

## 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**

<b>Minimum Site Area</b>	460 m <sup>2</sup> (4951 ft <sup>2</sup> )
<b>Minimum Floor Area</b>	75 m <sup>2</sup> (807 ft <sup>2</sup> )
<b>Minimum Site Frontage</b>	12 metres (39 ft)
<b>Height</b>	9.0 metres (30 ft) for Principal Buildings
<b>Maximum Site Coverage</b>	40% and 50% on a corner site

<b>Minimum Front Yard</b>	7.5 metres (25 ft)
<b>Minimum Rear Yard</b>	7.5 metres (25 ft)
<b>Minimum Side Yard</b>	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)**

<b>Minimum Site Area</b>	275 m <sup>2</sup> (2960 ft <sup>2</sup> )
<b>Minimum Floor Area</b>	55 m <sup>2</sup> (592 ft <sup>2</sup> )
<b>Minimum Site Frontage</b>	9.0 metres (30 ft)
<b>Height</b>	9.0 metres for Principal Buildings (30 ft)
<b>Maximum Site Coverage</b>	40% and 50% on a corner site
<b>Minimum Front Yard</b>	6.0 metres (20 ft)
<b>Minimum Rear Yard</b>	7.5 metres (25 ft)
<b>Minimum Side Yard</b>	1.2 metres (4 ft), unless on a corner site the side yard shall be 2.5 metres (8 ft)

**Mobile Homes**

<b>Minimum Site Area</b>	465 m <sup>2</sup> (5005 ft <sup>2</sup> )
<b>Minimum Floor Area</b>	50 m <sup>2</sup> (538 ft <sup>2</sup> )
<b>Minimum Site Frontage</b>	12 metres (39 ft)
<b>Maximum Site Coverage</b>	40%
<b>Minimum Front Yard</b>	6.0 metres (20 ft)
<b>Minimum Rear Yard</b>	7.5 metres (25 ft)
<b>Minimum Side Yard</b>	1.2 metres (4 ft), unless on a corner site the side yard shall be 2.5 metres (8 ft)

### Commercial Uses

<b>Minimum Site Area</b>	225 m <sup>2</sup> (2422 ft <sup>2</sup> )
<b>Minimum Site Frontage</b>	7.5 metres (25 ft)
<b>Maximum Site Coverage</b>	75%
<b>Minimum Front Yard</b>	No requirement
<b>Minimum Rear Yard</b>	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.
<b>Minimum Side Yard</b>	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

<b>Minimum Site Area</b>	No minimum
<b>Minimum Floor Area</b>	No minimum
<b>Minimum Site Frontage</b>	No minimum
<b>Maximum Site Coverage</b>	No maximum
<b>Minimum Front Yard</b>	6.0 metres (20 ft)
<b>Minimum Rear Yard</b>	No minimum
<b>Minimum Side Yard</b>	3.0 metres (10 ft)

### Child Day Care; Adult Day Care; Residential Care Home

<b>Minimum Site Area</b>	450 m <sup>2</sup> (4844 ft <sup>2</sup> )
<b>Minimum Floor Area</b>	75 m <sup>2</sup> (807 ft <sup>2</sup> )
<b>Minimum Site Frontage</b>	12 metres (39 ft) with a lane, 15 metres (49 ft) without a lane
<b>Height</b>	9.0 metres (30 ft) for Principal Buildings
<b>Maximum Site Coverage</b>	40% and 50% on a corner site

<b>Minimum Front Yard</b>	7.5 metres (25 ft)
<b>Minimum Rear Yard</b>	7.5 metres (25 ft)
<b>Minimum Side Yard</b>	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

<b>Minimum Yard Setbacks</b>	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).
<b>Maximum Floor Area and Height</b>	All accessory buildings shall not exceed 83.6 m <sup>2</sup> (900 ft <sup>2</sup> ) in area and shall not exceed 4.0 metres (13 ft) in height from grade level to the underside of the eaves.

<b>Minimum Rear Yard</b>	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.
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- 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<sup>2</sup> (5 ft<sup>2</sup>);
- 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<sup>2</sup> (11 ft<sup>2</sup>) 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 m<sup>2</sup> (36 ft<sup>2</sup>);
- c) The maximum height of any sign shall be 6 metres (20 ft);
- d) Temporary signs not exceeding 1.0 m<sup>2</sup> (11 ft<sup>2</sup>) 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:

<b>Single detached, RTM, and modular homes</b>	Two (2) spaces per unit
<b>Semi-detached, duplex, and multi-unit dwellings</b>	Two (2) spaces per unit
<b>Public works</b>	No requirements
<b>Playgrounds and swimming pools</b>	No requirements
<b>Day care centres and pre-schools</b>	One (1) space plus one (1) additional space for every ten (10) persons enrolled in the facility.
<b>Adult day care centres and residential care facilities</b>	One (1) space plus one (1) space per five (5) persons enrolled in the facility.
<b>Commercial use</b>	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

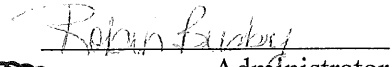
- a) This bylaw shall come into force on the date of final approval by the Minister of Government Relations.

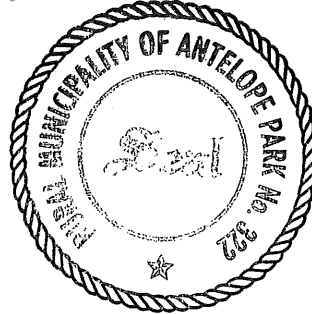
Read a first time this 15 day of September 2020

Read a second time this 27 day of October 2020

Read a third time and passed this 20 day of October 2020

  
Reeve

  
Administrator



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