and located on site is permitted.

.4 The only meal to be provided to registered guests shall be breakfast. No food preparation or cooking for guests shall be conducted within any bedroom made available for rent. All facilities shall meet public health regulations and be kept in a manner satisfactory to the District Health Region.

.5 The operation of the bed and breakfast home shall be subordinate and incidental to the principal use of a single detached dwelling as an owner occupied residence. No one other than the occupant and his/her immediate family members may be involved or employed in the operation of the bed and breakfast home.

.6 Council shall place any additional conditions for approval deemed necessary based upon a specific application.

5.8 GARDEN (GRANNY) SUITES

In addition to the general requirements regarding discretionary use applications provided in Sections 3 and 5.2 of this Bylaw, the following additional considerations shall be made for all applications for a garden suite:

.1 There is no secondary suite in the primary residence.

.2 The garden suite dwelling unit is a temporary use and shall be permitted for a five-year term, which may be renewed at Council's discretion. The landowner shall enter into an agreement that the land shall not be considered for subdivision.

.3 The owner(s) of the host residence must live on the site, and at least one resident of the primary dwelling and one resident of the garden suite shall be related by blood, marriage, or legal adoption.

.4 Except for infant children (up to two years of age) of a resident of the garden suite dwelling, there shall be no more than two residents.

.5 The occupant(s) of the garden suite should be able to benefit from the informal care and support of relatives in the primary residence, or provide care and support to family in the primary residence.

.6 The floor area of the garden suite dwelling shall not be less than 35 m^2 (377 ft^2) and not greater than 90 m^2 (969 ft^2). The garden suite shall not be located on a permanent foundation to allow

the structure to be removed from the property when it is no longer required by a relative of the permanent resident.

.7 The maximum height of the garden suite shall not exceed 5.0 metres (16 ft) from grade level and shall have only one story.

.8 Garden suite dwellings shall only be located on sites where the dwelling can be serviced by existing utilities and can be hooked up to the services of the host residence.

.9 Residents of the garden suite must have access to the rear yard amenities.

.10 The combined site coverage of the single detached dwelling and garden suite dwelling shall not exceed the maximum coverage permitted by this Zoning Bylaw, and the accessory dwelling shall be placed so that all other setback requirement of the Zoning Bylaw are met.

.11 A parking space shall be provided on site for the resident(s) of the garden suite dwelling.

.12 There shall be direct and separate access to the garden suite dwelling by on-site driveway, or by public roadway or alley.

5.9 ANIMAL KENNELS

In addition to the general requirements regarding discretionary use applications provided in Sections 3 and 5.2 of this Bylaw, the following additional considerations shall be made for all applications for an animal kennel:

.1 The maximum number of animals not normally attributed to the host site to be kept on-site shall be at the discretion of Council.

.2 No building or exterior exercise area(s), to be used to accommodate the animals shall be allowed within 300.0 metres (984 ft) of any dwelling located on adjacent lots.

.3 All facilities including buildings and exterior exercise areas shall be sited behind the principal building unless otherwise approved by Council.

.4 Pens, rooms, exercise runs, and holding stalls may be soundproofed to the satisfaction of Council.

.5 All dog facilities shall be visually screened from existing dwellings on adjoining lots.

.6 No animals shall be allowed outdoors between the hours of 9:00 p.m. to 7:00 a.m. daily. During this time period, all animals shall be kept indoors.

.7 A boarding use shall at no time unduly interfere with the character of the neighbourhood or the general enjoyment of adjoining sites.

.8 There shall be no external advertising other than a sign of not more than 1.0 m^2 (11 ft^2) erected in accordance with the Sign Regulations contained herein.

.9 Council shall place any additional conditions for approval deemed necessary based upon a specific application.

.10 Animal kennels shall be subject to relevant Bylaws and legislation governing noise and public health.

.11 All permits issued shall be valid for a two (2) year period from the date of issuance and shall be subject to cancellation by the Municipality for due cause.

.12 Failure to comply with any of the above regulations or the conditions of a development permit may result in the revoking of the permit by the Municipality.

5.10 EQUESTRIAN FACILITY

In addition to the general requirements regarding discretionary use applications provided in Sections 3 and 5.2 of this Bylaw, the following considerations shall be made for all applications for an equestrian facility:

.1 Shall be subordinate and incidental to the principal use of the site as an owner occupied agricultural or country residence.

.2 The maximum number of animals not normally attributed to the host site to be kept on-site shall be determined at the discretion of Council.

.3 An animal is kept, for purposes of this section, when it is on the site overnight.

.4 The applicant may be required to submit a storm water management plan for all areas of the site of land disturbed during or as a result of the development of the principal and supporting facilities.

.5 The applicant may be required to submit a report to the Municipality identifying the potential traffic resulting from the proposed development.

.6 The applicant may be required to contribute towards upgrading access roads if the municipal roadway networks require upgrading because of the impact of the facility.

.7 Off-site parking shall not be allowed.

.8 Details concerning water supply and sewage disposal strategies shall be included with the application.

.9 Council shall place any additional conditions for approval deemed necessary based upon a specific application.

5.11 CAMPGROUNDS, GENERAL

In addition to the general requirements regarding discretionary use applications provided in Sections 3 and 5.2 of this Bylaw, the following considerations shall be made for all applications for a campground:

.1 The operator of a campground shall provide the Development Officer with a plan of the campground, identifying any buildings, uses of land, and the location of all roadways and trailer coach or tent campsites with dimensions. The addition or rearrangement of campsites, the construction or moving of buildings, and 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.

.2 A campground shall have within its boundaries a buffer area abutting the boundary of not less than 4.5 metres (15 ft) which shall contain no buildings.

.3 The operator of a campground shall designate a campsite for each trailer coach or tent party, which shall be less than 150 m^2 (1615 ft^2) in area with its corners clearly marked.

.4 One sign located on site, advertising the campground is permitted subject to the Sign Regulations contained herein.

.5 No portion of any campsite shall be located within a roadway or required buffer area.

.6 Each campsite shall have direct and convenient access to a developed roadway, which is not located in any required buffer area.

.7 Each trailer coach shall be located at least 3.0 metres (10 ft) from any other trailer coach and each campsite shall have dimensions sufficient to allow such location of trailer coaches.

.8 The space provided for roadways within a campground shall be at least 7.5 metres (25 ft) in width. No portion of any campsite, other use, or structure shall be located in any roadway.

.9 A campground may include as accessory uses, a laundromat or confectionary designed to meet the needs of the occupants of the campsites, and one single detached dwelling for the accommodation of the operator.

.10 *The Public Health Act* shall be complied with in respect to all operations and development of the campground.

5.12 CAMPGROUNDS, TEMPORARY (ITINERANT USE ACCOMMODATION)

In addition to the general requirements regarding discretionary use applications provided in Sections 3 and 5.2 of this Bylaw, the following considerations shall be made for all applications for a temporary campground:

.1 A Development Permit may be issued for up to 1 (one) year, at which time an application must be made for the continuance of the use for 1 (one) additional year, after which time a new Development Permit approval is required.

.2 A temporary campground is an accessory use to agriculture and the single family residence located on the farmstead (if applicable). The use of abandoned farm sites will be considered on a case-by-case basis at Council's discretion.

.3 Each temporary campground shall contain a maximum of 6 units, with additional units at Council's discretion. One temporary campground is permitted on one quarter section.

.4 The temporary campground shall have no negative impact on adjacent residents and be appropriately separated and buffered from adjacent land uses.

.5 The temporary campground must provide adequate parking on site for private vehicles.

.6 Temporary campgrounds must comply with *The Public Health Act* and all other applicable provincial standards and regulations.

.7 Temporary campgrounds are subject to approval, licensing and inspection under *The Public Accommodation Regulations and the Provincial Itinerant Use Accommodation Standards.*

.8 Applications for temporary campgrounds must include:

a) Site plan showing the location, dimensions and pertinent details for:
   i. Campsites, including the type of utility services provided to each site;
   ii. Location of any proposed washrooms;
   iii. Existing and proposed buildings (including finishing materials for floors, walls and ceilings, and number and type of plumbing fixtures for proposed buildings);
   iv. Adjacent land uses;
   v. The required 4.5 m (15 ft) minimum buffer area;
   vi. Access roads and on-site roads; and
   vii. Garbage collection facilities.

b) Details of water supply and sewage disposal:
   i. Water – Source protection from contamination, treatment methods to be used, results of water quality testing done;

ii. Sewage disposal – Proposed sewage disposal method, the expected daily volume of sewage, the size and location of holding tanks and confirmation that the proposed disposal location receiving effluent from the tanks will accept the sewage; and

iii. Any other details required by a public health officer.

c) Proof that any public water system and onsite sewage disposal system have been evaluated and approved by the Health Region. Water and waste disposal shall meet all regulatory requirements.

5.13 TEMPORARY WORK CAMPS

In addition to the general requirements regarding discretionary use applications provided in Sections 3 and 5.2 of this Bylaw, the following considerations shall be made for all applications for temporary work camps:

.1 Temporary work camps are an accessory use to an industrial or resource development.

.2 A development permit for a work camp may be issued for up to 1 (one) year, at which time an application must be made for the continuance of the use for 1 (one) additional year, after which time a new development permit approval is required.

.3 An application for a development permit must provide the following information and a concept plan for the development:

a) The location, type, and purpose of the camp;
b) Adjacent land uses;
c) The method of supplying water and sewage and waste disposal to the camp. The proposed method of sewage disposal must comply with the Saskatchewan Onsite Waste Water Disposal Guide and in accordance with the Saskatchewan *Public Health Act;*
d) The number of persons proposed to live in the camp;
e) The method of providing garbage disposal and pest control in the camp; and
f) The start date for development, date of occupancy by residents, and removal day for the camp.

.4 A temporary work camp for accommodation purposes must be:

a) Linked to a specific project for which a valid and current development permit has been issued and can only accommodate workers for this project;
b) Accommodate a minimum of twenty (20) persons and a maximum of three-hundred (300) persons;
c) Secured by the installation of appropriate fencing around the project accommodation and on-site security staff;
d) Provide adequate on-site parking for private vehicles; and
e) Separated (buffered) from adjacent land uses.

.5 The final review of an application will not be completed prior to the receipt and evaluation of all required information by the Development Officer, the Heartland Health Region and any other relevant agency deemed necessary by the Municipality.

.6 The work camp buildings and structures must be removed from site when the project is completed.

.7 The development must post a Performance Bond sufficient to remove and/or reclaim the site to ensure that:

a) The work camp accommodation remains on-site after the project is either completed or if work has stopped to the extent that the need for the camp no longer exists; or
b) To reclaim the site is needed after the work camp has been removed from the site.

5.14 SOLID AND LIQUID WASTE DISPOSAL FACILITIES

In addition to the general requirements regarding discretionary use applications provided in Sections 3 and 5.2 of this Bylaw, the following considerations shall be made for all applications for a solid or liquid waste disposal facility:

.1 Development and site maintenance shall be in accordance with Provincial environmental and health regulations.

.2 Any solid waste disposal facility shall be located 457 metres (1499 ft) from any residence unless relaxation of this requirement is agreed to by affected parties.

.3 A buffer strip containing trees, shrubs, or a berm shall be located surrounding a disposal area.

.4 Any solid or liquid waste disposal facility shall be fenced.

.5 Adequate precautions shall be taken to prevent pollution of ground water by disposal operations.

.6 Solid waste disposal facilities shall be located in proximity to a Provincial highway and adjacent to an all-weather road.

.7 The development of any new disposal sites shall take into consideration direction of prevailing winds.

.8 Council shall place any additional conditions for approval deemed necessary based upon a specific application.

.9 Where approval has been deemed appropriate, Council may consider the following requirements within a development permit:

a) Place a limitation on the years, months, weeks, days, and/or hours of operation;

b) Requirement to provide and maintain sufficient dust control to the satisfaction of the Municipality;
c) Limitations to the height of the landfill development;
d) Specific requirements related to any stripping, filling, excavation and grading associated with a landfill development; and
e) Requiring development to adhere to any appropriate Provincial health regulations.

.10 The above standards do not apply to liquid manure storage facilities and the application of manure on agricultural lands where this use is deemed consistent with all other relevant sections of this Bylaw.

5.15 SALVAGE YARDS (AUTO WRECKERS)

In addition to the general requirements regarding discretionary use applications provided in Sections 3 and 5.2 of this Bylaw, the following considerations shall be made for all applications for a salvage yard/auto wrecker or similar operation:

.1 This includes salvage yards, auto wreckers, auto repair shops, body shops and similar uses, all savage vehicles and materials, vehicles waiting repair, salvage, or removal and similar uses.

.2 No vehicles or parts thereof shall be located in the front yard.

.3 All salvage yards shall be totally hidden from the view of the travelling public, Provincial highways ,any public road and adjacent residential development by utilizing any of the following measures:
a) Distance and careful location;
b) Natural or planted vegetation;
c) An earth berm;
d) An opaque fence;
e) A building; or
f) Other appropriate methods approved by Council.

.4 Vehicles and parts storage shall not locate in any yard abutting a road and must be screened from view by a solid fence with the location, height and materials being first approved by the Development Officer.

.5 A performance bond may be required by Council to ensure the proposal meets the development standards.

5.16 WIND ENERGY FACILITIES

In addition to the general requirements regarding discretionary use applications provided in Sections 3 and 5.2 of this Bylaw, the following considerations shall be made for all applications for a wind energy facilities:

.1 All buildings and structures shall be set back at least 90.0 metres (295 ft) from an intersection of any municipal road allowance, or Provincial highway or such greater distance as required by the Department of Highways and Transportation.

.2 The setback related to municipal road allowances and the wind energy generator (turbine) shall be no less than the length of the blade plus 10 metres (33 ft).

.3 The minimum site size for the allowance of any wind energy facility shall be 2.02 hectares (5 acres).

.4 The setback from the property line of a non-participating landowner to a wind energy generator (turbine) shall be no less than the length of the blade plus 10 metres (33 ft), or a minimum of 38 metres (125 ft), unless otherwise agreed to by the landowner, developer and the Municipality.

.5 The separation distance from an agricultural, or country residence to a wind energy generator (turbine) shall be a minimum distance of 550 metres (1804 ft).

.6 The maximum total tower height shall be:
a) 6 metres (20 ft) above grade level in country residential acreage districts;
b) 45 metres (148 ft) above grade level in the agricultural or industrial zoning district.

.7 Approaches for access roads to the wind energy facilities must be perpendicular to established road allowances.

.8 All infrastructure, roads, and accesses required to facilitate the implementation of the wind energy facilities shall be proposed by the developer as part of the development permit application.

.9 Any proposed development within a municipal road allowance, i.e. underground lines or overhead poles/lines, must be proposed by the developer as part of the development permit application.

.10 The developer is required to enter into a road use agreement with the municipality for the construction period to ensure roads are maintained in condition agreeable by both parties.

.11 The wind energy generator (turbine) shall have no restrictions on colour or height.

.12 Substations are required to be fenced. All wind energy facilities shall be enclosed within a locked protective chain link fence of a minimum height of 1.85 metres (6 ft) and the design shall be included in the development permit application.

.13 Development and building permit applications for wind energy facilities shall include either a manufacturer's engineering certificate of structural safety or certification of structural safety via a Saskatchewan professional engineer.

.14 Sites having potentially dangerous or hazardous developments shall have visible signs stating any potential dangers. No hazardous waste shall be stored on the site.

.15 Council, at its discretion, may seek approval of this development from both internal and external referral agencies.

5.17 ABOVE GROUND FUEL STORAGE TANKS

In addition to the general requirements regarding discretionary use applications provided in Sections 3 and 5.2 of this Bylaw, the following considerations shall be made for all applications for an above ground fuel storage tank:

.1 Above ground fuel storage tanks which meet the standards of the *National Fire Code* and which have a maximum capacity of 50,000 liters may be permitted in association with service stations, gas bars and other permitted industrial or commercial uses where the dispensing of fuel to vehicles is a standard aspect of the use.

.2 The total storage capacity for above ground fuel storage tanks on any single service station or gas bar site shall not exceed:

a) 150,000 liters for flammable liquids (gasoline);
b) 100,000 liters for combustible liquids (diesel fuel); and
c) 100,000 liters of propane.

.3 Above ground fuel storage tanks shall be:

a) For uses other than service stations and gas bars, located at least 3 metres (10 ft) from any property line or building, the 3.0 metre (10 ft) separation distance may be reduced to 1 metre (3 ft) for tanks with a capacity of 5,000 liters or less;
b) For service stations and gas bars, located at least 6 metres (20 ft) from any property line or building;
c) Separated from each other and be accessible for firefighting purposes to the satisfaction of the Development Officer; and
d) At least 15 metres (49 ft) from the boundary of any site within a residential district.

.4 For uses other than service stations and gas bars, the dispensing equipment associated with above ground fuel storage tanks shall be located at least 3 metres (10 ft) from any property line, at least 7.5 metres (25 ft) from any open flame or other ignition source, and at least 4.5 metres (15 ft) from any door or window.

.5 For service stations and gas bars, the dispensing equipment associated with above ground fuel storage tanks shall be located at least 6 metres (20 ft) from any property line, at least 7.5 metres

(25 ft) from any open flame or other ignition source, and at least 4.5 metres (15 ft) from any door or window.

.6 Above ground fuel storage tanks shall be protected from vehicles with suitable posts, guardrails or other similar means.

.7 At service stations and gas bars, above ground fuel storage tanks which are located in view of a front or flanking street shall be landscaped or screened to the satisfaction of the Development Officer.

.8 The maximum height of an above ground fuel storage tank shall be limited to the maximum permitted height of a free-standing sign in the Zoning District.

.9 Painted lettering or other forms of signage may be located on above ground fuel storage tanks subject to the sign regulations in the Zoning District.

5.18 HARVEST PRESERVES

In addition to the general requirements regarding discretionary use applications provided in Sections 3 and 5.2 of this Bylaw, the following considerations shall be made for all applications for a Harvest Preserve:

.1 Shall be ancillary to an agricultural farm operation or rural residence.

.2 Shall be located a minimum of 1.6 kilometres from any other residential site.

.3 Shall comply with all Federal and Provincial legislation and regulation.

.4 Shall comply with the Agricultural Tourism Development requirements in Section 5.4.

.5 Council may apply special standards as a condition of discretionary approval limiting the size of operation, buildings used for the operation, and any other measures deemed necessary.

5.19 AGGREGATE EXTRACTION

In addition to the general requirements regarding discretionary use applications provided in Sections 3 and 5.2 of this Bylaw, the following considerations shall be made for all applications for an Aggregate Extraction activity.

.1 For the purpose of this section, Aggregate Extraction shall mean, excavation other than for construction, building or for purposes of creating an artificial body of water, including though not limited to, sand and gravel mining, topsoil stripping.

.2 An application proposing a new aggregate extraction use or an expansion to an existing aggregate extraction operation shall be a temporary and discretionary use and shall adhere to all appropriate Provincial and Federal regulations.

.3 In reviewing applications for aggregate resource extraction operations the environmental implications of the operation including plans for site restoration shall be considered.

.4 The applicant shall submit plans and a narrative including:

a) The location and area of the site where the excavation is to take place;
b) The expected life of the deposit if applicable;
c) The type and dimensions including average depth of the proposed excavation, and the effect on existing drainage patterns on and off the site;
d) Identification of the outdoor noise and the discharge of substances into the air;
e) The methods for preventing, controlling, or reducing erosion;
f) Proposed access and hauling activities (including number of trucks, tonnage, proposed haul routes and hours of hauling);
g) Proposed extraction, operation, and staging (including years, dates and hours of operation);
h) The condition in which the site is to be left when the operation is complete, including the action which is to be taken for restoring the condition of the surface of the land to be affected.

.5 Aggregate resource extraction industries are permitted in accordance with the following conditions:

a) The applicant shall ensure that dust and noise control measures are undertaken to prevent such items from becoming an annoyance to neighbouring land owners. The applicant shall conduct dust control procedures at the request of and to the satisfaction of the Rural Municipality. In this regard stock piles shall be located in a position to act as a sound barrier. Also, the applicant shall apply methods of minimizing the noise created from machinery and equipment;
b) The applicant shall keep the area subject to the Development Permit in a clean and tidy condition free from rubbish and non-aggregate debris;
c) Access routes into extraction areas shall be located away from residential areas;
d) A disturbed area shall be reclaimed to a land capability equivalent to the pre-disturbance land capability (e.g. agricultural land) or a post-disturbance condition and land use (e.g. conversion to wetland) which are satisfactory to the Municipality. These conservation and reclamation procedures shall be in accordance with Saskatchewan Environment Reclamation Guidelines for Sand and Gravel Operators;
e) Any aggregate resource extraction industry proposed to be located within 100 metres (328 ft) of any municipal road, Provincial Highway, creek or Lake shall be permitted only where it would not adversely impact the environment, or materially interfere with or affect adjacent lands;
f) Aggregate resource extraction industries shall have regard to adjacent land uses and no material is to be stored or piled on any road allowance or within 30.0 metres (98 ft) of the bank of any river or watercourse;

g) Aggregate resource extraction industries shall be set back 300 metres (984 ft) from the property line of a single residences and 1 kilometre the property line from multi-parcel country residential;
h) The general resource extraction operator and any person who hauls the aggregate may be required to enter into a road maintenance agreement;
i) The aggregate resource extraction operator must report the amount of aggregate extracted by November 1 of each year or the end of the hauling season whichever comes first;
j) The Council may require the aggregate resource extraction operator to post a performance bond to guarantee adherence to the above noted agreements;
k) An approval of an aggregate resource extraction industry shall be for a maximum period of two (2) years and may be renewed at the discretion of Council providing the requirements of this Bylaw continue to be met.

5.20 INTENSIVE LIVESTOCK OPERATIONS

In addition to the general requirements regarding discretionary use applications provided in Sections 3 and 5.2 of this Bylaw, the following considerations shall be made for all applications for an Intensive Livestock Operation:

.1 In addition to any requirements contained herein, all applications for an ILO shall conform to the regulations provided within The Agricultural Operations Act, 1995.

.2 Identification of the reason for this site being selected including what characteristics exist that makes it suitable for hosting the operation. The municipality may, at its discretion, require the submission of a soils and water test conducted by a qualified agricultural engineer to confirm that the site selected is capable of accommodating the activities proposed.

.3 The applicant shall be responsible for submitting a site plan and narrative including the following:
a) The size and type of facility;
b) A sketch plan showing the location of existing and proposed buildings and the distance from the development site to every residence within 1.6 km (1 mile);
c) The number and type of animals;
d) Manure storage and disposal strategies;
e) Identification of surface water and residential development on or adjacent to the parcels intended for hosting the disposal of manure;
f) Identification of the location of potentially affected surface and groundwater sources on and adjacent to the site including distance measurements to these watercourses.

.4 The minimum separation distance between occupied dwellings, riparian areas, and the location where manure is to be spread is listed below. Distances are measured between edge of the manure application area and the edge of a nearest property boundary in metres.

Method of Manure Application	Injected	Incorporated within 24 hours	No incorporation
Multi-parcel country residential acreages and riparian areas	200 metres (656 ft)	400 metres (1312 ft)	800 metres (2625 ft)

.5 When considering the operational/environmental aspects of an application, the municipality shall refer all Development Permit applications to the Ministry of Agriculture for review and recommendation regarding waste storage, nutrient, and mortality management;

.6 ILOs shall refer to the following minimum distance separations:

Type of Development	300-499 Animal Units	500-2000 Animal Units	2000-5000 Animal Units	>5000 Animal Units
Single family dwelling not owned by the ILO operator, tourist accommodation or campground	800 metres (2625 ft)	800 metres (2625 ft)	1600 metres (5249 ft)	3200 metres (10,499 ft)
Adjacent to a Town, Hamlet or Multi-parcel Country Residential Acreages	800 metres (2625 ft)	1600 metres (5249 ft)	2400 metres (7874 ft)	3200 metres (10,499 ft)

.7 In determining proximity to a multi-parcel residential subdivision or recreational use, separation distances shall be measured from the area of confinement of the animals to the property boundary of the closest developable parcel.

.8 In determining proximity to a single family dwelling located on agricultural property or within a single parcel country residential subdivision not owned by the Intensive Agricultural Operator, separation distances shall be measured from the area of confinement of the animals to the dwelling.

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

.10 The operator may be required to enter into a road maintenance agreement to pay for the maintenance of roads required to provide access to the development.

6. ZONING DISTRCTS AND ZONING MAP

6.1 ZONING DISTRICTS

For the purpose of this Bylaw, the Rural Municipality of Antelope Park No. 322 is divided into several Zoning Districts that may be referred to by the appropriate symbols.

District	Symbol
Agriculture Resource District	AR
Country Residential Acreage District	CR
Commercial/Industrial District	C/I

6.2 ZONING DISTRICT MAP

.1 The map, bearing the statement "This is the Zoning District Map referred to in Bylaw No. 2017-06" adopted by the Rural Municipality of Antelope Park No. 322, signed by the Reeve and Administrator under the seal of the Rural Municipality shall be known as the "Zoning District Map", and such map is hereby declared to be an integral part of this Bylaw.

6.3 BOUNDARIES OF ZONING DISTRICTS

.1 The boundaries of the Zoning Districts referred to in this Bylaw, together with an explanatory legend, notations and reference to this Bylaw, are shown on the map entitled, Zoning District Map.

.2 Unless otherwise shown, the boundaries of Zoning Districts are site lines, centre lines of streets, lanes, road allowances, or such lines extended and the boundaries of the municipality.

6.4 HOLDING DESIGNATION

.1 Where on the Zoning District Map the symbol for a Zoning District has suffixed to it the holding symbol "H"; any lands so designated on the map shall be subject to a holding provision in accordance with Section 71 of *The Planning and Development Act, 2007*.

.2 Any lands subject to a holding provision shall only be used for the following uses:

a) Those uses existing on the land when the "H" is applied; and

b) Public works.

7. AGRICULTURAL RESOURCE DISTRICT (AR)

The purpose of the Agricultural Resource District (AR) is to provide for and preserve large areas capable of accommodating a diversity of general agricultural operations including field and forage crops, irrigation, small intensive agricultural operations, and related agricultural diversification activities.

7.1 PERMITTED USES

In any Agricultural Resource District (AR), no person shall use any land, building or structure, or erect any building or structure except in accordance with the following provisions.

7.1.1 Agricultural Principal Uses

a) Field crops, 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;
b) Farmstead residential including one detached one unit dwelling, RTM, modular or mobile home following the placement thereof on a permanent foundation.

7.1.2 Agricultural Accessory Uses

a) Uses, buildings, and structures accessory to the foregoing agricultural principal uses and located on the same site with the main use.

7.1.3 Resource-Based Uses

a) Oil and gas-related;
b) Petroleum pipelines and related facilities;
c) Petroleum exploration wells or extraction wells and related facilities.

No person shall initiate any permitted, discretionary or accessory use prior to obtaining a Development Permit from the Development Officer.

7.1.4 Other Principal Uses

a) Aggregate resource extraction, storage, and processing.

7.1.5 Public Works and Municipal Facilities

a) Public works buildings and structures including offices, warehouses, storage, yards.

7.2 DISCRETIONARY USES

The following uses shall be considered by Council subject to the completion of the discretionary use process as outlined in Section 3 of the General Administration of this Bylaw.

7.2.1 Agricultural Principal Uses

a) Market garden, nurseries, or green houses;
b) Harvest preserves (refer to Section 5.18);
c) Intensive livestock operations (refer to Section 5.20);
d) Agricultural tourism (refer to Section 5.6);

7.2.2 Other Principal Uses

a) Non-farm residential including one detached one unit dwelling, RTM, modular or mobile home following the placement thereof on a permanent foundation;
b) General campgrounds (refer to Section 5.11);
c) Institutional and recreational uses;
d) Cemetery, crematorium;
e) Solid and liquid waste disposal facility (refer to Section 5.14)

7.2.3 Agricultural Accessory Uses

a) Two Accessory agricultural residence (refer to Section 5.5);
b) Private airstrips;

7.2.4 Other Accessory Uses

a) Home occupation or home based business (refer to Section 5.3);
b) Residential care homes (refer to Section 5.4);
c) Temporary campgrounds (refer to Section 5.12);
d) Wind energy facilities (refer to Section 5.16).

7.3 SITE REGULATIONS

Permitted Uses

	Agricultural Principal Uses	Resource-Based Uses	Other Principal Uses	Public Works and Municipal Facilities
Minimum site area	~~4.05 hectares (10 acres)~~ ~~Other than traditional grain farm, ranching agricultural operation, or agricultural holding~~ (refer to Section 7.6)	No minimum. See Section 4.34.	No minimum. See Section 5.19.	No minimum
Maximum Site area	~~14.16 hectares (35 acres)~~	No maximum	No maximum	No maximum
Minimum site frontage	30 metres (98 ft)			

Minimum front yard	All buildings shall be set back a minimum of 45.72 metres (150 ft) from the centre line of any developed road, municipal road allowance, and/or a minimum of 90 metres (295 ft) from the intersection of the centre lines of any municipal roads, or such greater distance as required by the Ministry of Highways and Transportation.
Minimum rear yard	10 metres (33 ft) or 25% of the depth of the site whichever is the lesser.
Minimum side yard	10 metres (33 ft) except where a side yard abuts a municipal road allowance or a Provincial highway, the front yard requirements shall apply.
Minimum setback for trees, shelterbelts and other	All shelterbelts and tree plantings shall be setback 3 meters (10 feet) from the site lines. Portable structures, machinery and the storage of aggregate materials shall comply with the same setback requirements as the principal building.
Fence Lines	Fence lines shall be setback 0.3 meter (1.0 ft.) from the site line that abuts any municipal right-of-way. For site lines that do not abut any municipal right of way, fence lines may be built right up to, but not on top of, the site line.

Discretionary Uses

	Agricultural Principal Uses	**Non-Farm Residential**	**Campgrounds**	**All Other uses**
Minimum site area	0.81 hectares (2 acres)	2.02 hectares (5 acres)	4.05 hectares (10 acres)	0.81 hectares (2 acres)
Maximum	14.15 ha (35 acres) No maximum for ILOs	4.05 hectares (10 acres)	14.15 ha (35 acres)	14.15 ha (35 acres)
Minimum site frontage	30 metres (98 ft)			
Minimum front yard	All buildings shall be set back a minimum of 45.72 metres (150 ft) from the centre line of any developed road, municipal road allowance, and/or a minimum of 90 metres (295 ft) from the intersection of the centre lines of any municipal roads, or such greater distance as required by the Ministry of Highways and Transportation.			

Minimum rear yard	10 metres (33 ft) or 25% of the depth of the site whichever is the lesser.
Minimum side yard	10 metres (33 ft) except where a side yard abuts a municipal road allowance or a Provincial highway, the front yard requirements shall apply.
Minimum setback for trees, shelterbelts and other	All shelterbelts and tree plantings shall be setback 3 meters (10 feet) from the site lines. Portable structures, machinery and the storage of aggregate materials shall comply with the same setback requirements as the principal building.
Fence Lines	Fence lines shall be setback 0.3 meter (1.0 ft.) from the site line that abuts any municipal right-of-way. For site lines that do not abut any municipal right of way, fence lines may be built right up to, but not on top of, the site line.

.1 Council may permit a larger or smaller site size than what is outlined in the Zoning Bylaw to:
- a) Accommodate existing developed farm yard sites; or
- b) Accommodate sites fragmented from the balance of the quarter section by either natural (river, creek, coulee, etc.) or man-made (developed road, railway, etc.) barrier.

.2 No dwelling shall be located with less than a minimum separation distance to an operation of other than the residence of the operation as follows:
- a) The separation distance to an intensive livestock operation as regulated in Section 5.20;
- b) 457 metres (1499 ft) from a licensed public or private liquid waste disposal facility;
- c) 457 metres (1499 ft) from a licensed public or private solid waste disposal facility;
- d) 305 metres (1001 ft) from a honey processing facility;
- e) 550 metres (1804 ft) from a wind energy facility;
- f) Council may reduce the minimum separation distance to the operations listed above, as a special standard where the applicant submits a written agreement to Council between the land owner of the dwelling and the owner of the operation agreeing to the reduced separation (Council shall maintain a register of all such agreements);
- g) 305 metres (1001 ft) to a non-refrigerated anhydrous ammonia facility licensed by Province of Saskatchewan; or
- h) 600 metres (1969 ft) to a refrigerated anhydrous ammonia facility licensed by the Province of Saskatchewan.

.3 No dwelling or other building shall be located within the approach surface for any airport or airstrip.

7.4 ACCESSORY BUILDINGS AND USES

.1 A permitted accessory use/building shall be defined as any buildings, structures, or a use which is customarily accessory to the principal use of the site, though only if the principal permitted use or discretionary use has been established.

.2 Setbacks and general performance standards for accessory buildings shall meet the same requirements as the principal use or building.

.3 Manure applications associated with livestock and agricultural composting are considered accessory to an agricultural operation where the spreading occurs on the parcel in which it is produced.

.4 Facilities for the direct sale of crops grown by the agricultural operation including orchards and market gardens shall be considered accessory to a farmstead or residence in the Agricultural Resource District.

7.5 SIGNAGE

Large scale agricultural uses	A maximum of two (2) freestanding signs are permitted on any site, or quarter section and each sign shall be no larger than 12 m^2 (129 ft^2) and no higher than 6.0 metres (20 ft) in total height. One (1) attached sign shall be permitted not exceeding 5.6 m^2 (60 ft^2) in facial area. Where a building maintains direct exposure to more than one (1) public right-of-way, a second attached sign shall be allowed following the previous regulations.
Institutional / recreational uses	Free standing signs shall not exceed a facial area of 6.0 m^2 (65 ft^2) and a height of 3.5 metres (11 ft). One (1) attached sign shall be permitted not exceeding 6.0 m^2 (65 ft^2) in facial area. Signage shall maintain a separation distance of 12.0 metres (39 ft) for every square metre of area of the larger of the two (2) signs.
Farm related commercial and home businesses	One (1) per building frontage to a maximum facial area of 1.0 m^2 (11 ft^2) for an approved commercial use. Maximum 2.5 metres in height. Illumination limited to 75 watts and shall not include electronic message boards.

7.6 SUPPLEMENTARY DEVELOPMENT STANDARDS

Agricultural Use

.1 A person not meeting the minimum agricultural area requirement of 16.19 hectares (40 acres) or equivalent in the Rural Municipality, though who owns land in an adjoining Rural Municipality may qualify to meet the minimum area requirements of this Bylaw.

.2 Any agricultural site 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 at Information Services Corporation (ISC) prior to the coming into force of this Bylaw.

Farmstead/Agricultural Residence

.3 One (1) farm-related, single-detached dwelling will be permitted on agricultural sites and farmsteads.

.4 A farmstead may contain the following where located on the same parcel:

a) A residence for the operator of an agricultural use.
b) A bunkhouse or additional residence for employees or business partners for the operator engaged in the agricultural operation.
c) Facilities for the temporary holding of livestock raised in an operation, in lesser numbers than constitutes an I.L.O. (unless approved as an I.L.O.)
d) Buildings for permitted accessory and ancillary uses.

.5 The Development Officer may issue a Development Permit for up to two (2) accessory agricultural dwellings on a parcel if:

a) It is an accessory agricultural residential dwelling to be occupied by a person or persons who are engaged on a full-time basis for at least six (6) months of each year in the agricultural operation; and
b) The additional dwelling is located on a parcel which is a permitted agricultural operation.

Temporary Uses

.8 Only two accessory agricultural residential dwellings shall be permitted on a parcel. More than two accessory agricultural residential dwellings will be at the discretion of Council.

.9 A trailer coach used for farm employees during the farming season shall be accommodated as a temporary/seasonal use on a permitted agricultural site.

.10 In the case of an existing, currently habitable dwelling, which is being replaced by a new one, the existing dwelling, may, as a condition of the new Development Permit, be allowed to be occupied during construction, only until the new one is habitable. At that point, the existing dwelling must be demolished or moved off the site within thirty (30) days after occupancy of that dwelling.

.11 Grain storage bags:

a) Shall not be used or stored in any required yard setbacks;
b) Shall not become a nuisance or impede visibility at the approach of an intersection or obstruct snow plowing or road maintenance activities.

.12 Mobile storage containers including sea containers:

a) Shall require a Development Permit;
b) Must be properly anchored;
c) Shall be located a minimum of 3.0 metres (10 ft) from the primary building and behind the rear wall of the primary building; and
d) Containers determined by the municipality to be unslightly, misued, unsafe, or inappropriate in any way, must be removed at the owner's expense within a time period specified by the Rural Municipality.

All Other Uses

.13 A site to be created by subdivision shall not be permitted unless the proposed parcels and the remainder of the parcel being subdivided abuts, or has frontage on a developed road, including any road to be developed under a signed servicing agreement.

.14 Subdivision proposing to separate title for a farmstead existing prior to the coming into force of this Bylaw shall be considered.

.15 A maximum of three (3) subdivisions may be permitted per quarter section 64.75 ha (160 acres) in the AR – Agricultural Resource Zoning District for any permitted or discretionary use in addition to one farmstead, unless otherwise stated elsewhere in this District. Such subdivisions shall not exceed the creation of more than four legal parcels, unless it is rezoned to its appropriate zoning district.

.16 For non-farm residential development, a maximum of one (1) site may be subdivided per quarter section 64.75 ha (160 acres) in the AR – Agricultural Resource Zoning District in addition to one farmstead. Such subdivisions shall not exceed the creation of more than two (2) legal residential parcels, unless rezoned to an appropriate zoning district.

.17 Subdivision proposing to establish more than one (1) new non-farm, single parcel country residential site shall be subject to re-zoning to the Country Residential Zoning District and must comply with all relevant area, frontage, and setback requirements of that Zoning District.

.18 There shall be no minimum area required for a subdivision facilitating cemeteries, crematoria and mausoleums, radio, television towers, or related facilities.

.19 The keeping of livestock on sites other than farmsteads shall be permitted in the Agricultural Resource District (AR) in accordance with the following schedule. Any operation involving the keeping of livestock numbers greater than the maximums shown below will be required to make an application for an Intensive Livestock Operation in accordance with Section 5.20.

Parcel Size	Maximum Number of Animal Units Permitted
Minimum 2 hectares	Two (2) Animal Units or a maximum of 100 Poultry
Between 2 and 4 hectares	Two (2) additional Animal Units will be permitted for each incremental increase of 2 hectares in the site size for the raising of up to 50 animal units of Poultry, Sheet, Goats or Hogs.

7.7 DISCRETIONARY USE EVALUATION CRITERIA

.1 All discretionary use applications shall follow the general discretionary use evaluation criteria as outlined in subsection 5.2 and others that are specified in this Zoning District.

.2 Specific Discretionary Evaluation Criteria for **Agricultural residences; Market garden, nurseries or green houses; Bed and breakfast homes; Garden suite; Agricultural tourism; and Residential care homes:**

a) Council will consider the compatibility of the proposed use with the adjacent land uses;
b) There is infrastructure in place or proposed to accommodate the use including potable water supply, sewer, and utilities;
c) The proposed use has access to an all-weather road and on-site parking; and
d) The proposed use demonstrates the need and demand from the public of such a use.

.3 Specific Discretionary Evaluation Criteria for **Animal Kennels:**

a) Council will favourably consider the following when evaluating the proposed use
    i. The maximum number of animals not normally attributed to the host site to be kept on-site;
    ii. Where it can be demonstrated that the use and intensity is appropriate to the site and that it will have minimal impact on the surrounding, adjacent areas;
    iii. Location of buildings and exterior exercise areas, to be sited behind the principal building unless otherwise approved by Council;
    iv. Soundproofing of the pens, rooms, exercise runs and holding stalls may be soundproofed to the satisfaction of Council; and
    v. Relevance to relevant RM Bylaws and legislation governing noise and public health.

.4 Specific Discretionary Evaluation Criteria for **Intensive Livestock Operations:**

a) Council will consider servicing requirements associated with the operation including, though not limited to, road upgrades and availability of adequate water sources; and
b) Type, volume, and frequency of traffic associated with the transportation of animals and food/feed to and from the site.

.5 Specific Discretionary Evaluation Criteria for **Cemeteries, crematoriums:**

a) The location of cemeteries will only be favourably considered where it can be demonstrated that the use and intensity is appropriate to the site and that it will have minimal impact on the surrounding, adjacent areas.

.6 Specific Discretionary Evaluation Criteria for **Private airstrips:**

a) The location of Private airstrips will only be favourably considered where it can be demonstrated that the use and intensity is appropriate to the site and that it will have minimal impact on the surrounding, adjacent areas; and
b) The proposed use must be compliant with all Provincial and Federal regulations.

.7 Specific Discretionary Evaluation Criteria for **Wind Energy Facilities:**

a) Council will consider the compatibility of the proposed location and distance from other surrounding uses;
b) Confirmation of site ownership by the proponent or where the land is not owned by the proponent is evidence of site control and right to access through provisions of a lease or easement agreement with the owner; and
c) The structure of the proposed wind energy facility/ies will be designed by a professional engineer to ensure the structural integrity of the supporting tower and foundation.

.8 Specific Discretionary Evaluation Criteria for **Solid and liquid waste disposal facility:**

a) Council will consider the compatibility of the proposed location and distance from other surrounding uses.

8. COUNTRY RESIDENTIAL ACREAGE DISTRICT (CR)

The purpose of the Country Residential Acreage District (CR) is to accommodate clusters of rural residential lifestyle choice where the essential land requirement is for a building site and space rather than for productive agricultural purposes.

8.1 PERMITTED USES

In any Country Residential Acreage District (CR), no person shall use any land, building or structure, or erect any building or structure except in accordance with the following provisions:

8.1.1 Principal Uses

a) One (1) detached one unit dwelling, RTM, modular or mobile home following the placement thereof on a permanent foundation;

8.1.2 Accessory Uses

b) Uses, buildings, and structures accessory to the foregoing permitted uses and located on the same site with the main use;

c) Artisan or craft workshop.

8.1.3 Public Works and Municipal Facilities

a) Public works, buildings, and structures, warehouses and storage yards excluding solid and liquid waste facilities.

8.2 DISCRETIONARY USES

The following uses shall be considered by Council subject to the completion of the discretionary use process as outlined in Section 3 of the General Administration of this Bylaw.

No person shall initiate any permitted, discretionary or accessory use prior to obtaining a Development Permit from the Development Officer.

8.2.1 Principal Uses

a) Residential care homes (refer to Section 5.4);

b) Personal service trades;

c) Recreational uses;

d) Institutional uses.

8.2.2 Accessory Uses

a) Bed and breakfast homes;

b) Home-based business or occupations (refer to Section 5.3);

c) Wind energy facilities (refer to Section 5.16).

Animal kennels (refer to Section 5.9).

8.3 PROHIBITED USES

The following uses shall be strictly prohibited within Country Residential Acreage District (CR):

a) All uses of land, buildings, or industrial processes that may be noxious or injurious, or constitute a nuisance beyond the building which contains it by reason of the production or emission of dust, smoke, refuse, matter, odour, gas, fumes, noise, vibration or other similar substances or conditions.
b) All uses of buildings and land except those specifically noted as permitted or discretionary.

8.4 SITE REGULATIONS

Public works shall have no minimum or maximum site requirements.

Permitted and Discretionary Principal Uses

Minimum site area	2.5 hectares (6 acres)
Maximum site area	4.05 hectares (10 acres) Institutional & Commercial: 900 m^2 (9,688 ft^2)
Minimum site frontage	25 metres (82 ft)
Minimum front yard	All buildings shall be set back a minimum of 45.0 metres (148 ft) from the centre line of any developed road, municipal road allowance, or Provincial highway and/or a minimum of 90 metres (295.3 ft) from the intersection of the centre lines of any municipal roads or Provincial highway.
Minimum rear yard	15 metres (49 ft) or 25% of the depth of the site whichever is the lesser.
Minimum side yard	15 metres (49 ft) except where a side yard abuts a municipal road allowance or a Provincial highway, the front yard requirements shall apply.
Maximum building height	10 metres (33 ft)
Building floor area requirements	Principal buildings shall have a minimum floor area of 74.0m^2 (797 ft^2)
Minimum setback for trees shelterbelts and other	All shelterbelts, tree plantings, portable structures, machinery and the storage of aggregate materials shall comply with the same setback requirement as for buildings.

8.5 ACCESSORY BUILDINGS AND USES

.1 A permitted accessory use/building shall be defined as any buildings, structures, or a use which is customarily accessory to the principal use of the site, though only if the principal permitted use or discretionary use has been established.

.2 All accessory uses, buildings, or structures require the submission of an application for a Development Permit prior to commencing the use or construction unless it is identified as exempt from this process in Section 3 of the General Administration of this Bylaw.

.3 Maximum building floor area for large accessory buildings is 200 m^2 (2153 ft^2). Accessory buildings shall have a maximum floor area no greater in size than 1.5 times the floor area of the principal building.

.4 Setbacks and general performance standards for accessory buildings shall meet the same requirements as the principal use or building.

8.6 SUPPLEMENTARY REGULATIONS OR SPECIAL PROVISIONS

.1 The Development Officer may require a greater setback for a discretionary use if it is deemed that the use may substantially interfere with the safety and amenity of adjacent sites.

a) Residential parcels may be exempted from these requirements. In the case of a parcel physically severed as a result of road right-of-way or railway plans, drainage ditch, pipeline or transmission line, development, or natural features such as watercourses, water bodies there shall be no maximum site area;
b) Existing country residential parcels may be enlarged to include adjoining land physically severed as a result of the above noted barriers;
c) In the case of a parcel that existed prior to the adoption of this Bylaw there shall be no minimum or maximum site area.

.2 The maximum size of the subdivision area for an individual multi-parcel country residential development shall be 16.19 hectares (40 acres).

.3 Parcels contained within the development, designated as undeveloped public open space in excess of the minimum required for Municipal Reserve by legislation shall be included in the calculation of the average lot size for a development.

.4 Any parcel which does not conform to the minimum or maximum site area requirement shall be deemed conforming with regard to site area, provided that a registered title for the site existed at Information Services Corporation prior to the coming into force of this Bylaw.

.5 The final subdivision design and approved lot density of development in the Country Residential Acreage (CR) Zoning District shall be determined by the carrying capacity of the lands proposed for development as identified within the submission of a Concept Plan and shall not exceed all

requisite standards provided by the District Health Region for onsite wastewater disposal systems.

.6 Institutional, general commercial, recreational land uses as well as public utilities shall have no minimum or maximum area requirement.

8.7 SIGNAGE

.1 The following permanent signage requirements will apply:

a) One permanent sign is permitted per site. The facial area of a sign shall not exceed 1.0 m^2 (11 ft^2);

b) In the case of a home occupation, an additional permanent sign is permitted in a window of a dwelling;

c) No sign shall be located in any manner that may obstruct or jeopardize the safety of the public; and

d) Temporary signs not exceeding 1.0 m^2 (11 ft^2) advertising the sale or lease of the property or other information relating to a temporary condition affecting the property are permitted.

8.8 OUTDOOR STORAGE

.1 The outdoor storage or collection of goods and materials is prohibited in a front yard in any Country Residential Acreage District. Outdoor storage is permitted in a side or rear yard only when the goods or material being stored are clearly accessory and incidental to the principal use of the property.

.2 Council may apply special standards as a condition for a discretionary use approval regarding the location of areas used for storage for that use.

.3 No wrecked, partially dismantled or inoperable vehicle or machinery shall be stored or displayed in any required yard. No yard shall be used for the storage or collection of hazardous material.

.4 Council may require special standards for the location setback or screening of any area devoted to the outdoor storage of vehicles in operating condition, equipment, and machinery normally used for the maintenance of the residential property, vehicles or vehicular parts.

.5 Provision shall be made for the owner of the property to temporarily display a maximum of either one (1) vehicle or recreational vehicle in operating condition that is for sale at any given point in time.

8.9 KEEPING OF LIVESTOCK

.1 The keeping of livestock shall be permitted in any Country Residential Acreage District in accordance with the following schedule:

Parcel Size	Maximum Number of Animal Units Permitted
2 to 4 hectares (5 to 10 acres)	**2**
Greater than 4	**One additional Animal Unit /acre**

8.10 DISCRETIONARY USE EVALUATION CRITERIA

.1 All discretionary use applications shall follow the general discretionary use evaluation criteria as outlined in subsection 5.2 and others that are specified in this Zoning District.

.2 Specific Discretionary Evaluation Criteria for **Residential care homes; Child and adult care homes; Personal service trade; and Bed and breakfast homes:**

a) Council will consider the compatibility of the proposed use with the adjacent land uses;
b) There is infrastructure in place or proposed to accommodate the use including potable water supply, sewer, and utilities;
c) The proposed use has access to an all-weather road and on-site parking;
d) The proposed use demonstrates the need and demand from the public of such a use.

.3 Specific Discretionary Evaluation Criteria for **Animal Kennels:**

a) Council will favourably consider the following when evaluating the proposed use
   i. The maximum number of animals not normally attributed to the host site to be kept on-site;
   ii. Where it can be demonstrated that the use and intensity is appropriate to the site and that it will have minimal impact on the surrounding, adjacent areas;
   iii. Location of buildings and exterior exercise areas, to be sited behind the principal building unless otherwise approved by Council;
   iv. Soundproofing of the pens, rooms, exercise runs and holding stalls may be soundproofed to the satisfaction of Council; and
   v. Relevance to relevant RM Bylaws and legislation governing noise and public health.

.4 Specific Discretionary Evaluation Criteria for **Recreational Uses and Institutional Uses:**

a) Council will consider the compatibility of the proposed use with the adjacent land uses;
b) Proposals for the above land uses shall respond to the natural topography and drainage of the site, and employ minimal clearing of native vegetation;
c) The proposed use has access to an all-weather road and on-site parking.

.5 Specific Discretionary Evaluation Criteria for **Wind Energy Facilities:**

a) Council will consider the compatibility of the proposed location and distance from other surrounding uses;
b) Confirmation of site ownership by the proponent or where the land is not owned by the proponent is evidence of site control and right to access through provisions of a lease or easement agreement with the owner; and
c) The structure of the proposed wind energy facility/ies will be designed by a professional engineer to ensure the structural integrity of the supporting tower and foundation.

9. COMMERCIAL/INDUSTRIAL DISTRICT (C/I)

The purpose of the Commercial/Industrial District (C/I) is to facilitate a diverse range of commercial and industrial activities located primarily along municipal roadways and Provincial highways.

9.1 PERMITTED USES

In any Commercial/Industrial District (C/I), no person shall use any land, building or structure, or erect any building or structure except in accordance with the following provisions:

9.1.1 Principal Uses

a) Offices and professional office buildings;
b) General commercial;
c) General industry type I;
d) Gas, oil well, and related facilities;
e) Research laboratories;
f) Agricultural commercial;
g) Grain terminals;
h) Service stations, car wash, or gas bar;
i) Cardlock operations;
j) Hotels or motels including a dwelling for caretakers or managers;
k) Veterinary clinics;
l) Trucking firm establishment;
m) Contractor's yard;
n) Shops of plumbers, pipe fitters, metal workers and other industrial trades manufacturing and sales;
o) Sale, rental, leasing and associated servicing of automobiles, trucks, motorcycles and recreational vehicles excluding industrial equipment and agricultural implements;
p) Small scale repair services;
q) Recycling and collection depot.

9.1.2 Accessory Uses

a) Accessory building/uses.

9.1.3 Public Works and Municipal Facilities

a) Public works buildings and structures, warehouses and storage yards.

No person shall initiate any permitted, discretionary or accessory use prior to obtaining a Development Permit from the Development Officer.

9.2 DISCRETIONARY USES

The following uses shall be considered by Council subject to the completion of the discretionary process as outlined in Section 3 of the General Administration of this Bylaw.

9.2.1 Principal Uses

a) General industry type II;
b) General industry type III;
c) Agricultural industry;
d) Campgrounds including recreational vehicle park (refer to Section 5.11);
e) Self-service storage facilities;
f) Semi-trailer and container parking lot;
g) Salvage yards and auto wreckers (refer to Section 5.15);
h) Construction trades with storage;
i) Warehouses and supply depots;
j) Bulk fuel sales and storage (refer to Section 5.17);
k) Mobile storage: rail and sea containers;
l) Solid and liquid waste disposal facility (refer to Section 5.14);
m) Meat processing plants/abattoirs;
n) Seed cleaning plants, feed mills and flour mills;
o) Wind energy facilities (refer to Section 5.16);
p) Cement manufacturing.

9.3 PROHIBITED USES

.1 The following uses shall be strictly prohibited within Commercial/Industrial District (C/I):

a) All uses of land, buildings, or processes that may be noxious or injurious, or constitute a nuisance beyond the building which contains it by reason of the production or emission of dust, smoke, refuse, matter, odour, gas, fumes, noise, vibration, or other similar substances or conditions;
b) Dwelling units; and
c) All uses of buildings and land except those specifically noted as permitted or discretionary.

9.4 SITE REGULATIONS

Public works shall have no minimum or maximum site requirements.

Permitted and Discretionary Principal Uses

Minimum site area	1 hectare (2.5 acres)
Minimum site frontage	25.0 metres (82 ft)
Maximum height	17.0 metres (56 ft)
Minimum front yard	All buildings shall be set back a minimum of 45 metres (148 ft) from the centre line of any developed road, municipal road allowance, or Provincial highway and/or a minimum of 90 metres (295 ft) from the intersection of the centre lines of any municipal roads or Provincial highway.

Minimum rear yard	15.0 metres (49 ft) or 25% of the depth of the site whichever is the lesser.
Minimum side yard	15.0 metres (49 ft)except where a side yard abuts a municipal road allowance or a Provincial highway, the front yard requirements shall apply.
Minimum setback for trees, shelterbelts and other	All shelterbelts, tree plantings, portable structures, machinery and the storage of aggregate materials shall comply with the same setback requirement as for buildings.

.1 The Development Officer may require a greater setback for a permitted or discretionary use if it is deemed that the use may substantially interfere with the safety and amenity of adjacent sites.

9.5 ACCESSORY BUILDINGS AND USES

.1 A permitted accessory use or building shall be defined as any buildings, structures or a use which is customarily accessory to the principal use of the site, though only if the principal permitted use or discretionary use has been established.

.2 All accessory uses, buildings, or structures require the submission of an application for a Development Permit prior to commencing the use or construction unless it is identified as exempt from this process in Section 3 of the General Administration of this Bylaw.

.3 Setbacks and general performance standards for accessory buildings shall meet the same requirements as the principal use or building.

9.6 SUPPLEMENTARY RGULATIONS OR SPECIAL PROVISIONS

.1 Any parcel which does not conform to the minimum or maximum site area requirement shall be deemed conforming with regard to site area, provided that a registered title for the site existing at Information Services Corporation prior to the coming into force of this Bylaw.

.2 Notwithstanding any other requirements contained in this Bylaw, service stations shall locate underground storage tanks in accordance with *The Fire Prevention Act.*

.3 The Development Officer may allow a building to be occupied by a combination of one or more of the permitted or discretionary uses listed within this District; however each use shall obtain a separate Development Permit.

.4 Where the use of the building or site involves the receipt, distribution or dispatch by vehicles of materials, goods or merchandise, adequate dedicated and clearly defined space for such vehicles to stand for unloading or loading shall be provided on site.

.5 All areas to be used for vehicular traffic shall be designed and constructed to the satisfaction of Council.

9.7 SIGNAGE

.1 Signs and billboards shall be prohibited in the C/I - Commercial/Industrial District except for signs advertising the principal use of the premises or the principal products offered for sale on the premises. Permitted signs shall be subject to the following requirements:

a) Two (2) permanent signs are permitted per site. Free standing signs shall not exceed a facial area of 14.0 m^2 (151 ft^2) and a height of 17.0 metres (56 ft);

b) No sign shall be located in any manner that may jeopardize public safety;

c) Temporary signs not exceeding 1.0 m^2 (11 ft^2) advertising the sale or lease of the property or other information relating to a temporary condition affecting the property are permitted;

d) Temporary signs advertising product prices or sales, special events related to retail and service activities, or advertising community or charity activities or events are permitted.

9.8 LANDSCAPING

.1 In addition the requirements contained within Section 4.12 of the General Regulations, the following additional conditions shall be met for developments within an Commercial/Industrial District:

a) Prior to issuing a Development Permit for an undeveloped lot in this District, the applicant shall be required to supply a landscape plan which is satisfactory to Council, and wherever possible, existing trees should remain; and

b) Where a site abuts any Country Residential Acreage District without an intervening road, there shall be a strip of land adjacent to the abutting site line of not less than 3.0 metres (10 ft) in depth throughout, which shall not be used for any purpose except landscaping.

9.9 OUTDOOR STORAGE

.1 Outdoor storage is permitted in side and rear yards.

.2 The storage and display of goods shall be permitted in a front yard where it is deemed essential to facilitate a permitted or approved discretionary use.

.3 All outdoor storage must be screened from view from adjacent roadways and public lands by a solid fence, landscape materials, berm, vegetative plantings or any combination of the above at least 2.0 metres (7 ft) in height.

.4 Commercial and industrial vehicles and equipment associated with a permitted use may be stored on-site provided the area used for storage of these vehicles does not exceed the area of the building used by the business to carry out its operations. No vehicles, materials, or equipment shall be in a state of disrepair.

9.10 OFF-STREET PARKING AND LOADING

.1 Location of required parking and loading facilities:

a) All required parking and loading facilities shall be located on the same site as the principal building or use.

.2 Minimum dimensions of required off-street parking and loading spaces:

a) All required off-street parking spaces shall be clear of any access driveways, aisles, ramps, columns, signs, or other similar obstructions and shall have minimum dimensions of 2.7 metres (9 ft) by 6.7 metres (22 ft); and

b) All required off-street loading spaces shall be clear of any access driveways, aisles, ramps, columns, signs, or other similar obstructions and shall have minimum dimensions of 3.0 metres (10 ft) by 7.5 metres (25 ft).

.3 Calculation of parking requirements:

a) When the calculation of parking requirements results in a fractional required parking space, this fractional requirement shall be rounded up to the next whole number.

.4 Commercial and industrial uses:

a) Restaurants: Off-street parking shall be provided at a minimum rate of one (1) space per four (4) seats intended for patrons use;

b) Motels and hotels: Off-street parking shall be provided at a minimum rate of one (1) space per guest unit;

c) Retail/services commercial: Off-street parking shall be provided at a minimum rate of one (1) space per 9.3 m^2 (100 ft^2) of building floor area; and

d) All other commercial and industrial uses: Off-street parking shall be provided at a minimum rate of one (1) space per 46 m^2 (495 ft^2) of building floor area of one (1) space per five (5) employees, whichever is greater.

.5 Required loading space:

a) Each principal building with a floor area greater than 500 m^2 (5382 ft^2) shall provide one off-street loading space.

9.11 PERFORMANCE STANDARDS

.1 An industrial operation including production, processing, cleaning, testing, repairing, storage or distribution of any material shall conform to the following standards:

a) Noise - emit no noise of industrial production audible beyond the boundary of the lot on which the operation takes place;

b) Smoke - no process involving the use of solid fuel is permitted;

c) Dust or ash - no process involving the emission of dust, fly ash, or other particulate matter is permitted;

d) Odour - the emission of any odorous gas or other odorous matter is prohibited;

e) Toxic gases - the emission of any toxic gases or other toxic substances is prohibited;

f) Glare or heat - no industrial operation shall be carried out that would produce glare or heat discernible beyond the property line of the lot;
g) External storage - external storage of goods or material is permitted if kept in a neat and orderly manner or suitably enclosed by a fence or wall to the satisfaction of the authority having jurisdiction. No storage shall be permitted in the front yard;
h) Industrial wastes - waste which does not conform to the standards established from time to time by RM Bylaws shall not be discharged into any rural or urban sewers; and
i) The onus of proving to the authority having jurisdiction and Council's satisfaction that a proposed development does and will comply with these requirements rests with the developer.

9.12 DISCRETIONARY USE EVALUATION CRITERIA

.1 All discretionary use applications shall follow the general discretionary use evaluation criteria as outlined in subsection 5.2 and others that are specified in this Zoning District.

.2 Specific Discretionary Evaluation Criteria for **General Industry Type II; Gas, oil well and related facilities; General Industry Type III; Agriculture Industry; Bulk Fuel Sales and Storage; Meat Processing Plans/Abattoirs; Seed Cleaning Plants, Feed mills and Flour Mills; and Cement Manufacturing :**

a) The proposed use will only be favourably considered where it can be demonstrated that the use is appropriate to the site and that it will have minimal impact on the surrounding adjacent areas;
b) Consideration may be given to the following effects:
   i. Municipal servicing capacity;
   ii. Anticipated levels of noise, odour, smoke, fumes, dust, lighting, glare, vibration or other emissions emanating from the operation;
   iii. Anticipated increased levels or types of vehicular traffic, unsafe conditions or situations for vehicles;
   iv. The water supply is sufficient for the development and that the supply for neighbouring developments will not adversely be affected by the proposed operation; and
   v. Utilization of hazardous substances.

.3 Specific Discretionary Evaluation Criteria for **General Campgrounds; Self-Service Storage Facilities; Semi-Trailer and Container Parking Lots; Mobile Storage: Rail and Sea Containers:**

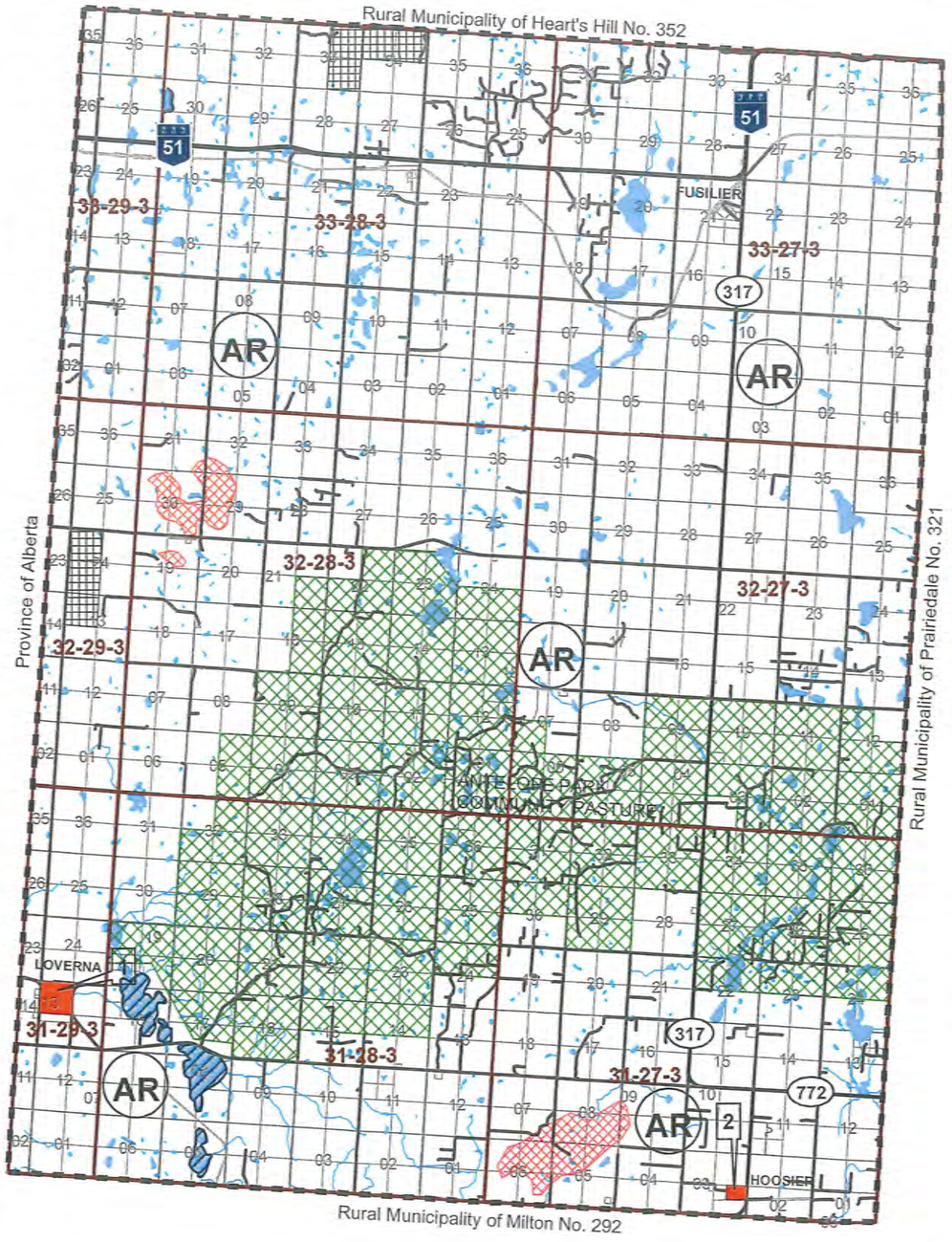
a) Council will favourably consider the proposed use where it is located in an area of low-visibility, and screened to avoid any adverse visual impact; and
b) Landscaping and screening acceptable to Council shall be provided in all yards facing a public roadway or properties in residential use.

.4 Specific Discretionary Evaluation Criteria for **Salvage Yards and Auto Wreckers:**

a) All salvage yards shall be totally hidden from the view of the travelling public, provincial highways ,any public road and adjacent residential development by utilizing any of the following measures:
   i. Distance and careful location;
   ii. Natural or planted vegetation;
   iii. An earth berm;
   iv. An opaque fence;
   v. A building;
   vi. Other appropriate methods approved by Council.

Zoning District Map

Rural Municipality of Antelope Park No. 322



December 19, 2017

Source: GIS data was downloaded from Information Services Corporation's GeoSask website (www.geosask.ca).

Legend

- AR - Agricultural Resource District
- CR - Country Residential Acreage District
- H - Hamlet Residential District
- C/I - Highway Commercial/Industrial District
- FH - Flood Hazard Overlay*
- SH - Slope Hazard Overlay**
- ES - Ecological Sensitive Overlay***
- Boundary
- Major Highway
- Rural Road
- Watercourse
- Waterbody
- Community Pasture
- Township

Hamlet of Loverna : **Insert 1**

Hamlet of Hoosier : **Insert 2**

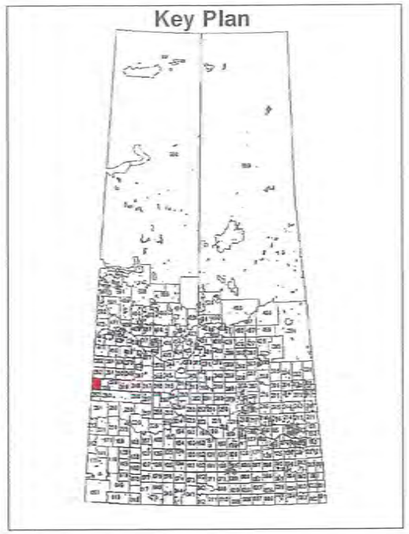
APPROVED
REGINA, SASK.
JAN 09 2020
Assistant Deputy Minister
Ministry of Government Relations

Note: *Flood Hazard Overlay is based on local knowledge and requires further studies to determine the proper 1:500 year flood elevation (i.e. floodway and flood fringe areas) as per the Planning and Development Act, 2007 and Statements of Provincial Interest.
**Slope Hazard Overlay is based on15-30% Slope information from the AgriMap-Saskatchewan interactive map by Agriculture and Agri-Food Canada.
***Ecological Sensitive Overlay is based on the Representative Areas Network dataset from Information Services Corporation's GeoSask website (www.geosask.ca).

Kilometers

10 5 0 10

Prairie Wild CONSULTING JGG-PWC



N W E S

Gordon Dennett
Reeve

Robin Busby
Administrator

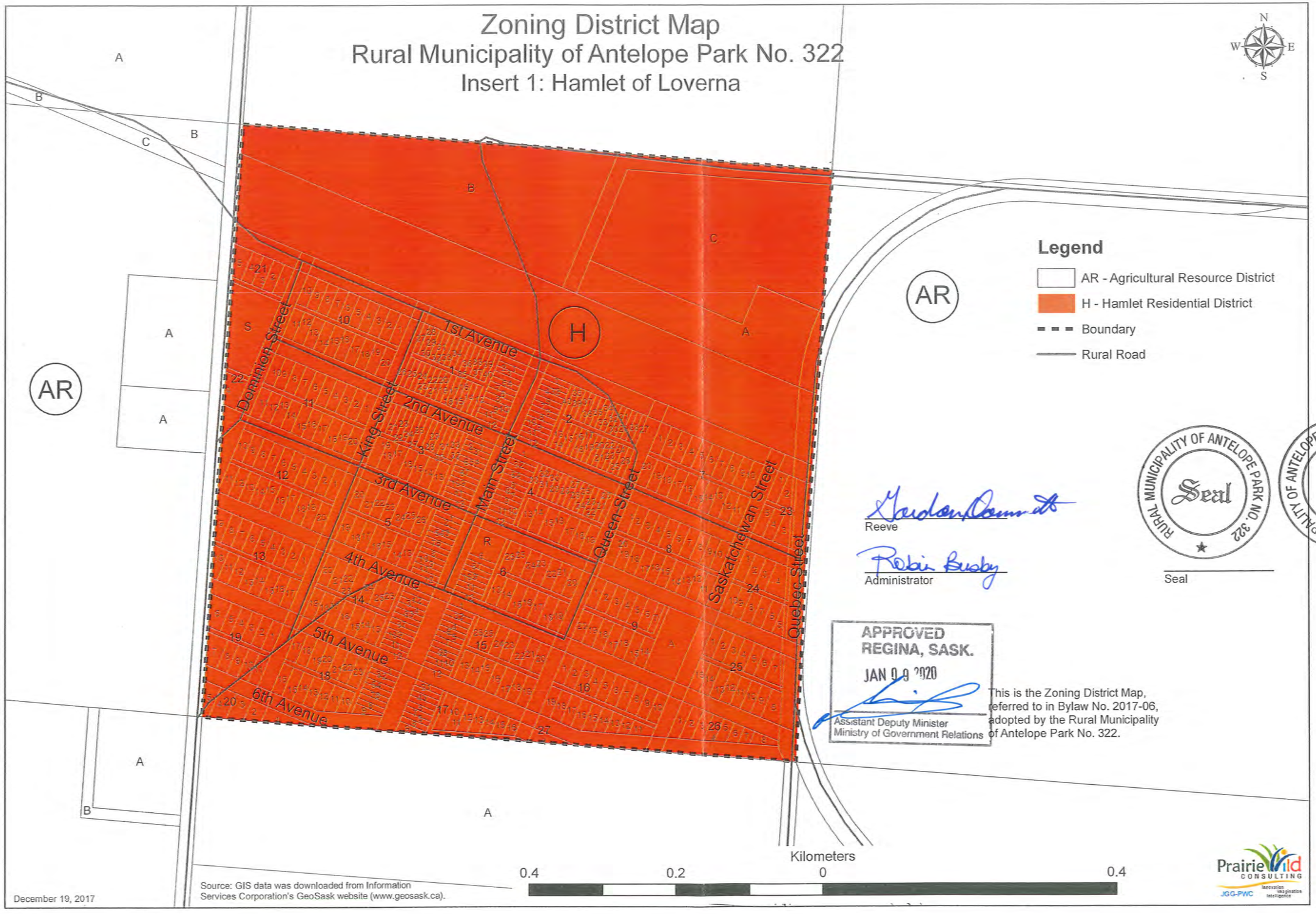
RURAL MUNICIPALITY OF ANTELOPE PARK NO. 322 Seal

Seal

This is the Zoning District Map, referred to in Bylaw No. 2017-06, adopted by the Rural Municipality of Antelope Park No. 322.

This photocopy is a true copy of the original document which has not been altered in any way.
Name Robin Busby
Signature Robin Busby
Title Administrator
Date March 20, 2019
Signed at Marengo, Saskatchewan on

Zoning District Map
Rural Municipality of Antelope Park No. 322
Insert 1: Hamlet of Loverna



Reeve

Administrator

RURAL MUNICIPALITY OF ANTELOPE PARK NO. 322 Seal

Seal

APPROVED
REGINA, SASK.
JAN 09 2020

Assistant Deputy Minister
Ministry of Government Relations

This is the Zoning District Map, referred to in Bylaw No. 2017-06, adopted by the Rural Municipality of Antelope Park No. 322.

RURAL MUNICIPALITY OF ANTELOPE PARK NO. 322 Seal

This photocopy is a true copy of the original document which has not been altered in any way.

Name: Robin Busby
Signature: Robin Busby
Title: Administrator
Date: March 20, 2019

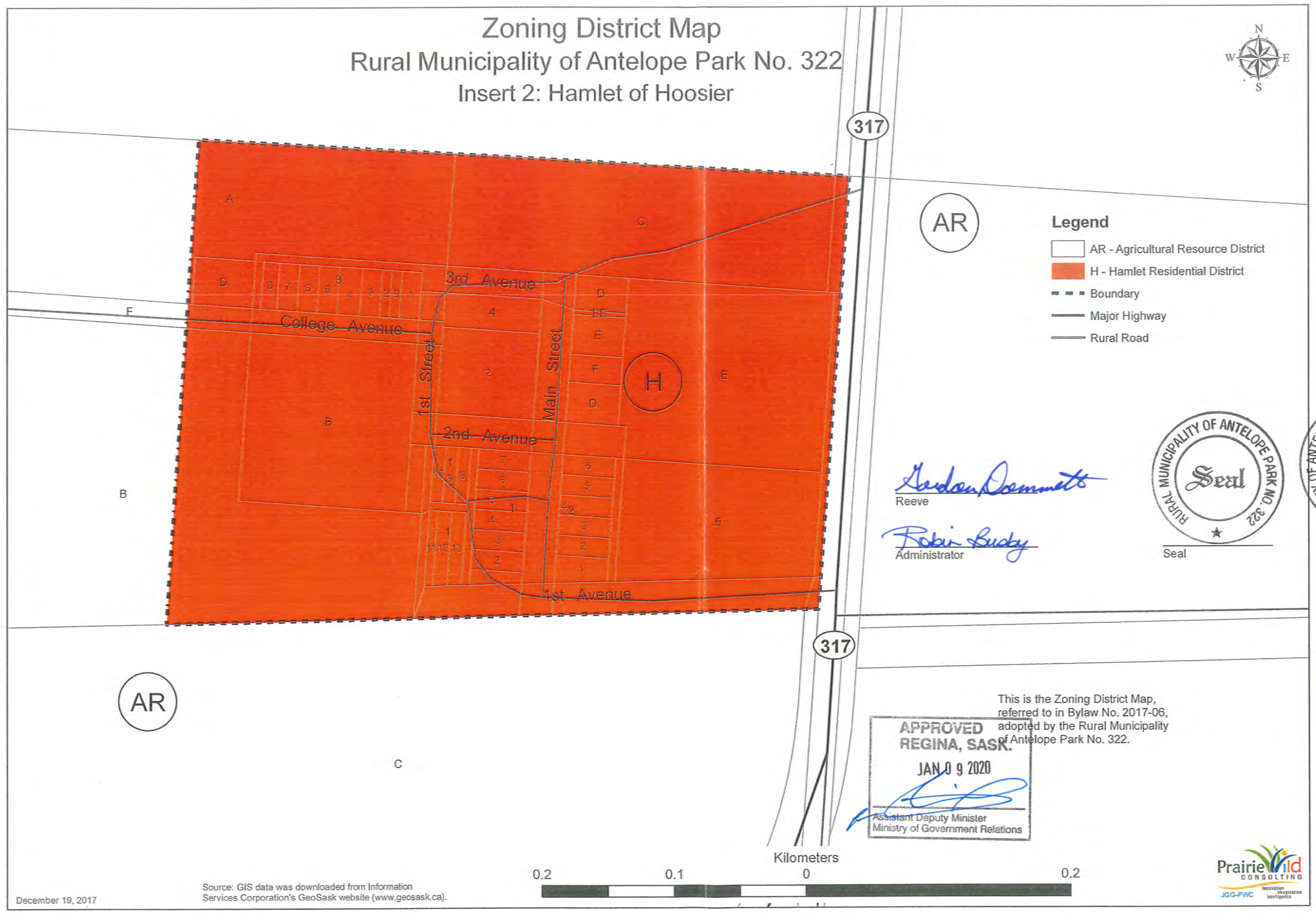
Signed at Marengo, Saskatchewan on

December 19, 2017

Source: GIS data was downloaded from Information Services Corporation's GeoSask website (www.geosask.ca).

Prairie Wild CONSULTING
JGG-PWC

Zoning District Map
Rural Municipality of Antelope Park No. 322
Insert 2: Hamlet of Hoosier



Reeve

Administrator

RURAL MUNICIPALITY OF ANTELOPE PARK NO. 322 Seal

Seal

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APPROVED
REGINA, SASK.
JAN 09 2020

Assistant Deputy Minister
Ministry of Government Relations

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Signed at Marengo, Saskatchewan on

RURAL MUNICIPALITY OF ANTELOPE PARK NO. 322 Seal

Source: GIS data was downloaded from Information Services Corporation's GeoSask website (www.geosask.ca).

December 19, 2017

Prairie Wild Consulting
JGG-PWC

RURAL MUNICIPALITY OF ANTELOPE PARK NO. 322

BYLAW NO. 2020-05

A BYLAW TO AMEND BYLAW 2017-06, KNOWN AS THE ZONING BYLAW

The Council of the Rural Municipality of Antelope Park No. 322 in the Province of Saskatchewan enacts as follows:

1. Part 2 Definitions is amended by adding the following definitions in appropriate alphabetical order:
   Solar Farm: Systems designed for the primary purpose of generating power for on-site users or third parties via the electric grid. The systems can be roof-mounted systems or ground-mounted systems that may or may not have accessory structures on the same site.

2. Part 3 Administration and Interpretation is amended by adding the following directly after 3.4.6
   .7 Hamlet Residential Zoning Districts
   a) Buildings and structures which are accessory to a principal use except where such dwelling is a discretionary use;
   b) The erection of any fence or gate; and
   c) A temporary building, the sole purpose of which is incidental to the erection and alteration of a building for which a building permit has been granted.

3. Part 7 Agricultural Resource District (AR) is amended by adding the following directly after 7.1.4a)
   b) Solar Collector
   c) Solar Farm

4. Part 7 Agricultural Resource District (AR) is amended by adding the following directly after 7.6.12
   .13 Such structures shall not be located in any front yard, side yard and in the case of a corner site, in any portion of the rear yard which is within three (3) metres of the side property line adjacent to a flanking street unless it is screened from the flanking street to the satisfaction of the Development Officer;
   Such structures, if freestanding, shall not exceed a height of three metres above grade level;
   Such structures if attached to a principal building, shall not exceed a height of three metres above the lowest elevation of: roof surface of a flat roof; the decking of a mansard roof, and the eaves of a gable, hip or gambrel roof; and,
   Such structures, if attached to or erected upon an accessory building, shall not exceed the maximum permitted height of the accessory building upon which such structure is attached or erected.

5. Part 7 Agricultural Resource District (AR) is amended by adding the following directly after 7.7

7.8 Solar Farms

a) In addition to any other information required by Council, the applicant shall submit, as part of their development permit application, information regarding site grading along with a drainage plan for the site.
b) Council may require that it be demonstrated how any adverse effects on neighbouring properties will be mitigated including ensuring that sightlines are maintained.
c) A decommissioning plan may be required to address the manner of physical removal of the system, removal of any hazardous materials and site restoration to a natural condition, should the solar system be abandoned or become defective.

6. Part 9 Commercial/Industrial District (C/I) is amended by adding the following directly after 9.1.1q)

r) Solar Collector
s) Solar Farm

7. Part 9 Commercial/Industrial District (C/I) is amended by adding the following directly after 9.6.5

.6 Such structures shall not be located in any front yard, side yard and in the case of a corner site, in any portion of the rear yard which is within three (3) metres of the side property line adjacent to a flanking street unless it is screened from the flanking street to the satisfaction of the Development Officer;
Such structures, if freestanding, shall not exceed a height of three metres above grade level;
Such structures if attached to a principal building, shall not exceed a height of three metres above the lowest elevation of: roof surface of a flat roof; the decking of a mansard roof, and the eaves of a gable, hip or gambrel roof; and,
Such structures, if attached to or erected upon an accessory building, shall not exceed the maximum permitted height of the accessory building upon which such structure is attached or erected.

8. Part 9 Commercial/Industrial District (C/I) is amended by adding the following directly after 9.12

9.13 Solar Farms

d) In addition to any other information required by Council, the applicant shall submit, as part of their development permit application, information regarding site grading along with a drainage plan for the site.
e) Council may require that it be demonstrated how any adverse effects on neighbouring properties will be mitigated including ensuring that sightlines are maintained.
f) A decommissioning plan may be required to address the manner of physical removal of the system, removal of any hazardous materials and site restoration to a natural condition, should the solar system be abandoned or become defective.

9. Part 5 Discretionary Use Standards for Development is amended by adding the following to 5.3.4
    a) "Hamlet Residential District" immediately after country residential district

10. Part 6 Zoning Districts and Zoning Map is amended by adding the following to 6.1 Zoning Districts
    a) Hamlet Residential District H

11. Part 7 Agricultural District is amended by striking out the following in section 7.3 - Agricultural Principal Uses
    a) 4.05 hectares (10 acres) Other than traditional grain farm, ranching agricultural operation, or agricultural holding
    b) 14.16 hectares (35 acres)

12. Part 7: Agricultural District is amended by adding the following to section 7.3 - Agricultural Principal Uses - Minimum Site area
    a) 14.16 hectares (35 acres)

13. Part 7: Agricultural District is amended by adding the following to section 7.3 - Agricultural Principal Uses - Maximum Site area
    b) No maximum

14. A new section to be added directly after 9.12.4 a) vi.

    10. Hamlet Residential District (H)

    The purpose of the Hamlet Residential District (H) is to accommodate residential dwellings, core commercial uses, and institutional uses.

    10.1 PERMITTED USES

    In any Hamlet Residential District (H), no person shall use any land, building, or structure or erect any building or structure except in accordance with the following provisions:

    10.1.1 Principal Uses
    a) One single detached dwelling;
    b) RTM and Modular Homes;
    c) Mobile Homes;
    d) Semi-detached, duplex dwelling, fourplex, or townhouses and other multi-unit dwellings;
    e) Child daycare centres
    f) Adult daycare centres
    g) Residential care homes (refer to Section 5.4);
    h) Banks, credit unions and other financial institutions
    i) Administrative offices;
    j) Barbers, hairdressers, and other similar personal service establishments;
    k) Medical, dental and other health care offices, clinics or health services;
    l) Restaurants, cafes, coffee shops, and other similar fast food services; confectionaries and delicatessens;

m) Storefront retail stores, bakeries, butcher shops, and similar food processing with on-site retail sales;
n) Commercial and public recreational establishments such as bowling alleys, arcades and fitness centres;
o) Licensed premises for the sale and consumption of alcoholic beverages;
p) Outdoor markets and concessions (permanent, seasonal, or occasional);
q) Theatres, assembly halls, commercial recreational establishments excluding skating or curling rinks
r) Small-scale repair trades, craft shops and studios, craftspeople and similar trades, including retail sales of art and craft products;
s) Storefront construction trades without yards.

10.1.2 Accessory Uses

a) Uses, buildings, and structures accessory to the foregoing permitted uses and located on the same site with the main use;
b) Playgrounds and swimming pools.
c) Solar Collector

10.1.3 Public Works and Municipal Facilities

a) Public works, buildings and structures excluding offices, warehouses, storage yards and waste management or sewage facilities

10.2 DISCRETIONARY USES

The following uses may be permitted in the Hamlet Residential District (H) only by resolution of Council and only in locations specified by Council:

10.2.1 Accessory Uses

a) Secondary suites;
b) Bed and breakfast homes (refer to Section 5.7);
c) Home occupations (refer to Section 5.3).

10.3 SITE DEVELOPMENT REGULATIONS

Public works shall have no minimum or maximum site requirements.

Single Detached, RTM and Modular Homes

Minimum Site Area	460 m^2 (4951 ft^2)
Minimum Floor Area	75 m^2 (807 ft^2)
Minimum Site Frontage	12 metres (39 ft)
Height	9.0 metres (30 ft) for Principal Buildings
Maximum Site Coverage	40% and 50% on a corner site

Minimum Front Yard	7.5 metres (25 ft)
Minimum Rear Yard	7.5 metres (25 ft)
Minimum Side Yard	1.5 metres (5 ft), except 2.5 metres (8 ft) from flankage unless on a corner site the side yard shall be 2.5 metres (8 ft).

Semi-detached, Duplex and Multi-Unit Dwellings (per dwelling unit)

Minimum Site Area	**275 m2 (2960 ft2)**
Minimum Floor Area	**55 m² (592 ft2)**
Minimum Site Frontage	**9.0 metres (30 ft)**
Height	**9.0 metres for Principal Buildings (30 ft)**
Maximum Site Coverage	**40% and 50% on a corner site**
Minimum Front Yard	**6.0 metres (20 ft)**
Minimum Rear Yard	**7.5 metres (25 ft)**
Minimum Side Yard	**1.2 metres (4 ft), unless on a corner site the side yard shall be 2.5 metres (8 ft)**

Mobile Homes

Minimum Site Area	465 m^2 (5005 ft^2)
Minimum Floor Area	50 m² (538 ft^2)
Minimum Site Frontage	12 metres (39 ft)
Maximum Site Coverage	40%
Minimum Front Yard	6.0 metres (20 ft)
Minimum Rear Yard	7.5 metres (25 ft)
Minimum Side Yard	1.2 metres (4 ft), unless on a corner site the side yard shall be 2.5 metres (8 ft)

Commercial Uses

Minimum Site Area	225 m^2 (2422 ft^2)
Minimum Site Frontage	7.5 metres (25 ft)
Maximum Site Coverage	75%
Minimum Front Yard	No requirement
Minimum Rear Yard	Where the rear of a site in any commercial use abuts any residential without an intervening street or lane, a rear yard of at least 6 metres (20 ft) shall be provided.
Minimum Side Yard	No requirement except when the side site line directly abuts any residential abuts a public street, then the minimum side yard shall be 1.5 metres (5 ft).

Playgrounds and Swimming Pools

Minimum Site Area	No minimum
Minimum Floor Area	No minimum
Minimum Site Frontage	No minimum
Maximum Site Coverage	No maximum
Minimum Front Yard	6.0 metres (20 ft)
Minimum Rear Yard	No minimum
Minimum Side Yard	3.0 metres (10 ft)

Child Day Care; Adult Day Care; Residential Care Home

Minimum Site Area	450 m^2 (4844 ft^2)
Minimum Floor Area	75 m^2 (807 ft^2)
Minimum Site Frontage	12 metres (39 ft) with a lane, 15 metres (49 ft)without a lane
Height	9.0 metres (30 ft) for Principal Buildings
Maximum Site Coverage	40% and 50% on a corner site

Minimum Front Yard	7.5 metres (25 ft)
Minimum Rear Yard	7.5 metres (25 ft)
Minimum Side Yard	3.5 metres (11.5 ft)

10.4 DEVELOPMENT STANDARDS FOR MOBILE HOMES

.1 All mobile homes must meet the standards set out in CSA Z240 Procedure for Certification of Factory Built Houses, and amendments thereto. All mobile homes must bear a label of a credible certification agency indicating that compliance with the National Building Codes have been certified using the Z240 procedure.

.2 All attached and accessory structures shall require a Building Permit and shall comply with the requirements of the National Building Code of Canada.

.3 All attached or accessory structures such as porches, sun room additions, skirting, and storage facilities must be factory prefabricated units, or of an equivalent quality, and shall be painted or prefinished so the design and construction will complement the main structure.

.4 Wheels, hitches, and running gear must be removed within thirty (30) days of arrival and skirting must be installed in such a manner as to compensate for vertical movements and to prevent the entrance of rodents and other small animals.

.5 All mobile homes shall be connected to any water and sewer services provided by the Municipality and connected as available to other public utilities.

10.5 ACCESSORY BUILDINGS

Minimum Yard Setbacks	A minimum 6.0 metres (20 ft) from the front site line, 1.2 metres (4 ft) from the principal building, and 1.2 metres (4 ft) from the side site line unless the side site line is an abutting street then the side yard shall be 3.6 metres (12 ft).
Maximum Floor Area and Height	All accessory buildings shall not exceed 83.6 m^2 (900 ft^2) in area and shall not exceed 4.0 metres (13 ft) in height from grade level to the underside of the eaves.

Minimum Rear Yard	All accessory buildings shall be located a minimum of 0.8 metres (3 ft) from the rear site line except where an accessory building has a door or doors opening onto a lane then it shall not be located less than 2.0 metres (7 ft) from the site line abutting the lane.

a) Garages, carports, and accessory buildings attached to a principal building by a substantial roof structure shall be considered as part of the principal building and subject to the regulations of the principal building and shall not exceed the square footage of the main floor of the principal dwelling in size;

b) A carport, consisting of a roof and supporting columns or structures which are not permanent walls, is permitted to encroach into any required side yard as long as the supporting structures are set back a minimum of 0.3 metres (1 ft) from the side lot line and the roof does not project past the side lot line;

c) A detached private garage is permitted in any side yard or rear yard, provided there is sufficient available space to comply with all other requirements in this section;

d) All activities related to artisan studios, crafts, and workshops shall be conducted within an enclosed building. No exterior storage of materials, goods, or waste products are permitted, except within a waste disposal bin for collection;

e) No attached structure (i.e. deck) shall have a total floor area greater than the main floor area of the principal building. In calculating the main floor area of a principal building, the area of an attached garage shall be excluded; and

f) Temporary, fabric covered structures consisting of wood, metal or plastic framing covered on the roof and one or more sides with fabric, plastic, vinyl or other sheet material shall be permitted in a rear or side yard.

10.6 SOLAR COLLECTORS

The installation and operation of a solar collector, and supporting structures shall be permitted in the Hamlet District (H) subject to the following:

a) A solar collector may be located on the roof or wall of a building or structure;
b) A solar collector mounted on a roof may project 1.3 m from the surface of a roof;
c) A solar collector that is mounted on a wall:
    i. must be located a minimum of 2.4 m above grade; and

ii. may project a maximum 1.5m from the surface of that wall, when the wall is facing a rear lot line; and in all other cases, 0.6 m from the surface of that wall.

d) A solar collector shall comply with yard and height regulations of the underlying Hamlet (H) zoning district.

10.7 FENCE AND HEDGE HEIGHTS

Subject to traffic sight lines, the following height limitations shall apply to fences, walls, chain-link fences and hedges:

a) No hedge, fence or other structure shall be erected past any property line;

b) In a required front yard, to a height no greater than 1.0 metre (3 ft) above grade level;

c) In a required rear yard, to a height no greater than 2.0 metres (7 ft) above grade level; and

d) Except permitted accessory buildings, no fence or other structure shall be erected to a height of more than 2.0 metres (7 ft).

10.8 SIGNAGE

10.7.1 Residential

a) One permanent sign is permitted per site. The facial area of a sign shall not exceed 0.5 m^2 (5 ft2);

b) In the case of a home occupation, an additional permanent sign is permitted in a window of a dwelling;

c) No sign shall be located in any manner that may obstruct or jeopardize the safety of the public; and

d) Temporary signs not exceeding 1.0 m^2 (11 ft2) advertising the sale or lease of the property or other information relating to a temporary condition affecting the property are permitted.

10.9 COMMERCIAL

Signs and billboards shall be prohibited in the Hamlet Residential District (H) except for signs advertising the principal use of the premises or the principal products offered for sale on the premises. Permitted signs shall be subject to the following requirements:

a) No sign shall be located in any manner that may obstruct or jeopardize the safety of the public;

b) The facial area of a sign shall not exceed 3.0 m2 (36 ft2);

c) The maximum height of any sign shall be 6 metres (20 ft);

d) Temporary signs not exceeding 1.0 m^2 (11 ft2) advertising the sale or lease of the property or other information relating to a temporary condition affecting the property are permitted; and

e) Temporary signs advertising product prices or sales, special events related to retail and service activities, or advertising community or charity activities or events are permitted.

10.10 OFF-STREET PARKING

Off-street parking requirements shall be provided in accordance with the following:

Single detached, RTM, and modular homes	Two (2) spaces per unit
Semi-detached, duplex, and multi-unit dwellings	Two (2) spaces per unit
Public works	No requirements
Playgrounds and swimming pools	No requirements
Day care centres and pre-schools	One (1) space plus one (1) additional space for every ten (10) persons enrolled in the facility.
Adult day care centres and residential care facilities	One (1) space plus one (1) space per five (5) persons enrolled in the facility.
Commercial use	No requirement

Off street parking for adult day care, day care centres, pre-schools, residential care facilities shall be located in a side or rear yard and be screened if they are adjacent to a site used for residential purposes.

10.11 OUTSIDE STORAGE

a) No outdoor storage shall be permitted in the required front yard of any residential site;

b) Council may apply special standards as a condition or for a discretionary use approval regarding the location of areas used for storage for that use;

c) No wrecked, partially dismantled or inoperable vehicle or machinery shall be stored or displayed in any required yard. No yard shall be used for the storage or collection of hazardous material;

d) Council may require special standards for the location setback or screening of any area devoted to the outdoor storage of vehicles in operating equipment and machinery normally used for the maintenance of the residential property, vehicles or vehicular parts; and

e) Provision shall be made for the owner of the property to temporarily display a maximum of either one (1) vehicle or recreational vehicle in operating condition that is for sale at any given point in time.

10.12 DISCRETIONARY USE EVALUATION CRITERIA

.1 All discretionary use applications shall follow the general discretionary use evaluation criteria as outlined in Section 5.2 and others that are specified in this Zoning District.

15. Coming Into Force

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

Read a first time this 15 day of September 2020

Read a second time this 20 day of October 2020

Read a third time and passed this 20 day of October 2020

Gordon Cornwall
Reeve

Robin Busby
Administrator

RURAL MUNICIPALITY OF ANTELOPE PARK No. 322
Seal

RURAL MUNICIPALITY OF ANTELOPE PARK No. 322
Seal

This is a true copy of original document which has not been altered in any way.

Robin Busby Name

Robin Busby Signature

Administrator Title

Signed at Marengo, Saskatchewan on September 16, 2020 Date