

RM of Chesterfield No. 261

Zoning Bylaw No. 01-2019



Zoning Bylaw for the RM of Chesterfield No. 261

Rural Municipality of Chesterfield No. 261

Bylaw No. 01-2019

A Bylaw of the Rural Municipality of Chesterfield No. 261 to adopt a Zoning Bylaw.

The Council of the Rural Municipality of Chesterfield No. 261, in the Province of Saskatchewan, in open meeting assembled enacts as follows:

- 1) Pursuant to Section 34(1) of *The Planning and Development Act, 2007* the Council of the Rural Municipality of Chesterfield No. 261 hereby adopts the Rural Municipality of Chesterfield No. 261 Zoning Bylaw, identified as Schedule "A" to this bylaw.
- 2) The Reeve and Rural Administrator are hereby authorized to sign and seal Schedule "A" which is attached to and forms part of this bylaw.
- 3) Bylaw No. 3/83 and all amendments thereto to are hereby repealed.
- 4) This Bylaw shall come into force on the date of final approval by the Minister of Government Relations.

Introduced and read a first time March 19, 2019.

Read a second time May 7, 2019.

Read a third time and passed May 7, 2019

REEVE



ADMINISTRATOR

Certified a true copy of Bylaw No. 02-2019 adopted by resolution of Council on the 7th of May, 2019.

ADMINISTRATOR



**APPROVED
REGINA, SASK.**
OCT 8 2019

Assistant Deputy Minister
Ministry of Government Relations

Zoning Bylaw for the RM of Chesterfield No. 261

Schedule A

Rural Municipality of Chesterfield No. 261

Zoning Bylaw

Bylaw No. 01-2019

Table of Contents

1 Introduction6

 1.1 Authority6

 1.2 Title.....6

 1.3 Purpose.....6

 1.4 Scope.....6

 1.5 Severability.....6

2 Administration.....7

 2.1 Development Officer7

 2.2 Council7

 2.3 Interpretation.....7

 2.4 Bylaw Compliance.....8

 2.5 Development Not Requiring a Permit.....8

 2.6 Application for a Development Permit.....8

 2.7 Referral of Application.....9

 2.8 Procedure for Issuing Development Permits.....10

 2.9 Development Permit for a Temporary Use11

 2.10 Validity of a Development Permit12

 2.11 Cancellation.....12

 2.12 Permit Re-Issuance12

 2.13 Building Permits, Licenses, and Compliance with Other Bylaws12

 2.14 Development Appeals Board13

 2.15 Minor Variances.....13

 2.16 Amending the Planning Bylaws.....15

 2.17 Agreements.....15

 2.18 Fees and Advertising.....16

 2.19 Concept Plans.....16

 2.20 Offences and Penalties.....16

3 General Regulations18

 3.1 Hazard Lands.....18

 3.2 Groundwater Protection19

 3.3 Heritage Sensitive Land.....19

 3.4 Number of Principal Buildings per Site.....19

 3.5 Uses Permitted in all Zoning Districts20

 3.6 Accessory Uses, Structures, and Buildings20

 3.7 Public Utilities and Municipal Facilities.....20

 3.8 Water Supply and Wastewater Disposal20

 3.9 Restoration to a Safe Condition20

 3.10 Grading and Levelling of Sites.....21

 3.11 Prohibited and Noxious Uses21

 3.12 Non-Conforming Buildings, Uses and Sites21

 3.13 Access and Approaches.....21

 3.14 Sight Triangle.....22

 3.15 Setbacks and Separation Distances.....22

 3.16 Signs and Billboards23

 3.17 Disposal of Wastes.....23

 3.18 Site Size Adjustments.....24

 3.19 Development along Pipelines and Gas Transmission Lines24

3.20	Moving of Buildings.....	24
3.21	Demolition of Buildings.....	24
3.22	Critical Wildlife Habitat Management.....	25
3.23	Landscape Buffers.....	25
4	Criteria and Standards for Specific Uses.....	25
4.1	General Criteria Applicable to All Discretionary Uses.....	25
4.2	Salvage Yards and Vehicle Storage.....	26
4.3	Home-based Businesses.....	26
4.4	Bed-and-Breakfast Homes and Vacation Farms.....	27
4.5	Work Camps.....	27
4.6	Fence and Hedge Heights.....	28
4.7	Keeping of Domestic Animals.....	28
4.8	Railways.....	29
4.9	Mobile, Modular and RTM Homes.....	29
4.10	Garden Suites.....	30
4.11	Secondary Suites.....	30
4.12	Day Care Centres and Pre-Schools.....	30
4.13	Residential Care Homes.....	30
4.14	Automotive Service Stations and Gas Pumps.....	31
4.15	Agricultural Tourism Uses.....	31
4.16	Campgrounds.....	31
4.17	Animal Kennels.....	32
4.18	Equestrian Facilities (Riding Stables).....	33
4.19	Solid & Liquid Waste Disposal Facilities.....	33
4.20	Communal Farm Settlements.....	34
4.21	Commercial Wind Farm Energy Systems.....	35
4.22	Private Wind Energy Systems.....	36
4.23	Solar Farms (Commercial).....	37
4.24	Satellite Dishes and Individual Solar Collectors:.....	37
4.25	Sea and Rail Containers.....	38
4.26	Cannabis Production Facilities.....	38
4.27	Aggregate Resource Development.....	39
4.28	Oil and Gas Development.....	41
4.29	Separation Criteria Related to Oil and Gas Development.....	42
4.30	Potash Exploration and Development.....	43
4.31	Separation Criteria Related to Potash and Ethanol Development.....	43
5	Zoning Districts.....	44
5.1	Districts.....	44
5.2	Boundaries.....	44
5.3	Regulations.....	44
6	AR - Agricultural Resource District.....	46
6.1	Permitted Uses.....	46
6.2	Discretionary Uses.....	47
6.3	District Regulations.....	48
6.4	Supplementary Regulations for the Agricultural District.....	49
7	CR - Country Residential District.....	55
7.1	Permitted Uses.....	55
7.2	Discretionary Uses.....	55

Zoning Bylaw for the RM of Chesterfield No. 261

7.3	District Regulations	55
7.4	Supplementary Standards for the Country Residential District	57
8	H- Hamlet District.....	59
8.1	Permitted Uses.....	59
8.2	Discretionary Uses	60
8.3	District Regulations	60
8.4	Supplementary Standards for the Hamlet District	62
9	HC – Highway Commercial District.....	64
9.1	Permitted Uses.....	64
9.2	Discretionary Uses	64
9.3	District Regulations	65
9.4	Supplementary Standards for the Commercial-Industrial District	65
10	Definitions	68
11	Development Review Criteria.....	91
12	Zoning District and Related Maps	92

1 Introduction

1.1 Authority

Under the authority granted by *The Planning and Development Act, 2007* (the PDA), the Reeve and Council of the Rural Municipality of Chesterfield No. 261 (the RM) 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 RM of Chesterfield No. 261".

1.3 Purpose

1.3.1 The purpose of this bylaw is to regulate development and control the use of land in the RM in accordance with the official community plan.

1.3.2 The intent of this zoning bylaw is to provide for the amenity of the area within the RM and for the health, safety, and general welfare of the inhabitants to:

- a) Minimize land use conflicts;
- b) Establish minimum standards to maintain the amenity of the RM;
- c) Ensure development is consistent with the physical limitations of the land;
- d) Restrict development that would place undue demand on the RM for services; and
- e) Provide for land-use and development that is consistent with the goals and objectives of the RM.

1.4 Scope

This bylaw applies to all land within the boundaries of the RM. All development within the limits of the RM shall hereafter conform to the provisions of this bylaw.

1.5 Severability

A decision of a Court that one 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 this bylaw.

2 Administration

2.1 Development Officer

2.1.1 The Administrator of the RM shall be the Development Officer responsible for the administration of this bylaw. In his/her absence, Council may designate another employee of the Municipality to act as the Development Officer.

2.1.2 The Development Officer shall:

- a) Receive, record, and review development permit applications and issue decisions in consultation with Council, particularly those decisions involving subdivisions, 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, including zoning maps and amendments, and ensure 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, subdivision applications and development decisions;
- d) Collect development fees, according to subsection 2.18 of this bylaw or the fee schedule established by a separate municipal fee bylaw;
- e) Maintain a record of all decisions respecting minor variances; and
- f) Perform other duties as determined by Council.

2.1.3 The Development Officer shall be empowered to finalize a decision regarding a development permit application for a permitted use.

2.2 Council

2.2.1 Council shall make all decisions regarding discretionary uses, development levy agreements, servicing agreements, and amendments to the planning bylaws.

2.2.2 Council shall make a recommendation regarding all subdivision applications circulated to it by the Ministry of Government Relations. Council will endeavour to submit its recommendation to the Ministry within the given timeframe.

2.2.3 Council shall act on discretionary use, rezoning, 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 the zoning bylaw.

2.3 Interpretation

2.3.1 Where any provision of this bylaw is unclear, Council shall make the final bylaw interpretation.

2.3.2 All bylaw requirements shall be based on the stated metric units. The imperial units shown shall be approximate guidelines only.

2.3.3 No existing development or site shall be deemed non-conforming due to non-compliance with the metric units used in the bylaw.

2.4 Bylaw Compliance

- 2.4.1 Errors 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.

2.5 Development Not Requiring a Permit

- 2.5.1 Subject to the regulations specific to the zoning districts, the following developments shall be exempt from requiring a development permit, but shall meet all other zoning requirements:
- a) Public utilities, except where a distribution or transmission line will cross or lie within the limits of a public road;
 - b) Any use, building, or facility installed and operated by the Municipality;
 - c) Principal agricultural uses, structures and buildings (a permit is required for residences associated with agricultural operation)
 - d) Accessory buildings or structures which are no more than 9.3 square metres (100 square feet) in area and 15 metres (50 feet) in height;
 - e) Fences, except where proposed in the hamlet district;
 - f) Landscaping on private lands (excluding major excavations or major filling of sites);
 - g) Signs, subject to the subsection 3.17 of this bylaw;
 - h) Internal alterations and maintenance to other buildings, including mechanical or electrical work, provided that the use, or intensity of the use, does not change, except for where the National Building Code applies.

2.6 Application for a Development Permit

- 2.6.1 A development permit shall not be issued for any use or development that is in contravention of this bylaw or the official community plan.
- 2.6.2 Except where a particular development is specifically exempted by subsection 2.5 of this bylaw, no development or use shall commence without a development permit first being obtained.
- 2.6.3 The development permit application shall be in the form prescribed by the Development Officer and shall include:

- a) A description of the intended use or proposed development, including any change in building use or land use;
- b) Legal land description;
- c) The signature of the applicant and the registered landowner(s);
- d) A copy of the Certificate of Title;
- e) Estimated commencement and completion dates, including any phasing;
- f) Floor plans and elevations of the proposed development (which will be kept at the municipal office for future reference);
- g) Written evidence that the Saskatchewan Health Authority has approved the water supply and method of sewage disposal, or evidence that an application for approval has been sent to the Saskatchewan Health Authority. If approval has not been obtained at the time of application, the approval of such systems may be included as a condition of development permit.
- h) An attached site plan which shall include:
 - i. All adjacent roads, highways, service roads and access to the site (label on site plan);
 - ii. Right-of-ways and easements (gas, oil, power, drainage, etc.);
 - iii. All drainage courses;
 - iv. Existing development on the site;
 - v. Location of proposed structures or uses of land;
 - vi. Landscaping details (existing trees, removal of trees, proposed plantings, berms, water features, etc.);
 - vii. Setbacks from buildings to the property line, well, sewage disposal;
 - viii. Top of bank and water bodies;
 - ix. Existing and proposed utilities:
 - x. Location of well or cistern;
 - xi. Method and location of sewage disposal
 - xii. Sign location and details (artwork, colors, size, lights, etc.);
 - xiii. Parking and loading facilities;
 - xiv. Sidewalks, patios, playgrounds;
 - xv. North arrow
 - xvi. Any additional information deemed necessary by Council or the Development Officer.

2.6.4 All required submissions 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 Saskatchewan Health Authority and any other relevant agency deemed necessary by the Municipality.

2.7 Referral of Application

- 2.7.1 Upon receipt of any application and prior to finalizing a decision, the Development Officer may refer the application to Council for a decision on the interpretation of the bylaw or regarding special conditions provided for in the bylaw, and shall inform the applicant of the date and time when Council will consider the matter. Council or the Development Officer may require the applicant to provide any further information deemed necessary to render a decision.
- 2.7.2 The Development Officer may refer an application to any internal or external departments, government agencies, planning, engineering, legal, or other professionals or organizations for review or comment prior to finalizing a decision on the application.
- 2.7.3 The cost of any external review or required study shall be borne by the developer.
- 2.7.4 The Development Officer shall maintain a record of all approved development permit applications that involve the installation of water and sanitary services, should provincial officials request such information under the *Public Health Act, 1994*.

2.8 Procedure for Issuing Development Permits

- 2.8.1 Applicants shall submit to the Development Officer, the prescribed application form, site plan(s), fees, and supplementary information as required by the Development Officer;
- 2.8.2 Upon receipt of an application for a development permit, the Development Officer shall determine if the proposal is permitted, discretionary or prohibited.
- 2.8.3 Permitted Use
 - a) The Development Officer shall be authorized to issue a decision on a development permit application for a permitted use.
 - b) Upon receipt of an application for a permitted use, and prior to finalizing a decision, the Development Officer may refer the application for review and comment.
 - c) The Development Officer will issue a development permit, in writing, when the application conforms to the zoning bylaw. The permit will include any special regulations, performance standards or development standards authorized by this bylaw.
 - d) The Development Officer will issue a refusal, in writing, when the application does not comply with a provision or regulation of this bylaw. The Development Officer will write a letter to the applicant stating the reason(s) for refusal.
 - e) The applicant shall be notified in writing of the decision for their application. The applicant shall be advised of their right to appeal a decision to the Development Appeals Board on a permitted use application or any terms and conditions attached to an application.
- 2.8.4 Discretionary Use
 - a) Upon receipt of an application for a discretionary use, and prior to finalizing a decision, the Development Officer may refer the application for review and comment.
 - b) The Development Officer will prepare a report for Council regarding the discretionary use application. The report shall discuss, or examine, the criteria for consideration of the discretionary use. The application and the report will be submitted to Council for a decision.

- c) At least seven (7) days before Council is to consider the application, the Development Officer shall provide notice to the public for the discretionary use application. The notice must be provided to:
 - i. The assessed owners of property within 75.0 metres (246 feet) of the boundary of the applicant's land; and
 - ii. Any other person the Development Officer feels should be notified, or who may have an interest in the land.
- d) Council shall finalize a decision, by resolution, on a discretionary use. The decision shall approve, approve with development standards or conditions, or refuse the discretionary use on the site. Council shall then instruct the Development Officer to:
 - i. Issue a development permit, in writing, incorporating any specific development standards set by Council, where the development complies with the standards of this bylaw.
 - ii. Issue a notice of refusal in writing to the applicant stating the reasons for the refusal, referencing the specific discretionary use criteria the application did not meet.
 - iii. All applicants shall be provided the effective date of the decision and information on their right of appeal.

2.8.5 Refusal of Development Permit Application (Permitted or Discretionary Use)

- a) An application for a development permit shall be refused if it does not comply with all zoning bylaw requirements.
- b) The reasons for a development permit refusal shall be stated on the notice of decision.
- c) The applicant shall be notified of its right to appeal the decision to the local Development Appeals Board in accordance with the requirements of *The Planning and Development Act, 2007*.

2.8.6 Prohibited Use

- a) If the proposed development is not listed as a permitted or discretionary use in the applicable zoning district, it is considered a prohibited use.

2.9 Development Permit for a Temporary Use

- 2.9.1 The Development Officer may issue a development permit for a temporary use, with specified conditions for a specified period of time, to accommodate developments incidental to approved construction, temporary accommodation, temporary gravel operations or asphalt plants, or other appropriate temporary uses.
- 2.9.2 Nothing in this bylaw shall prevent the use of land, or the erection or use of any building or structure for a construction 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.
- 2.9.3 Every temporary use shall be approved for a specified period of time. Unless otherwise stated in this bylaw, a temporary use shall not exceed twelve (12) months.
- 2.9.4 Where a development permit for a temporary use is granted for less than twelve (12) months,

the permit may be renewed at Council's discretion for a period of not more than twelve (12) months.

- 2.9.5 Upon expiration of the period for which the temporary use was approved, the use shall be discontinued and all temporary structures removed.
- 2.9.6 A temporary use must meet the zoning requirements of the applicable zoning district.
- 2.9.7 Council may, at its discretion, revoke a temporary development permit should the use violate any of the permit conditions, conflict with adjacent land uses or cause a nuisance. Permanent structures shall not be permitted in association with a temporary use.

2.10 Validity of a Development Permit

- 2.10.1 Unless otherwise stated, a development permit is valid for a period of twelve (12) months.
- 2.10.2 A development permit shall be cancelled or revoked and an order to stop development may be issued, 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) If the development is undertaken in contravention of this bylaw, the development permit and/or specified development standards;
 - d) When the Development Appeals Board receives a written appeal notice regarding the development permit.

2.11 Cancellation

- 2.11.1 Council or the Development Officer may cancel a development permit, and when cancelled, and an order to stop to development may be issued:
 - 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.

2.12 Permit Re-Issuance

A development permit may be re-issued in its original or a modified form where a new development permit application conforms to the provisions of this bylaw.

2.13 Building Permits, Licenses, and Compliance with Other Bylaws

- 2.13.1 Nothing in this bylaw shall exempt any person from complying with the Municipal Building Bylaw or any other municipal bylaw.

- 2.13.2 In addition to the requirements of this bylaw, an applicant must comply with federal and provincial legislation and regulations.
- 2.13.3 A building permit, where required, shall not be issued for a development unless a required development permit has been issued, or is issued concurrently. A building permit issued before a development permit has been issued is not valid until the required development permit has been issued.

2.14 Development Appeals Board

- 2.14.1 Council shall appoint a Development Appeals Board (the Board) in accordance with Sections 49 and 214 to 218 of the PDA.
- 2.14.2 The composition of the Board, the secretary, remuneration and expenses, powers, duties and responsibilities shall be as per Council's policy, which shall be adopted by resolution.
- 2.14.3 The following decisions may be appealed to the Board:
- a) The approval of a development permit, where it is alleged the Development Officer misapplied the zoning bylaw in approving the proposal;
 - b) The refusal, by the Development Officer, to issue a development permit because the proposal contravenes the zoning bylaw;
 - c) The development standards or conditions attached to Council's approval of a discretionary use; or
 - d) An order to repair or correct contraventions under a nuisance bylaw adopted under *The Municipalities Act* (Sections 364 and 365) or a zoning bylaw the PDA (Section 242).
- 2.14.4 The following decision may not be appealed to the Board:
- a) The refusal of a discretionary use application;
 - b) The refusal of a zoning bylaw amendment including rezoning; or
 - c) A decision concerning a subdivision application.
- 2.14.5 Anyone applying for an appeal must send written notice of appeal to the Secretary of the Board within:
- a) Thirty (30) days of a Development Officer's decision being issued;
 - b) Thirty (30) days of the failure of a Council to finalize a decision;
 - c) Thirty (30) days of receiving a permit with terms and conditions; or
 - d) Fifteen (15) days if appealed under *The Municipalities Act*, or thirty (30) days under *The Planning and Development Act, 2007*, of an order being served to repair or correct contraventions.
- 2.14.6 In making an appeal to the Board, and hearing such appeal, the provisions of the PDA shall apply.

2.15 Minor Variances

- 2.15.1 The Development Officer may vary the requirements of this bylaw subject to the following:

- a) A minor variance may be granted for the following only:
 - i. Minimum required distance of a building from a lot line; and
 - ii. Minimum required distance of a building from any other building on the lot.
 - b) The maximum amount of a minor variance shall be 10% variation from the requirements of this bylaw;
 - c) The development must otherwise comply with the zoning bylaw;
 - d) The relaxation of the bylaw requirement must not injuriously affect a neighbouring property;
 - e) No minor variance shall be granted for a discretionary use or form of development, or in connection with a contract zone agreement entered into pursuant to Section 69 of *The Planning and Development Act, 2007*;
 - f) Minor variances shall be granted only in relation to residential properties.
- 2.15.2 An application form for a minor variance shall be in a form prescribed by the Development Officer and shall be accompanied by the prescribed application fee.
- 2.15.3 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) Refuse the minor variance.
- 2.15.4 Terms and conditions imposed by the Development Officer shall be consistent with the general intent of this bylaw.
- 2.15.5 Where a minor variance is refused, the Development Officer shall notify the applicant in writing, providing reasons for the refusal.
- 2.15.6 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.
- 2.15.7 The written notice shall contain:
- a) A summary of the application;
 - b) Reasons for, and an effective date, of the decision;
 - c) Notice that an adjoining assessed owner has twenty (20) days to lodge a written objection with the Development Officer, which, if received, will result in the approval of the minor variance being revoked; and
 - d) Where there is an objection and the approval is revoked, the applicant shall be notified of the right to appeal to the Development Appeals Board.
- 2.15.8 Written notice of the decision shall be delivered by registered mail or personal service.
- 2.15.9 A decision to approve a minor variance, with or without terms and conditions, does not take effect:

- a) Until twenty-three (23) days from the date the notice was mailed, in the case of notice sent by registered mail.
 - b) Until twenty (20) days from the date the notice was served, in the case of notice delivered by personal service.
- 2.15.10 If an assessed owner of a property adjoining the applicant's land, objects to the minor variance in writing to the Development Officer within the time periods described in 2.15.9, 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.
- 2.15.11 If an application for a minor variance is refused or approved with terms or conditions, the applicant may appeal the refusal or the terms and conditions to the Development Appeals Board within thirty (30) days of the date of that decision.

2.16 Amending the Planning Bylaws

- 2.16.1 Any person who seeks to amend this zoning bylaw must apply to the Development Officer for an amendment. The Development Officer shall review the application for conformity with the official community plan and Section 11 of this zoning bylaw. The Development Officer will then refer the application to Council for consideration.
- 2.16.2 The application for a zoning amendment is subject to fees as set out in subsection 2.18 of this bylaw or in the fee schedule established by a separate municipal fee bylaw.
- 2.16.3 Prior to Council's review, the Development Officer may refer the amendment application to any internal or external departments or organizations for review or comment (i.e. provincial departments, interested stakeholders, etc.).
- 2.16.4 The process for public notification and public participation during the bylaw adoption process shall be as per Part X of *The Planning and Development Act, 2007*.
- 2.16.5 Premature rezoning of land for development shall not be common practice.
- 2.16.6 Council shall consider zoning bylaw amendments to accommodate proposals, only when specific development proposals, subdivision applications, servicing agreements, and other required information, have been presented to and reviewed by Council.

2.17 Agreements

- 2.17.1 Council may require an applicant of a subdivision or development permit to enter into a servicing agreement or development levy agreement, respectively. The agreement should ensure conformity with the official community plan and zoning bylaw and ensure adequate financing for on-site and off-site infrastructure as per *The Planning and Development Act, 2007*.
- 2.17.2 Council may require the applicant to post and maintain a performance bond, irrevocable letter of credit or similar legal mechanism to ensure performance and to protect municipal and public interests.

- 2.17.3 Council will require the applicant to provide and maintain liability insurance to protect the applicant, municipality and the public.
- 2.17.4 By entering into a servicing or development levy agreement, Council will ensure there is adequate municipal infrastructure and public facilities to support a proposed development. The agreement may address sewage disposal, garbage disposal, availability and adequacy of water, recreational facilities, etc.

2.18 Fees and Advertising

- 2.18.1 Where an application is made to Council for an amendment to this bylaw, the official community plan, or for a development permit or minor variance, the applicant making the request shall bear the actual cost of advertising, as permitted by *The Planning and Development Act, 2007*. In addition, the applicant shall pay all costs incurred as a result of a professional review of the application and in carrying out a public hearing.
- 2.18.2 Pursuant to Section 51 of *The Planning and Development Act, 2007*, the municipality may adopt a separate fee bylaw. Such bylaw would establish a schedule of fees to be charged for planning and development.

2.19 Concept Plans

- 2.19.1 A concept plan may be required as part of an application for a large-scale development, multi-parcel subdivision or an amendment to the planning bylaws. 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, recreational, commercial, and industrial developments. The scope and required detail of the plan will be based on the scale and location of the proposed development, and address such areas as the following:
- a) Proposed land use(s) for various parts of the site;
 - 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 (water, sewer, power, gas, etc.);
 - e) Sustainable development and environmental management practices regarding surface and groundwater resources, storm water management, flooding and protection of significant natural areas such as drainage plans;
 - f) Appropriate information specific to the particular land use (residential, commercial or industrial).
- 2.19.2 The concept plan must comply with the overall goals and objectives of the official community plan.
- 2.19.3 Council shall not consider any development application until all required information has been received. The responsibility for undertaking all technical investigations and hosting public meetings as required shall be borne solely by the applicant.

2.20 Offences and Penalties

Zoning Bylaw for the RM of Chesterfield No. 261

- 2.20.1 Pursuant to Section 242 of the PDA, the Development Officer may issue a written order to the owner, operator or occupant of the land, building or premises for any contravention to this zoning bylaw or the official community plan.
- 2.20.2 Any person who violates this zoning bylaw is guilty of an offence and is liable, on summary conviction, to the penalties outlined in Section 243 of the PDA .
- 2.20.3 The Development Officer, or any official or employee of the Municipality acting under their direction, is hereby authorized to enter, at all reasonable hours, and with the consent of the owner, operator or occupant, upon any property or premises in or about which there is reason to believe that provisions of this bylaw are not being complied with, and for the purpose of carrying out their duties under this bylaw.

3 General Regulations

The following regulations shall apply to all zoning districts in this bylaw.

3.1 Hazard Lands

- 3.1.1 Where a development is proposed in an area identified on the Development Opportunities and Constraints Map as being environmentally sensitive, is shown on the Zoning Map or Development Constraints Map as being adjacent to a water body or water course, or where local knowledge identifies the potential for hazard, Council will require the applicant to submit sufficient supporting information to determine if the development is appropriate for the site. Such proposals, and the supporting information, may be referred to federal or provincial departments, or other relevant environmental agencies, for comments prior to finalizing a decision.
- 3.1.2 Supporting information shall be in the form of a report or an assessment, the cost of which shall be borne by the developer. The report shall be prepared by a qualified professional, and should assess the suitability of the site for the proposed development. The report should address:
- a) The potential for flooding and the locations of the floodway and flood fringe of the 1:500 flood elevation;
 - b) The potential for slope instability before and after the development and any proposed improvements (geotechnical report);
 - c) The suitability of the location for the proposed use or building, given the site constraints;
 - d) Any other potential environmental hazards;
 - e) Actions to avoid, prevent, mitigate or remedy hazards, which will be incorporated as a condition of a development permit.
- 3.1.3 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.
- 3.1.4 Development of new buildings and additions to buildings in the flood way of the 1:500-year flood elevation of any watercourse or water body will be prohibited.
- 3.1.5 A development permit will be refused if the developer's proposed mitigation measures are inadequate to address the adverse conditions or will result in excessive municipal costs.
- 3.1.6 Flood proofing of new buildings and additions to buildings to an elevation of 0.5 metres (1.64 feet) above the 1:500 flood elevation of any watercourses or water bodies will be required in the flood fringe.
- 3.1.7 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 joist of all buildings shall be constructed above the designated safe building elevation as determined by a qualified professional; and
- c) All electrical and mechanical equipment within a building shall be located above the designated safe building elevation.

3.2 Groundwater Protection

- 3.2.1 No development or use of land shall be permitted where the proposal will adversely affect domestic and municipal water supplies, or where a suitable, potable water supply cannot be furnished to the requirements of the Saskatchewan Health Authority and/or the Water Security Agency.
- 3.2.2 If, in the opinion of Council, the groundwater would be adversely affected, a professional report shall be prepared at the cost of the developer. The report shall determine whether the proposed development would adversely affect the groundwater resource, the stability of the land, and include conditions under which appropriate development may be approved. Council shall make a recommendation for development based on the recommendations including municipal servicing and costs.

3.3 Heritage Sensitive Land

- 3.3.1 Where development is proposed in an area identified on the Development Opportunities and Constraints Map, or other relevant means, as having heritage value, the Development Officer may require the applicant to provide additional information as required by the applicable provincial legislation.
- 3.3.2 The RM will refer a developer to the provincial Heritage Conservation Branch's "Exempt Activities Checklist for Private Landowners" and the "Developer's Online Screening Tool" to determine if a proposed development is exempt from archaeological heritage screening.
- 3.3.3 A developer shall demonstrate approval from the Heritage Conservation Branch prior to the RM issuing a development permit.

3.4 Number of Principal Buildings per Site

- 3.4.1 In any zoning district in this bylaw, the principal use and principal building must be established prior to any accessory buildings, structures, or uses. Temporary structures used for construction may be permitted prior to the establishment of the principal building.
- 3.4.2 Not more than one principal building or use shall be permitted on any one site except for:
 - a) Public utilities;
 - b) Municipal uses;
 - c) Institutional uses;
 - d) Agricultural uses;
 - e) Petroleum and mineral resource development; and
 - f) Recreational uses.

3.5 Uses Permitted in all Zoning Districts

- 3.5.1 Nothing in this bylaw shall prevent the use of any land as a public street or public park.
- 3.5.2 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.

3.6 Accessory Uses, Structures, and Buildings

- 3.6.1 Unless exempt in accordance with this bylaw, accessory uses shall require a development permit.
- 3.6.2 Subject to all other requirements of this bylaw, accessory uses, structures and buildings are permitted in any zoning district when accessory to an established, approved principal use.
- 3.6.3 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.
- 3.6.4 Where a building on a site is attached to a principal building by a solid roof or by structural rafters, the building is deemed to be part of the principal building.
- 3.6.5 Unless otherwise specified in this bylaw, accessory buildings and structures shall be subject to the same yard requirements as the principal use.

3.7 Public Utilities and Municipal Facilities

- 3.7.1 Unless otherwise stated in this bylaw, public utilities and municipal facilities, except solid and liquid waste disposal sites, shall be allowed in all districts.
- 3.7.2 Site regulations shall not apply to public utilities, provided the relaxation will not injuriously affect neighbouring properties.
- 3.7.3 Where a distribution line, crosses a municipal road, Council may apply special design standards as considered necessary to maintain the safety and integrity of the roadway.

3.8 Water Supply and Wastewater Disposal

- 3.8.1 All water supply and wastewater disposal systems must meet the requirements of the Saskatchewan Health Authority and/or the Water Security Agency.
- 3.8.2 As part of a development application, Council may require an applicant to provide written proof from a qualified professional, or a well driller, that a proven potable water supply of sufficient quality and quantity is available to service the proposed development or subdivision.
- 3.8.3 If clauses 3.9.1 and 3.9.2 are not met, or if the proposed development or subdivision may jeopardize ground or surface water supplies, Council may refuse a development permit or recommend refusal of a proposed subdivision.

3.9 Restoration to a Safe Condition

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

3.10 Grading and Levelling of Sites

- 3.10.1 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.
- 3.10.2 Adequate surface water drainage is required throughout the municipality, and on new development sites, to avoid flooding, erosion and pollution. Consideration shall be given to the upstream and downstream impacts of development on ecology, habitat and drainage.
- 3.10.3 Unauthorized drainage of surface water runoff shall be prohibited. Water courses shall not be filled or altered without the prior approval of the Municipality and the Water Security Agency or Ministry of the Environment.
- 3.10.4 New developments and subdivisions which are adjacent to water courses shall be developed to minimize erosion and to maintain water quality.

3.11 Prohibited and Noxious Uses

- 3.11.1 Any use, which, by its nature, or the materials used therein, is declared by *The Public Health Act* to be a noxious trade, business, or manufacture, shall be prohibited.
- 3.11.2 Notwithstanding any use contained within a building, no land shall be used for any purpose that is noxious and, without limiting the generality of this subsection, for any purpose that creates or is likely to become a nuisance or offence:
 - a) By the creation of noise or vibration;
 - b) By the emission of light and glare;
 - c) By reason of the emission of gas, fumes, smoke, dust or objectionable odour;
 - d) By reason of the unsightly storage of goods, salvage, wastes, motor vehicles, machinery or other similar material.

3.12 Non-Conforming Buildings, Uses and Sites

- 3.12.1 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 Sections 88 to 93 inclusive, of the PDA.
- 3.12.2 The non-conformity shall not be increased.
- 3.12.3 An existing use, building or structure shall not be deemed non-conforming by reason only of the conversion of this bylaw from the Metric System of Measurement to the Imperial System of Measurement.

3.13 Access and Approaches

- 3.13.1 A development permit shall not be issued unless the site has frontage on a graded, all-weather, registered road, or unless a satisfactory agreement has been made with Council for the improvement or construction of a road.
- 3.13.2 All new approaches to public roads require the approval of the Municipality. All approaches shall be constructed in accordance with the engineering standards of the Municipality.
- 3.13.3 The Development Officer shall decide upon all approach applications and may approve or refuse an application for an approach based on: location, traffic flow, drainage, sight lines, road standards and safety considerations.
- 3.13.4 To provide for the safety of the travelling public, the number of approaches from the highway or municipal road should be limited. Parcels within a subdivision may be required to have access from an internal subdivision road or service road.

3.14 Sight Triangle

- 3.14.1 In all zoning districts, no building, structure, earth pile, vegetation, etc. shall obstruct the vision of drivers within a sight line triangle.
- 3.14.2 The sight triangle area shall be measured by connecting straight lines, which are measured from the intersection of centrelines of the roadways to points established along these centrelines, as follows:

Provincial highways – 230 metres

Municipal grid roads or railways – 90 metres

3.15 Setbacks and Separation Distances

- 3.15.1 No person shall hereafter plant trees or shrubs or place stone, earth or gravel piles, sumps, pits, portable structures, machinery or other objects/structures or buildings on private property within:
- a) 46 metres (150.92 feet) from the centre line of a municipal road.
 - b) Council may, by resolution, allow a relaxation of the setback in 3.15.1(a), to a minimum of 30 metres (100 feet) from the centreline of the municipal road, where:
 - i. The relaxation is for an accessory use (a relaxation of the setback will not be allowed for principal buildings, uses, or structures);
 - ii. The relaxation would not create any visual obstruction from the roadway; and
 - iii. The relaxation would not jeopardize the safety or general welfare of the landowner or of the travelling public.
- 3.15.2 Where a proposed development or subdivision is in proximity to a provincial highway, the application shall be referred to the Ministry of Highways and Infrastructure for review and comment. Setbacks from a provincial highway shall be as per the requirements of the Ministry of Highways and Infrastructure.
- 3.15.3 No residence shall be located with less than the minimum separation distance to an operation,

other than the residence of the owner/operator. Unless otherwise stated, separation distances shall be measured from the operation to the residence:

- a) The separation distance to an ILO shall be as per the regulations prescribed in the agricultural district section of this bylaw.
- b) 305 metres (1000.66 feet) from a honey processing facility.
- c) 305 metres (1000.66 feet) to a non-refrigerated anhydrous ammonia facility licensed by Province of Saskatchewan.
- d) 600 metres (1968.50 feet) to a refrigerated anhydrous ammonia facility licensed by the Province of Saskatchewan.
- e) No dwelling or other building shall be located within the approach surface for any functional airport or airstrip.

3.16 Signs and Billboards

3.16.1 Temporary signs and real estate signs are permitted only as long as the temporary condition exists for the property.

3.16.2 Signs in a highway sign corridor:

- a) Signs located in a highway sign corridor shall be regulated by "The Erection of Signs Adjacent to Provincial Highway Regulations, 1986" or amendments thereto; subsection 3.16.3 shall not apply.

3.16.3 Signs outside a highway sign corridor:

- a) A maximum of two (2) advertising signs are permitted on any site, or quarter section. The facial area of each sign shall be no larger than 3.5 square metres (37.67 square feet) and no sign shall be higher than 6.0 metres (19.69 feet) in height.
- b) Government signs, memorial signs and directional signs that bear no advertising, including traffic control, no trespassing, hunting restriction and similar signs are exempt from restriction.
- c) All private signs shall be located so that the safety of the public is not jeopardized, in Council's opinion, by the size, lighting, or location of the sign.
- d) Signs with any neon or LED lighting shall be designated to cast light downwards and located appropriately to prevent the creation of a hazardous situation related to vehicular traffic.
- e) Signs are subject to the setback requirements of the applicable zoning district.

3.17 Disposal of Wastes

3.17.1 No liquid, solid or gaseous waste shall be disposed of except in accordance with legislation and regulations administered by the appropriate provincial agency, the Water Security Agency, the Saskatchewan Health Authority, and the RM.

3.17.2 Dumping of chemicals or other noxious materials into the sanitary sewer system is strictly prohibited and shall be considered an offence.

3.17.3 Storage:

- a) **New and existing 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.
- b) Abandoned, underground and surface storage facilities shall be removed, to avoid pollution potential, at Council or at the request of the provincial government.

3.18 Site Size Adjustments

3.18.1 In all zoning districts, minimum site size requirements shall be as stated, except that the site size of the remnant shall be deemed to be conforming in any of the following instances:

- a) Where roads, railways, pipelines and other linear public or private utilities, including their widening, are subdivided or registered as easements;
- b) Where adjustments are required due to irregularities in the primary survey system; or
- c) Due to topographical features.

3.19 Development along Pipelines and Gas Transmission Lines

3.19.1 Any development involving pipeline and/or power line transmission rights-of-way shall comply with all relevant federal and provincial legislation. Setbacks from pipelines and other utility corridors shall be in accordance with the appropriate provincial Acts and regulations or directives established by crown corporations. The Land Use Planning for Pipelines publication by the Canadian Standards Association (CSA) PLUS663 will be used as a guide for the development of new pipelines and for proposed development in proximity to existing pipelines.

3.19.2 The National Energy Board has designated a setback area of 30.0 metres (98.43 feet) 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.

3.20 Moving of Buildings

No building shall be moved within, into or out of the area covered by this bylaw without obtaining a development permit from the Development Officer, unless such building is exempt from development permit requirements under this bylaw.

3.21 Demolition of Buildings

No building shall be demolished without first obtaining a development permit from the Development Officer. Such permits shall not be issued unless a proposal for the interim or long-term use or redevelopment of the site is also submitted, and the proposed use is in conformity with this bylaw. A separate development permit is required for any redevelopment of the site.

3.21.1 An applicant for a demolition permit may be required to fill, grade, fence or follow other special permit conditions for public and environmental safety reasons.

3.22 Critical Wildlife Habitat Management

- 3.22.1 Where development is proposed in an area containing critical wildlife habitat, the Development Officer shall require the applicant to provide additional information as required by *The Wildlife Habitat Protection Act* (WHPA) and any other relevant provincial regulations.
- 3.22.2 Critical wildlife conservation shall be permitted uses in all zoning districts. Council may prohibit development and recommend subdivision refusal where proposals may adversely affect wildlife conservation.
- 3.22.3 Council may specify development and subdivision requirements, regarding wildlife habitat management, based on reports from qualified consultants or officials from the provincial government.
- 3.22.4 All development and subdivision proposals on private and Crown Land which are within a Wildlife Management Area shall conform to:
- a) *The Wild Life Habitat Protection Act* (WHPA) requirements;
 - b) Any requirement of the Ministry of Environment or other applicable federal or provincial agency;
 - c) Council-specified wildlife management, conservation, and rehabilitation development standards to maximize long-term wildlife protection.

3.23 Landscape Buffers

- 3.23.1 Landscape buffers are intended to improve land use compatibility and environmental quality by reducing noise, glare and other nuisances, or for facilitating natural drainage.
- 3.23.2 Residential acreages shall establish a shelterbelt, or vegetated landscape buffer, around the residential use in order to reduce land use conflicts and to satisfy the need for a windbreak.

4 Criteria and Standards for Specific Uses

4.1 General Criteria Applicable to All Discretionary Uses

The following criteria shall be considered in the review of all discretionary use applications:

- 4.1.1 The proposal must comply with all relevant sections of the official community plan and zoning bylaw;
- 4.1.2 There must be a demand for the proposed use in the general area, and a supply of land available and capable of supporting the proposed use;
- 4.1.3 It must be possible to provide cost-effective infrastructure services to the proposed development, including but not limited to roads, water, sewer, and other necessary utilities and community facilities;
- 4.1.4 The proposal shall not be detrimental to the health, safety, convenience or general welfare of persons residing or working in the vicinity nor shall it be injurious to property, improvements, or potential future development in the vicinity;

- 4.1.5 The proposal shall be carried out with a high regard for environmental protection and public safety;
- 4.1.6 Vehicle access points shall be provided in suitable locations, so as to minimize traffic congestion and possible hazards;
- 4.1.7 The density, size, height and location of principal or accessory structures shall not detract from the character and amenity of the neighbourhood; and
- 4.1.8 Council may attach special conditions to the development permit to regulate sound, light, glare, heat, dust, electrical interference, and emissions, if in Council's opinion, it would detract from the amenity of the neighbourhood.

4.2 Salvage Yards and Vehicle Storage

- 4.2.1 This subsection applies to salvage yards, auto wreckers, auto repair shops, body shops and similar uses, as well as all salvage vehicles, vehicle parts, materials and equipment.
- 4.2.2 No vehicles or parts thereof shall be located in the front yard of any site.
- 4.2.3 The use of an abandoned or unlicensed vehicle or truck trailer unit for the purpose of a sign is prohibited.
- 4.2.4 In the hamlet district, with the exception of approved salvage yards and auto wrecking operations, no person shall use any site for the outdoor parking or storage of more than three (3) vehicles that are not in running order.
- 4.2.5 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) Opaque fencing
 - e) A building
 - f) Other appropriate methods as approved by Council

4.3 Home-based Businesses

- 4.3.1 Home-based businesses shall only be permitted in single detached, semi-detached, duplex, and mobile homes or associated accessory buildings.
- 4.3.2 The home-based business shall be secondary and ancillary to the residential or agricultural principal use of the site.
- 4.3.3 No equipment or processes used in the business shall create dust, noise, vibration, glare, fumes, odour, or pollution that is detectable at or beyond the property lines of the lot on which the home-based business is located.

- 4.3.4 The home-based business shall not cause a significant increase in off-site parking or traffic.
- 4.3.5 Home-based businesses shall not create any conflict with surrounding residential uses, nor shall they endanger public safety.
- 4.3.6 The operator of the business shall be a resident of the dwelling unit.
- 4.3.7 Except as specified in the required development permit, no variation in the residential or farm character and appearance of the principal dwelling, accessory buildings, or land shall be permitted.
- 4.3.8 On-site signs shall be permitted according to subsection 3.16.
- 4.3.9 All development permits issued for home-based businesses shall be subject to the condition that the permit may be revoked at any time if, in the opinion of the Council, the conditions under which the permit was originally issued are no longer met.
- 4.3.10 Any increase in the operation as originally approved shall require a new permit approval.
- 4.3.11 The total floor area for all home-based businesses shall not exceed 20% of the gross floor area of the dwelling unit and accessory structure.
- 4.3.12 Except in the agricultural district, no heavy construction, industrial equipment or supplies shall be stored outdoors on any site for a home-based business.
- 4.3.13 Except in the agricultural district, mechanical, electrical or construction equipment shall not be used, except as is normally used for domestic, office, or personal care purposes.

4.4 Bed-and-Breakfast Homes and Vacation Farms

- 4.4.1 Vacation farms shall be accessory to an agricultural operation and located on the same site as a farmstead. Vacation farms may include cabins and overnight camping areas.
- 4.4.2 Bed-and-breakfast operations shall be accessory to a farm or non-farm residential use. Bed-and-breakfast operations shall be located in a single detached dwelling, used as the operator's principal residence; or located in a dwelling accessory to and established on the same site as the host principal residence.
- 4.4.3 All signage shall be permitted according to subsection 3.16.
- 4.4.4 If required, vacation farms and bed-and-breakfast operations, shall be licensed by the Saskatchewan Health Authority.
- 4.4.5 As a condition of permit approval, Council may apply special standards to limit the number of rooms, cabins or camping spaces that may be permitted in conjunction with the operation.

4.5 Work Camps

- 4.5.1 Work camps accessory to a petroleum or mineral resource development, and located on the same site as the development, shall be considered part of the industrial resource development

and should be included in the development permit application for that use.

- 4.5.2 Work camps ancillary to but not located on the same site as a petroleum or mineral resource development requires a development permit separate from the resource operation.
- 4.5.3 Work camps not located on the same site as a petroleum or mineral resource operation shall be limited to a time period of one year. Upon application for renewal, the permit may be extended for a time period of one (1) year.
- 4.5.4 Work camps shall have suitable utilities (water, sewer, garbage disposal, etc.) that meet provincial standards and shall support the number of occupants proposed to use the camp.
- 4.5.5 Work camps shall provide for on-site parking of vehicles. Parking of vehicles will not be allowed on provincial highways, municipal roads or on approaches to public or private land.
- 4.5.6 After the work camp is no longer needed, the site shall be reclaimed, all structures shall be removed and the site cleared of waste. A land reclamation plan may be required as part of the development permit application.

4.6 Fence and Hedge Heights

- 4.6.1 Fences shall be entirely within the property boundaries.
- 4.6.2 With the exception of trees, no fence or screening device shall exceed 1.2 metres (4 feet) in height if placed within a required front yard.
- 4.6.3 With the exception of trees, no fence or screening device shall exceed 2.4 metres (8 feet) in height within a required side or rear yard. No fence in a commercial or industrial zone shall exceed 2.4 metres (8 feet).
- 4.6.4 Screening devices shall not be placed within a sight triangle required by this bylaw, a development permit, or a municipal or provincial regulatory body.
- 4.6.5 Razor wire fences are prohibited.
- 4.6.6 Screen fences shall be consistent with and complementary to the quality of building design and materials of the primary building.

4.7 Keeping of Domestic Animals

- 4.7.1 The keeping of domestic animals is permitted in all districts, subject to relevant bylaws and legislation governing noise, animals and public health. Boarding kennels are only allowed where specifically stated in this bylaw.
- 4.7.2 The keeping of large-breed farm animals (pigs, horses, etc.) will be allowed in the agricultural and country residential districts but will be prohibited in the hamlet district. The keeping of poultry in the hamlet district will be permitted.

4.8 Railways

- 4.8.1 Where any public street crosses a railway at the same grade, no building or structure shall be erected within 46.0 metres (150.92 feet) of the point of intersection of the centrelines of the railway and the street.
- 4.8.2 New developments shall take into consideration the Guidelines for New Development in Proximity to Railway Operations document.
- 4.8.3 Consultation with the rail line company may be required for any new or expanding development proposed within 100 metres of a rail line or railway operation. Consultation shall determine:
- a) The location of the site in relation to the rail corridor;
 - b) The nature of the proposed development;
 - c) The frequency, types, and speeds of trains travelling within the corridor;
 - d) The potential for expansion of train traffic within the corridor;
 - e) Any concerns the railway company may have with the new development or with specific uses proposed for the new development;
 - f) The ability to implement standard mitigation measures on the site;
 - g) Any suggestions for alternate mitigation measures that may be appropriate for the site;
 - h) Proposed storm water management and drainage; and
 - i) The requirements to be applied to the project.
- 4.8.4 Any safety measures, nuisance mitigation measures, or other requirements of the rail company shall be a condition of development permit approval. The developer shall be responsible for any costs associated with such requirements.
- 4.8.5 As a condition of development permit approval, Council may require any additional safety measures or nuisance mitigation measures deemed necessary to protect public and environmental safety and to prevent land use conflicts.
- 4.8.6 Safety measures and nuisance mitigation measures may include, but shall not be limited to: separation distances, berms, soundproof and privacy fencing, and landscaping.

4.9 Mobile, Modular and RTM Homes

- 4.9.1 With the exception of the hamlet district, in any district where a dwelling is allowed, the dwelling may be in the form of a mobile, modular or RTM home. Prior to occupancy, such dwelling unit shall be securely attached to a permanent engineered foundation.
- 4.9.2 Every mobile, modular, and RTM home shall bear the applicable CSA certification.
- 4.9.3 The undercarriage of all mobile and modular homes shall be completely screened from view by the foundation, skirting or other means that is of a manufactured, or similar type, in order to harmonize visually with the unit. This foundation or skirting shall permit the circulation of air beneath the unit.
- 4.9.4 The total area of all subsequent additions to the dwelling unit shall not exceed 50% of the area

of the original mobile/modular home.

4.9.5 The dwelling unit shall be connected to all required utilities and services.

4.10 Garden Suites

4.10.1 Only one garden suite is allowed per site.

4.10.2 Garden suites shall not be placed in any front or side yard.

4.10.3 There shall be no secondary suite in the primary residence.

4.10.4 The garden suite dwelling unit shall be a temporary use and shall be permitted for a five-year term, which may be renewed at Council's discretion. The garden suite shall not be located on a permanent foundation in order to allow the structure to be removed from the property.

4.10.5 Garden suite dwellings shall be serviced by existing utilities and can be connected to the services of the host residence. Garden suites must contain cooking, eating, living, sleeping, and sanitary facilities.

4.10.6 The combined site coverage of the single detached dwelling and garden suite dwelling shall not exceed the maximum site coverage permitted by the zoning district. The accessory dwelling shall be placed so that all other setback requirements of the zoning district are met.

4.11 Secondary Suites

4.11.1 Secondary suites may be constructed within a principal, single detached dwelling, or over a residential garage on a residential site. Only one secondary suite is permitted on each residential site.

4.11.2 Secondary suites must have a separate entrance from the principal dwelling, either from a common indoor landing or directly from the exterior of the building.

4.11.3 Secondary suites must contain cooking, eating, living, sleeping, and sanitary facilities.

4.11.4 Secondary suites may not exceed 60.0 square metres (645.83 square feet) or 35% of the total floor space, including basements, and may not have more than two bedrooms.

4.12 Day Care Centres and Pre-Schools

4.12.1 Day care centres may be approved as a principal use or as accessory to a residential principal use. Preschools shall only be approved as a principal use.

4.12.2 In any country residential or hamlet district, no exterior alterations shall be undertaken to a dwelling, or former dwelling, which would be inconsistent with the residential character of the building or property.

4.12.3 Day care centres and pre-schools shall comply with all provincial requirements and regulations.

4.13 Residential Care Homes

- 4.13.1 Residential care homes shall be clearly incidental and secondary to a principal residential use.
- 4.13.2 No building or structure used for the purpose of a residential care home shall be used for the purpose of keeping boarders or lodgers.
- 4.13.3 The use shall be conducted entirely within the dwelling unit and there shall not be any exterior evidence of a secondary use, with the exception of signs subject to subsection 3.16 of this bylaw.
- 4.13.4 Parking for the residential care home shall be provided on site.

4.14 Automotive Service Stations and Gas Pumps

- 4.14.1 Gas pumps shall be set back 6.0 metres (20 feet) from any site line.
- 4.14.2 Underground storage tanks shall be located in accordance with *The Fire Protection Act*.
- 4.14.3 Propane and natural gas pumps (retail or wholesale) shall be set back according to provincial regulations.
- 4.14.4 Access/egress points shall not be continuous along a street and shall be at least 10.0 metres (33 feet) apart. Access to the site shall be located so as to not impact traffic flow.
- 4.14.5 The storage of vehicles and parts shall not be located in any yard abutting a road and must be screened from view by a solid fence

4.15 Agricultural Tourism Uses

- 4.15.1 Agricultural tourism uses shall be accessory to an agricultural farm operation.
- 4.15.2 Agricultural tourist developments shall display a high visual quality and shall be integrated into the rural environment by virtue of appropriate design, location and landscaping. Agricultural tourism uses may only be approved where they would not:
 - a) Unduly interfere with the amenities or change the character of the neighbourhood;
 - b) Significantly interfere with, or affect the use and enjoyment of, adjacent properties;
 - c) Adversely impact the environment; or
 - d) Result in an excessive demand on municipal services, utilities or public roadway access.
- 4.15.3 Agricultural tourism uses shall comply with all provincial environmental and health regulations.

4.16 Campgrounds

- 4.16.1 The operator of a campground shall provide the Development Officer with a site plan of the campground. The site plan shall identify all buildings, land uses, and the locations and dimensions of all roadways and trailer coach or tent campsites. The addition, or rearrangement of campsites, the construction or moving of buildings, the change in the location of land uses, or the filling or clearing of land, shall require a development permit, and the operator shall submit for approval an amended plan incorporating the proposed changes.
- 4.16.2 A campground shall have, abutting the parcel boundaries, a buffer area of not less than 4.5

metres (14.76 feet) in width. The buffer may be landscaped but shall contain no buildings.

- 4.16.3 The operator of a campground shall designate, and clearly stake or mark, a campsite for each trailer coach or tent party. The minimum site area for each campsite shall be 30 square metres (323 sq. ft.).
- 4.16.4 No portion of any campsite shall be located within a roadway or required buffer area.
- 4.16.5 Each campsite shall have direct access to an internal roadway.
- 4.16.6 Each trailer coach shall be located at least 3.0 metres (10 feet) from any other trailer coach. Each campsite shall have dimensions sufficient to allow such location of trailer coaches.
- 4.16.7 The space provided for roadways within a campground shall be at least 7.5 metres (25 feet) in width. Campsites or structures shall not encroach on any roadways internal to the campground.
- 4.16.8 A campground may include, as accessory uses, a laundromat, shower facilities and a confectionary, designed to meet the needs of the occupants of the campsites. One single detached dwelling for the accommodation of the operator may also be permitted as an accessory use.
- 4.16.9 All campground operations must meet the requirements of *The Public Health Act*.

4.17 Animal Kennels

- 4.17.1 The maximum number of animals, not attributed to the host site, to be kenneled, shall be at the discretion of Council and shall be based on:
 - a) The site area;
 - b) Servicing capacity; and
 - c) Potential to minimize potential nuisance to adjacent properties.
- 4.17.2 No building, or exterior exercise area(s) shall be allowed within 300.0 metres (1000 feet) of any dwelling not associated with the operation.
- 4.17.3 All facilities, including buildings and exterior exercise areas, shall be sited behind the principal building, unless otherwise approved by Council.
- 4.17.4 Pens, rooms, exercise runs and holding stalls shall be soundproofed to the satisfaction of Council.
- 4.17.5 Details of animal wastes/sewage disposal shall be included in the development permit application.
- 4.17.6 Boarding kennels shall at no time unduly interfere with the character of the neighbourhood or the general enjoyment of adjoining sites.
- 4.17.7 Animal kennels shall be subject to relevant bylaws and legislation governing noise and public health.
- 4.17.8 Kennels will be subject to any additional conditions for approval deemed necessary based upon

a specific application.

4.18 Equestrian Facilities (Riding Stables)

- 4.18.1 For the purpose of this subsection, an animal is kept when it is on the site overnight.
- 4.18.2 The development permit shall set the maximum number of horses that may be kept on the site. The maximum number of animals shall be at the discretion of Council and shall be based on:
- a) The site area;
 - b) Servicing capacity; and
 - c) Potential to minimize potential nuisance to adjacent properties.
- 4.18.3 The number of animals allowed to participate in an event is in addition to the number of animals kept on the site, provided animals in the event are not kept onsite overnight.
- 4.18.4 The development permit application shall address water supply, waste disposal, manure management, pasture management, onsite stock trailer parking, and participant and spectator parking.
- 4.18.5 The application shall include a storm water management plan for land disturbed during, or as a result of, the development of the equestrian facility and supporting facilities.
- 4.18.6 If deemed necessary, the application shall include a traffic impact analysis that includes current and projected traffic for the next ten years in the vicinity.
- 4.18.7 A condition of the development permit may require there be a contribution towards upgrading of access roads should the road network require upgrading because of the impact of the facility. Road upgrades or maintenance may be addressed through a road maintenance agreement pursuant to Section 22 of *The Municipalities Act*.
- 4.18.8 Equestrian facilities may be subject to additional conditions deemed necessary based upon a specific application.

4.19 Solid & Liquid Waste Disposal Facilities

- 4.19.1 The following standards do not apply to liquid manure storage facilities or the application of manure on agricultural lands where this use is deemed consistent with all other relevant sections of this bylaw.
- 4.19.2 Development and site maintenance shall be in accordance with provincial, environmental and health regulations.
- 4.19.3 A buffer strip containing trees, shrubs, fencing or a berm shall surround a waste disposal area.
- 4.19.4 Adequate site design be required to prevent contamination of ground and surface water.
- 4.19.5 Solid waste disposal facilities shall be located in proximity to a provincial highway or adjacent to a paved all-weather road.
- 4.19.6 The development of any new disposal sites shall take into consideration the direction of prevailing winds.

- 4.19.7 Council may place any additional conditions for approval deemed necessary to maintain the health, safety and amenity of the area.
- 4.19.8 An approval for a solid or liquid waste disposal facility shall be in accordance with the separation distances required Table 4.1.
- 4.19.9 Where approval has been deemed appropriate, Council may consider the following requirements as part of a development permit approval:
- a) A limitation on the years, months, weeks, days and/or hours of operation;
 - b) Maintain sufficient dust and odour control to the satisfaction of the Municipality;
 - c) Limitations on the height of a landfill development; and
- 4.19.10 Specific requirements related to any stripping, filling, excavation and grading associated with a landfill development.

Table 4-1 Minimum Separation Criteria for Waste Disposal

Other Uses	Solid Waste Facility	Liquid Waste Facility
Single residence, tourist accommodation	457 metres (1500 feet)	457 metres (1500 feet)
Country residential subdivision, hamlet district or urban municipality	800 metres (0.5 miles)	600 metres (1967 feet)
Commercial or industrial use	300 metres (984 feet)	300 metres (984 feet)

(Distances are measured between the fence, berm or edge of the facility (as the case may be) and the nearby building development)

4.20 Communal Farm Settlements

- 4.20.1 Council shall consider an application for a communal farm settlement, including the multiple uses listed in the definition for Communal Farm Settlements, as one discretionary use application. All buildings and uses must comply with the setbacks and standards included in this bylaw and the RM's Municipal Building Bylaw. Unless exempt under this bylaw or the building bylaw, development permits and building permits are required for each use and building.
- 4.20.2 Communal farm settlements may include more than one dwelling on a single site. Dwellings may be in the form of one-unit dwellings, multiple unit dwellings, or a combination thereof. Council may specify the number of dwelling units permitted on a communal farm settlement.
- 4.20.3 There shall be water supply and sewage disposal systems suitable for the proposed communal farm settlement; the development shall not contaminate any water source. The proponent may be required to demonstrate, in the form of a study by a qualified professional, that the water source is adequate and there will be no adverse impacts to adjacent water sources.
- 4.20.4 Provisions for potable water, water treatment and wastewater disposal are subject to provincial regulations and approval.

- 4.20.5 Road access to the communal farm settlement shall be from an all-weather registered road sufficient to accommodate the expected volume of traffic. If off-site road upgrades or new road construction is required, Council may require the applicant to pay for the road upgrades or new road construction pursuant to Section 22 of *The Municipalities Act* and Sections 171 and 172 of *The Planning and Development Act, 2007*.
- 4.20.6 Council may require the applicant to demonstrate that the municipal road network can safely accommodate the traffic generated by the development. The applicant may be required to demonstrate adequacy of the road network by submitting a traffic impact assessment by a qualified professional.
- 4.20.7 Access to individual dwellings, uses and buildings shall be from a road internal to the site.
- 4.20.8 Development standards for ILOs associated with a communal farm settlement shall be as stated in Section 6 of this zoning bylaw. Separation distances between ILO facilities and residences associated with the same communal farm settlement shall not be required.
- 4.20.9 Any expansion, increase in intensity, or other significant change to the development as approved, shall require a new discretionary use approval.

4.21 Commercial Wind Farm Energy Systems

- 4.21.1 A site plan that shows the location of the wind energy system(s) including roads, above ground and underground cabling, fencing, drainage and access shall be submitted as part of the development permit application.
- 4.21.2 Council may require the developer to enter into a road maintenance agreement to ensure all roads and access points are constructed to municipal standards.
- 4.21.3 A decommissioning and reclamation plan may be required as part of the permit application.
- 4.21.4 The developer is required to consult with the adjacent properties within a 5.0 km (3.11 miles) radius surrounding the proposed site prior to the review of the development permit application.
- 4.21.5 Development permit applications for wind energy systems shall be accompanied by a manufacturer's engineering certificate of structural safety or certification of structural safety from a professional engineer licensed to practice in Saskatchewan.
- 4.21.6 The proposed height of the wind energy system shall be included in the development permit application. Maximum total wind tower height or total system height shall be at the discretion of Council and will be based on the surrounding land uses.
- 4.21.7 There shall be no sounds, light, glare, heat, dust or other emissions that will, in Council's opinion, detract from the amenity of the area. Council may require the developer to take mitigating measures to ensure the development produces minimal disturbance to the surrounding land.
- 4.21.8 Landscaping shall be provided by the developer, where deemed necessary by Council, to maintain the safety, protection and the character of the surrounding area.
- 4.21.9 There shall be no advertising on the tower or blades.

- 4.21.10 Any changes to the original development permit shall require the issuance of a new permit.
- 4.21.11 Setback distances from the base of any wind energy tower shall be:
- a) From any property line: 1.5 tower/system height;
 - b) From an on-site dwelling: 1.5 tower/system height;
- 4.21.12 The minimum site size for the allowance of any wind energy system shall be 2.0 hectares (5.08 acres).
- 4.21.13 Commercial wind energy farms shall not be located on environmentally sensitive lands.
- 4.21.14 Council may require the developer to take mitigating measures to ensure the development produces minimal environmental impacts to the surrounding lands.

4.22 Private Wind Energy Systems

- 4.22.1 Only one private wind energy system shall be permitted per site as an accessory use, subject to the minimum site size requirement, in the applicable zoning districts.
- 4.22.2 The minimum site size for the allowance of any small wind energy system shall be 2.0 hectares (5.08 acres).
- 4.22.3 Maximum total wind tower height or total system height shall be:
- a) 15.0 metres (50 feet) above grade level in the country residential district;
 - b) 45.0 metres (147.64 feet) above grade level, in all other permitted zones.
- 4.22.4 Wind tower base and system setbacks:
- a) From any property line: 1.5 times tower/system height
 - b) From on-site dwelling: 1.5 times tower/system height
 - c) From neighbouring dwellings:
 - i. < 10 Kw - 100.0 metres (328.08 feet)
 - ii. > 10 Kw - 300.0 metres (984.25 feet)
- 4.22.5 Where accessory to a residence, wind energy components and towers shall be erected in rear yards only.
- 4.22.6 The bottom point of an operating rotor shall be above grade level to manufacturer's specification at minimum, but in no case nearer than 5.0 metres (16.25 feet) above grade level.
- 4.22.7 All wind energy systems and towers shall be enclosed within a locked protective chain link fence. The fence shall be a minimum of 1.85 metres (6 feet) in height; the location and design of the fence shall be included in the development permit application.
- 4.22.8 Development and building permit applications for a small wind energy system shall include either a manufacturer's engineering certificate of structural safety or certification of structural safety from a professional engineer licensed to practice in Saskatchewan.

4.22.9 Installation plans (concrete specifications, anchoring specifications) shall be certified by a professional engineer licensed to practice in Saskatchewan.

4.22.10 Proof of an approved electrical permit shall be provided to the Municipality.

4.22.11 The small wind energy system shall be finished in a non-reflective matte colour to the satisfaction of Council.

4.23 Solar Farms (Commercial)

4.23.1 Systems, equipment and structures shall not exceed 7.6 metres (25 feet) in height when mounted to the ground.

4.23.2 Active solar system structures must meet the setbacks of the zoning district.

4.23.3 To the extent practical, all new distribution lines to any building, structure or utility connection shall be located above ground.

4.23.4 Electric solar system components must have a UL listing or equivalent safety certification.

4.23.5 Active solar systems shall meet all requirements of the National Building Code and Building Bylaw, and shall be inspected by the Municipality's building inspector or Municipal Engineer.

4.23.6 All photovoltaic systems shall comply with the applicable electrical code.

4.23.7 No grid-tied photovoltaic system shall be installed until evidence has been provided to the Municipality that the owner has been approved by SaskPower to install the system. Off-grid systems shall be exempt from this requirement.

4.23.8 It is the responsibility of the parcel owner to remove all obsolete or unused systems within twelve (12) months of cessation of operations.

4.23.9 Site reclamation will be required and will be the responsibility of the developer. A land reclamation plan may be required as part of the development permit application.

4.23.10 A security fence will surround the perimeter of the solar farm.

4.23.11 Nuisance control (i.e. weeds, rodents, etc.) during the life of the operation shall be required as a condition of the development permit.

4.23.12 Reasonable accessibility for emergency service vehicles shall be required.

4.23.13 No signage is allowed on the solar farm fencing except for a sign not to exceed 3 square metres (32 square feet) displaying the facility name, address and emergency contact information.

4.24 Satellite Dishes and Individual Solar Collectors:

4.24.1 The installation and operation of a free-standing satellite dish or solar collector, and their supporting structures, shall be permitted in all zoning districts, subject to the following:

- a) Unless otherwise stated, in any district, such structures, if freestanding, shall not exceed a height of ten (10) metres above grade;

- b) Unless otherwise stated, in any district, such structures, if attached to a principal or accessory building, shall not exceed the maximum height allowed in the zoning district.

4.25 Sea and Rail Containers

- 4.25.1 Sea and rail containers may be allowed as an accessory use for storage, subject to the regulations of the applicable zoning district
- 4.25.2 In the hamlet district, only one container is allowed per site.
- 4.25.3 Sea and rail containers must meet the setback distances for the zoning district.
- 4.25.4 Sea and rail containers are not allowed in any front yard.
- 4.25.5 Sea and rail containers may only be used for storage. No human or animal habitation will be permitted within a sea and rail container.
- 4.25.6 No more than two (2) containers may be stacked on top of one another (two containers in total).
- 4.25.7 No dangerous or hazardous material or containers are permitted in the sea and rail container.

4.26 Cannabis Production Facilities

- 4.26.1 Cannabis production facilities shall meet all applicable federal, provincial and municipal regulations. Proof of compliance and applicable federal licenses will be required as part of the development permit application.
- 4.26.2 Any structural or electrical alterations to the building(s) must comply with the National Building Code of Canada.
- 4.26.3 The building and site shall display a high visual quality and shall be integrated into the surrounding environment by virtue of appropriate design, location and landscaping.
- 4.26.4 Council shall determine the compatibility of all neighbouring land uses with the proposed cannabis production facility before issuing a decision.
- 4.26.5 Council shall place any additional conditions for approval deemed necessary based upon a specific application.
- 4.26.6 The development must be carried out in a manner where all processes and functions are fully enclosed within a building. This shall include all loading stalls, docks, garbage containers and waste material. There shall be no outdoor storage or display of goods, materials or supplies.
- 4.26.7 In order for the safety and security of the public, all buildings and related structures shall be securely fenced. Council may require additional security measures, such as a locking gate or limited site access, as a condition of the development permit.
- 4.26.8 Where a licensed cannabis production facility ceases operation, the facility and buildings shall be decommissioned and remediated in accordance with applicable provincial and federal regulations. A decommissioning plan may be required at the time the development permit application is made.

4.26.9 Nothing shall be done which is, or will become, a nuisance to the surrounding areas by reason of unsightliness, the emission of odours, liquid effluence, dust, fumes, smoke, vibration, noise or glare nor shall anything be done which creates or causes a health, fire or explosion hazard, electrical interference or undue traffic congestion. The proponent shall submit to Council a plan to mitigate potential nuisances.

4.26.10 One residence may be allowed on the same site as the cannabis facility production for the owner/operator.

4.27 Aggregate Resource Development

4.27.1 An approval for a sand and gravel extraction development permit will be issued for a maximum of five (5) years and may be renewed at the discretion of Council through the development permit process. Existing gravel pits that have been inactive for a period of more than twelve (12) consecutive months will require a new development permit.

4.27.2 Land use incompatibility, public safety, dust, noise, nuisance and pollution shall be minimized by considering appropriate routes, fencing, signage, buffers and screening.

4.27.3 Upon the request of Council, the developer may be required to undertake a mineral extraction study prior to development permit approval to determine specific development requirements and standards.

4.27.4 Where a sand and gravel operation is proposed within the vicinity of a water source, the development permit application should be accompanied by an appropriate hydrological study, which outlines necessary mitigation measures.

4.27.5 Where applicable, Council will specify development conditions in conjunction with recommendations from provincial agencies and reports from a qualified person regarding site development, services, modifications to application and location of operation and any other mitigation measures deemed necessary.

4.27.6 Council will specify conditions regarding cost recovery and cost-sharing of municipal road construction and maintenance expenses due to increased haulage by trucks carrying mineral resources. The applicant, operator or person that hauls the sand and gravel resources may be required by the RM to enter into a road maintenance agreement.

4.27.7 All gravel operations shall have direct access to a developed road.

4.27.8 All development including any new excavation on existing gravel pits (prior to the adoption of this bylaw) shall be reclaimed to a land capability that is equivalent to its pre-developed state or to a condition which is satisfactory to the RM. These procedures shall be in accordance with all applicable provincial requirements. The restoration of the site shall commence immediately upon termination of the operation or two years from the date of issuance of the development permit should the permit not be renewed.

4.27.9 In addition to the public notification requirement for discretionary uses contained in this bylaw, Council shall require that details of the application be circulated to property owners adjacent to the proposed haul roads to obtain public input on the proposed site prior to development consideration.

- 4.27.10 Where an aggregate operation is proposed in proximity to residences, or where the haul routes may cause a nuisance to residents, Council may encourage the developer to hold an open house to provide information and to obtain public input regarding the proposal.
- 4.27.11 The applicant shall keep the site in a clean and tidy condition free from garbage and non-aggregate debris.
- 4.27.12 Approaches to the development shall be located away from existing residences.
- 4.27.13 The applicant shall be responsible for providing a bond or other method of security/ financial guarantee, in a form acceptable to the RM, equal to the cost of reclamation of the pit, to be held by the Municipality for the lifespan of the operation to ensure the land is reclaimed to a satisfactory condition. The bond or other acceptable security must be in place before development proceeds. Once the site has been satisfactorily restored, the bond or security will be discharged or returned to the applicant or their predecessor.
- 4.27.14 Applicants will be required to provide:
- a) A plan showing the location of the proposed area of operation, site boundaries, storage of extracted materials, the depth of excavation and the quantity of topsoil to be removed;
 - b) A description of the excavation, disposal, and stripping or grading operation;
 - c) A detailed timing and phasing of the project including the length of the proposed operation and hours of operation;
 - d) A plan showing the final site conditions and post-development land use plan following the completion of the operation (reclamation plan) including the phasing of remediation (progressive restoration is expected while extraction is ongoing in other sections of the pit);
 - e) A description of the measures to be taken for the prevention or mitigation of dust, noise, public safety, erosion and other effects to surrounding land uses and the public, during and after the operation;
 - f) Information that identifies the projected volumes of truck traffic on roads, the proposed road impacts (e.g. road deterioration), and the proposed measures to minimize negative (e.g. noise, dust, excessive speed) impacts on other road users and the public;
 - g) Method for storm water management/drainage control, and erosion and sediment control; and
 - h) Any other information that Council deems necessary.
- 4.27.15 Separation requirements for the mining, excavation or stockpiling of aggregate resources are shown in Table 4-2.

Table 4-2 Minimum Separation Criteria for Aggregate Operations

Land Use	Distance
A dwelling not occupied by the owner or operator of the aggregate development	805 metres
The limit of any road allowance or provincial highway	46 metres

Recreational development	805 metres
Heritage sensitive land	805 metres
Hazard land	30 metres

4.28 Oil and Gas Development

- 4.28.1 Petroleum extraction development shall include wells, pipelines, compressor stations, batteries, storage facilities, etc. but shall exclude processing and refining. Development permits for processing and refining oil and gas shall be considered separately.
- 4.28.2 Exploration and development of oil and gas shall be subject to all federal and provincial requirements. The applicant may be required to demonstrate federal or provincial approval or licensing.
- 4.28.3 Council may consult with, or refer an application to, the applicable oil and gas company, the Ministry of Economy, or other relevant provincial agencies regarding the development of new wells, new oil and gas related facilities, and new residences proposed within 1 km of oil and gas operations. Consultation may involve obtaining the classification of the well and concentration of H₂S.
- 4.28.4 Upon approval by the Municipality, the owner of the pipeline shall provide the Municipality at least 48 hours' notice of the operator's intention to commence work. A written request must be made to the RM before construction begins and the operator shall obtain the required municipal standards for constructing approaches and for constructing pipelines (flow lines), which cross road allowances.
- 4.28.5 Temporary development permits may be issued specifying time lines and conditions for such uses of a temporary nature such as oil and gas, mineral seismic or exploratory activities. Council has the right to revoke the temporary development permit if the conditions of approval are not met. Temporary permits will not be issued if the use is not allowed in the zoning district, does not meet minimum separation distances, or does not comply with the official community plan.
- 4.28.6 As a condition of development permit approval, Council may apply any development standards deemed necessary to protect public health and safety, prevent pollution, and minimize the potential for nuisance to neighbouring land uses.
- 4.28.7 Council may apply special development standards as outlined in *The Municipalities Act, 2005* to protect municipal roads when transportation, utility and pipeline facilities cross municipal roads, or when seismic activity is proposed on roads or road allowances.
- 4.28.8 To minimize conflict between mineral resource extraction, or oil and gas operations and surrounding land uses, the separation distances provided in subsection 4.29 shall be applied. These separation distances shall be used to ensure adequate separation distances between mineral resource extraction, oil and gas operations and other uses which may conflict with this industry or land uses which should not be developed due to problems with air quality or in proximity to pipelines.
- 4.28.9 A proposal for a battery or other facility will not be approved unless there are adequate plans to address fire suppression, public safety, decommission, site reclamation and post-development

land use. The site reclamation plan must show the final site conditions following the completion of the operation and the phasing of remediation.

4.29 Separation Criteria Related to Oil and Gas Development

4.29.1 To minimize conflict between oil and gas operations and surrounding land uses, the following separation distances shall be applied.

Table 4-3 Minimum Separation Criteria for Oil and Gas Development

	Wells, battery sites and other facilities with an H2S concentration below 100 ppm and connected to a closed system (flowlined)	Wells, battery sites and other facilities with an H2S concentration above 100 ppm that are not connected to a closed system (not flowlined)
Single residence	125 m	500 m
Multi-parcel country residential subdivision	125 m	750 m
Town, village or hamlet	125 m	1 km
Commercial use	125 m	750 m
Recreational use	125 m	750 m
Schools and hospitals	125 m	1 km

Table 4-4 Minimum Separation Criteria for Abandoned and Shut-in Wells

	Abandoned wells	Shut in wells that are connected to a closed system (flowline) or when re-opened, would not be a flare site	Shut in wells that, when re-opened, would be a flare site
Single residence	25 m	125 m	500 m
Multi-parcel country residential subdivision	25 m	125 m	750 m
Town, village or hamlet	25 m	125 m	1 km
Commercial use	25 m	125 m	750 m
Recreational use	25 m	125 m	750 m
Schools and hospitals	25 m	125 m	1 km

4.30 Potash Exploration and Development

- 4.30.1 Potash mining operations shall include: mines, mine offices, maintenance and processing buildings, head frames, wells, pipelines and storage facilities will be accommodated.
- 4.30.2 Related processing and service related development (tailing ponds, tailing piles, etc.) will be considered accessory to a mining operation.
- 4.30.3 A proposal for mineral resource development will not be approved unless there is a suitable access to a developed municipal road or a provincial highway.
- 4.30.4 The operation shall not negatively change the character of the immediate area or use and enjoyment of adjacent lands.
- 4.30.5 New development that may conflict with the development or expansion of mineral resource operations will be discouraged within 2.0 km (1.2 miles) of known resources.
- 4.30.6 Appropriate transportation routes, buffers and screening shall be used to minimize land use incompatibility, nuisance, pollution, odour and dust.
- 4.30.7 As a condition of development permit approval, Council may apply development standards to increase public health and safety, prevent pollution, and minimize the potential for nuisance to neighbouring land uses.
- 4.30.8 Signage, fencing, lighting restrictions or other safety measures may be required at the developer's expense.
- 4.30.9 The developer may be required to demonstrate that the development will not negatively impact water resources, either in quantity or quality.
- 4.30.10 A proposal for a mineral resource development will not be approved unless there is adequate plans to address fire suppression, public safety, decommission, site reclamation and post-development land use. The site reclamation plan must show the final site conditions following the completion of the operation and the phasing of remediation.

4.31 Separation Criteria Related to Potash and Ethanol Development

- 4.31.1 To minimize conflict between mineral extraction, ethanol, or potash operations and surrounding land uses, the following separation distances shall be applied.

Table 4-5 Minimum Separation Criteria for Potash and Ethanol Development

Minimum Separation Distances for Potash and Ethanol Development	
Land Use	Potash, Fertilizer or Ethanol Development
Single residence	500 m

Multi-parcel country residential subdivision, town village or hamlet	1 km
Commercial use	500 m
Recreational use	500 m
Fertilizer, potash or ethanol development	800 m
Oil and gas development	n/a

5 Zoning Districts

5.1 Districts

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

5.2 Boundaries

The boundaries of all zoning districts are shown on the map entitled, RM of Chesterfield No. 261 Zoning District Map. As shown on the map, the boundaries of the districts are contiguous with parcel boundaries, centerlines of streets, lanes, roads or such lines extended, and the boundaries of the municipality.

5.3 Regulations

Regulations for the zoning districts are outlined in the following sections:

Zoning Bylaw for the RM of Chesterfield No. 261

Agricultural Resource District	AR
Country Residential District	CR
Hamlet District	H
Highway Commercial District	HC

6 AR - Agricultural Resource District

The purpose of the Agricultural Resource District is to provide for and preserve large areas of land capable of accommodating a range of general agricultural operations and natural resource extraction and related activities,

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

6.1 Permitted Uses

- 6.1.1 Field crops, pastures and other similar uses customarily carried out in the field of general agriculture but excluding intensive livestock operations (ILOs), poultry operations, feed lots, and hatcheries
- 6.1.2 Intensive agricultural operations such as market gardens, mushroom farms, tree and garden nurseries, greenhouses, orchards, etc.
- 6.1.3 Minor facilities for the preparation or sale of crops grown on the same or separate site as an agricultural operation
- 6.1.4 Beehives and honey extraction facilities
- 6.1.5 One (1) principal dwelling unit, including an RTM, modular, or mobile home
- 6.1.6 Grain storage sites
- 6.1.7 Oil and gas exploration and extraction development including wells, pipelines, storage facilities, and related accessory buildings and structures
- 6.1.8 Mining operations including mine offices, maintenance and processing buildings, head frames, wells, pipelines and storage facilities
- 6.1.9 Places of worship
- 6.1.10 Cemeteries
- 6.1.11 Institutional uses and facilities
- 6.1.12 Communications towers (telephone, television, radio, etc.)
- 6.1.13 Wildlife and conservation management areas
- 6.1.14 Historical and archaeological sites
- 6.1.15 Public utilities, excluding solid and liquid waste disposal sites
- 6.1.16 Municipal facilities
- 6.1.17 Residential care and nursing homes

6.1.18 Accessory uses:

- a) Buildings, structures and uses typically associated with an approved principal use
- b) Private solar energy systems
- c) Sea and rail containers as an accessory use for storage

6.2 Discretionary Uses

6.2.1 Intensive Livestock Operations (ILOs)

6.2.2 Agriculture-related commercial

6.2.3 Game farm and controlled hunt arms

6.2.4 Aggregate (sand and gravel) resource development operations

6.2.5 Abattoirs including retail meat sales, skinning and tanning facilities, and stockyards

6.2.6 One (1) principal dwelling unit, which is accessory to, and located on, the same site as a non-agricultural principal use, for the owner/operator

6.2.7 A maximum of two (2) additional residences on an agricultural operation of at least 32 hectares

6.2.8 Petroleum or mineral resource processing and related facilities

6.2.9 Work camps accessory to a resource development use, and located on the same or separate site

6.2.10 Airports and private airstrips

6.2.11 Medical, dental, and related offices

6.2.12 Kennels

6.2.13 Solid and liquid waste disposal facilities

6.2.14 Soil farms for the rehabilitation of petroleum-contaminated soils

6.2.15 Commercial wind farms

6.2.16 Commercial solar farms

6.2.17 Cannabis production facilities (medical or non-medical)

6.2.18 Private wind energy systems

6.2.19 Automotive service stations and gas bars

6.2.20 Communal farm settlements

6.2.21 Home-based businesses

6.2.22 Agricultural tourism

6.2.23 Bed and breakfasts and vacation farms

6.3 District Regulations

6.3.1 Subdivision

- a) A maximum of two (2) subdivisions will be allowed per quarter section (three (3) separate titles per quarter section in total) within this district.
- b) Additional sites may be considered where the site to be added is physically separated from the remainder of the quarter section by a rail line, a registered road plan or natural feature. The separated land may be subdivided from the quarter section and site area requirements shall not apply, provided:
 - i. The separate site and remnant source parcel have direct access to a developed road;
 - ii. A suitable water supply and sewage disposal can be accommodated on the site;
 - iii. There is a buildable site of suitable size and elevation to support the principal and accessory buildings.

6.3.2 Site Standards:

Table 6-1 Subdivision and Site Standards

Minimum site area	Non-intensive agriculture: 32 ha Intensive agriculture and livestock: 1 ha Non-farm residential: 2 ha Cannabis production facilities: 4 ha Equestrian and rodeo facilities: 16 ha Commercial wind farm: 2 ha All other uses: 1 ha
Maximum site area	Non-farm residential: 16 ha All other uses: no maximum
Minimum site frontage	20 m
Minimum front yard	46 m from the centreline of an RM or provincial road 15 m from the centreline of an internal subdivision or service road Storage is not permitted in the front yard
Minimum side and rear yard	46 m from the centreline of an RM or provincial road 15 m from the centreline of an internal subdivision or service road

- a) Where a site is proposed to be consolidated with another site to create a larger area for a permitted or discretionary use, Council may use its discretion to vary the maximum site size requirement where the change would result in a parcel which is closer to the size of the quarter section, or equivalent, as defined by this bylaw.
- b) Subject to provincial requirements, Council may, by resolution, allow a relaxation of the setback from an RM or provincial road, to a minimum of 30 metres (100 feet) from the centreline of the municipal road, where:
 - i. The relaxation is for an accessory use (a relaxation of the setback will not be allowed for principal buildings, uses, or structures);
 - ii. The relaxation would not create a visual obstruction from the roadway; and
 - iii. The relaxation would not jeopardize the safety or general welfare of the landowner or of the travelling public.

6.4 Supplementary Regulations for the Agricultural District

6.4.1 Additional residences and communal dwellings

- a) All dwelling(s) and parcels are subject to the site requirements of the zoning bylaw, including area, setbacks, frontage, and access.
- b) New dwellings or additions to dwellings are prohibited in the floodway of the 1:500 year flood elevation.
- c) There shall be adequate utilities, including sewage disposal and water supply system(s), to support the additional dwelling units.

6.4.2 Temporary Uses

- a) Trailer coach (in addition to 6.4.1) used for temporary farm employees, only during the farming season, may be allowed as a temporary accommodation on an agricultural operation, provided:
 - i. The site is a minimum of 32.4 hectares (80 acres) in area;
 - ii. All setbacks are met;
 - iii. Council may limit the number of temporary residences, based on the site area and the use of the site;
 - iv. The Development Officer has issued a development permit for the temporary use; and
 - v. There are adequate utilities to support the additional residence.
- b) 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 development permit or any development agreement, be allowed to be occupied during construction, until the new dwelling is habitable. The former dwelling must be demolished or removed from the site within thirty (30) days of occupancy of the new dwelling.
- c) A mobile home or trailer coach may be used as a temporary accommodation during the construction of a principal dwelling on the site, provided:
 - i. A development permit and/or building permit has been issued;

- ii. The temporary use meets all the requirements of the development permit and/or building permit;
- iii. The use complies with any requirement of the regional health authority or other government or regulatory agency;
- iv. The mobile home shall be removed within 30 days of the completion and occupancy of the principal dwelling, but shall not be permitted on the site for longer than one year;
- v. The mobile home shall be securely anchored but shall not be placed on a permanent foundation so as to be removed; and
- vi. The mobile home shall meet the applicable CSA standards and shall bear the CSA certification.

d) Grain Storage Bags:

- i. Shall not be used or stored in any required yard setback.
- ii. Shall not become a nuisance, impede visibility at the approach of an intersection, or obstruct snow plowing or road maintenance activities.
- iii. Shall be setback a minimum of 2 km from any site on which livestock are kept, unless the storage bags and livestock are separated by a fence.
- iv. A development permit is not required.

6.4.3 Intensive Agricultural Operations

- a) In the application for an intensive agricultural operation, the applicant shall identify the proposed water supply for the operation. Council may require the applicant to provide a study, from a qualified professional, to demonstrate the water supply is of sufficient quality and quantity to meet the needs of the operation without causing any detrimental effects on the water supply of neighbouring properties.
- b) The operation may include a farmstead or dwelling for the operator, on the same site.

6.4.4 Agricultural-Related Commercial

- a) As a condition of development permit approval, Council may apply development standards limiting the size of the operation, and the size and number of buildings used for the operation.
- b) An increase in the area of land for a commercial use, or the number or size of buildings used for the commercial operation, requires a new development permit, subject to discretionary approval by Council.
- c) Council may require standards for the location, setback or screening of any area devoted to the outdoor storage of machinery, vehicles, or vehicular parts in conjunction with a commercial operation including any salvage or vehicle storage yard.

6.4.5 Intensive Livestock Operations (ILOs)

- a) Applications for ILOs are to be submitted to the Saskatchewan Ministry of Agriculture. A copy of the discretionary use application shall be submitted to the Development Officer for review.
- b) Separation Criteria:
 - i. All ILOs are subject to the separation criteria listed in Table 6-2.
 - ii. Distances are measured between livestock buildings/facilities and the development.
 - iii. Separation requirements do not apply to residences associated with the operation.

Table 6-2 Minimum Separation Criteria for ILOs

Specific Use	No. of Animal Units
--------------	---------------------

Zoning Bylaw for the RM of Chesterfield No. 261

	100-299	300-499	500-2000	2000-5000	>5000
	Separation Distance (metres)				
Residence, tourist accommodation, or campground	300 (450)	400 (600)	800 (1200)	1200 (1600)	1600 (2000)
Hamlet, urban municipality <100 population	400 (600)	800 (1200)	1200 (1600)	1600 (2400)	2000 (2400)
Urban municipality 100-500 population	800 (1200)	1200 (1600)	1600 (2400)	2400 (2400)	2400 (2400)
Urban municipality 501-5000	1200 (1600)	1600 (2000)	2400 (2400)	3200 (3200)	3200 (3200)
Urban municipality >5000	1600 (2000)	2400 (2400)	3200 (3200)	3200 (3200)	3200 (3200)

Distances are measured from livestock facilities to building development

Numbers in brackets apply where open liquid manure storage facilities are used or proposed

Distances do not apply to residences associated with the operation

c) Separation Criteria Reduction:

Council, at its discretion and subject to the following criteria, may consider a lesser separation distance than prescribed in Table 6-2:

- i. Where a lesser separation distance will not negatively impact the adjacent use or surrounding development, Council may grant a reduction of the location separation criteria. Prior to granting a reduction, Council will consult with appropriate agencies and the affected neighbouring landowners.
- ii. The developer shall provide written notice, which has been approved by Council, to the owners of all residences within the distance provided in Table 6-2, to the hamlet board of a hamlet, or Council of an urban municipality within the specified distance.
- iii. Where Council approves a lesser separation distance than given in Table 6-2, a written agreement between the ILO operator, the landowner(s) and the Municipality agreeing to the lesser separation distance shall be registered against all the applicable parcel titles. The cost of the interest registration shall be borne by the developer.

d) Public Consultation

- i. Council will advertise any proposal for an ILO, as defined by this bylaw, in the local newspaper and will provide an opportunity for public comment for a minimum of 21 days prior to finalizing a decision. All costs associated with advertising will be the responsibility of the developer.
- ii. Council will encourage the developer of a proposed new or expanding ILO to hold a separate open house, prior to development permit consideration, to provide information to affected landowners.

- iii. If the developer does not hold a public open house, Council will hold a public meeting, separate from the hearing required for a discretionary use, prior to development permit consideration to ensure community interests are addressed before a decision is made by Council. Additional consultation will be at the cost of the developer.
- iv. Council will decide on a proposed ILO within 45 days of receiving all information necessary to decide. If an extension is required, Council will notify the developer in writing, including reasons for the extension, and the length of the extension.

e) **Water Supply and Protection**

Prior to approval, or as a condition of approval, Council may:

- i. Require the applicant to demonstrate that appropriate measures will be in place to minimize the risk of contamination of ground and surface water.
- ii. Require the applicant to demonstrate an adequate water supply is available for the development and that the supply for neighbouring developments will not be adversely affected by the proposed operation.
- iii. The developer may be required to provide Council with a hydrological or other environmental study or assessment by a qualified professional, at the developer's own cost.

f) **Additional Information**

- i. Council may require the applicant to obtain recommendations from appropriate agencies to address issues regarding potential impacts to the water supply, assess manure management plans, and evaluate the suitability of the site for the development.
- ii. *The Agricultural Operations Act* and other provincial legislation may apply to the development of an ILO. When considering the operational or environmental aspects of a proposed project that does not trigger a provincial review, Council may refer a development permit application to the appropriate agencies for advice and recommendations.

g) **Permit Conditions**

- i. As a condition of approval, Council may specify the maximum number of animal units for which the approval is made. The maximum number of animal units shall be based on the site area, nearby land uses, nuisance mitigation, and the carrying capacity of the site.
- ii. Council may impose development standards that specify the location of holding areas, buildings or manure storage facilities on the site.

h) **Existing Livestock Operations**

ILOs existing at the time of the adoption of this bylaw may continue. However, any expansion of the operation, change of animal species, or change in the type of operation will require approval from Council in accordance with the requirements and conditions of this bylaw.

i) **Development permits are required for any proposed:**

- i. New ILO;
- ii. Expansion of the area of an existing ILO;
- iii. Temporary facility or structure not including temporary confinement of animals;
- iv. Change of animal species, intensity, or type of operation;
- v. When a new approval is required from the Ministry of Agriculture.

6.4.6 Manure Management:

- a) Cropland or improved pasture, which is associated or separate from an approved ILO, may be used for the disposal/spreading of manure wastes from an ILO.
- b) If manure is spread on the same site as an ILO, it is considered accessory to the ILO and shall be addressed in the permit for the ILO. Spreading of manure on a site not associated with an ILO is subject to development permit requirements.
- c) Manure shall be incorporated into the soil within twenty-four hours of spreading, unless incorporation is prevented by adverse weather conditions, in which case, incorporation shall be completed as soon as is practical.
- d) The RM may require, or allow, manure injection into the soil or innovative technologies other than conventional stockpiling and spreading for manure management. The Ministry of Agriculture may be consulted regarding manure management.
- e) Where manure is applied on a site not associated with an agricultural operation, the separation distances in Table 6-3 shall apply.

Table 6-3 Minimum Separation Criteria for Manure Application

Method of Manure Application	Injected	Incorporated within 24 hours	No incorporation
Hamlet, urban municipality <100 population	200 metres	400 metres	800 metres
Urban municipality 100-500 population	200 metres	400 metres	800 metres
Urban municipality 501-5000	400 metres	800 metres	1200 metres
Urban municipality >5000 population	400 metres	800 metres	1600 metres

7 CR - Country Residential District

The purpose of the Country Residential District is to accommodate low-density non-farm residential development and compatible land uses.

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

7.1 Permitted Uses

- 7.1.1 One principal residence, including a modular, RTM or mobile home
- 7.1.2 Publicly or privately-owned recreational uses and buildings
- 7.1.3 Institutional uses
- 7.1.4 Public utilities, excluding solid and liquid waste disposal facilities
- 7.1.5 Municipal facilities
- 7.1.6 Places of worship
- 7.1.7 Accessory uses:
 - a) Uses, buildings, and structures typically associated with an approved principal use
 - b) Sea and rail containers for storage

7.2 Discretionary Uses

- 7.2.1 Residential care or nursing homes
- 7.2.2 Bed-and-breakfast operations
- 7.2.3 Home-based businesses
- 7.2.4 Garden suites
- 7.2.5 Non-commercial shop on a separate site

7.3 District Regulations

- 7.3.1 Subdivision
 - a) There shall be no restriction on the number of sites allowed per quarter section in the country residential district

7.3.2 Site Standards

Table 7-1 Subdivisions and Site Standards

Minimum site area	Residential: 0.4 ha All other uses: 1 ha
Maximum site area	Residential: 8 ha All other uses no maximum
Minimum site frontage	20 m
Minimum front yard	46 m from the centreline of an RM or provincial road 15 m from the centreline of an internal subdivision or service road Outside storage is not permitted in the front yard
Minimum side and rear yard	46 m from the centreline of an RM or provincial road 15 m from the centreline of an internal subdivision or service road 6 m from an adjacent lot
Maximum building height	11 m

- a) In the case of a parcel that is physically separated from the remainder of the quarter section by a rail line, a registered road plan or natural feature, the separated land may be subdivided from the quarter section, site area requirements shall not apply, provided:
 - i. The separate site and remnant source parcel have direct access to a developed road;
 - ii. A suitable water supply and sewage disposal can be accommodated on the site; and
 - iii. There is a buildable site of suitable size and elevation to support the principal and accessory buildings.
- b) The maximum site area of a country residential parcel may be increased where the additional land is needed to accommodate an onsite sewage disposal or water supply system or to include existing vegetation, shelterbelts, or accessory buildings.

7.4 Supplementary Standards for the Country Residential District

7.4.1 Accessory Buildings and Structures

- a) A permitted accessory use or building shall be defined as any building, structure, or use, which is customarily accessory to the principal use of the site.
- b) Unless specifically exempt under subsection 2.5 of this bylaw, accessory uses, buildings, and structures are subject to development permit requirements.
- c) Unless otherwise stated, setbacks and general performance standards for accessory buildings shall meet the same requirements as the principal use or building.
- d) The ceiling height for accessory buildings in the country residential district may not exceed a maximum of 5.5 metres (18 feet).
- e) All workshop-related activities shall be conducted entirely within an enclosed building. No storage of materials, goods, or waste products is allowed in the front or side yard of the site.
- f) The floor area for accessory buildings in the country residential district may not exceed a maximum of:
 - i. 270 square metres (2906 square feet) on parcels 2 ha (5ac) or less
 - ii. 375 square metres (4000 square ft) on parcels greater than 2 ha (5ac) and up to and including 4 ha (10 ac)
 - iii. 470 square metres (5000 square ft) on parcels greater than 4 ha (10 acres)

7.4.2 Temporary Accommodations

- a) Notwithstanding the provisions of this bylaw and the official community plan, a mobile home or trailer coach may be used as a temporary accommodation, for up to a time period of one (1) year, during the construction of a principal dwelling on the site, provided:
 - i. A development permit has been issued for the new dwelling;
 - ii. The development permit addresses the temporary accommodation;
 - iii. The temporary accommodation complies with any requirement of the Saskatchewan Health Authority or other government or regulatory agency;
 - iv. The temporary home shall be removed from the site within 30 days of the completion and occupancy of the principal dwelling;
 - v. The temporary home shall be securely anchored but shall not be placed on a permanent foundation so as to be removed; and
 - vi. The temporary home shall meet the applicable CSA standards and shall bear the CSA certification.
- b) In the case of an existing, currently habitable dwelling, which is being replaced by a new dwelling, the existing dwelling, may, as a condition of the development permit, be allowed to be occupied during construction, only until the new dwelling is habitable. The former dwelling unit shall be demolished or removed from the site within 30 days of occupancy of the new dwelling.

7.4.3 Keeping of Animals in this District

- a) The keeping of livestock shall be permitted in the country residential district in accordance with Table 7-2.
- b) Animals shall not be pastured within 15 metres (49.2 feet) of any dwelling or water well not owned by the owner of the animals. No buildings or structures intended to contain birds or animals shall be located within 30 metres (98.4 feet) of a dwelling, property line, or well for potable water.

Table 7-2 Number of Animal Units

Parcel Size (ha)	Maximum Number of Animal Units
0 - 0.39	0
0.4 - 0.79	1
0.8 and greater	2

8 H- Hamlet District

The purpose of the hamlet district is to accommodate medium to high density residential development. The district will also provide limited commercial and social services for the surrounding population.

In any hamlet district, no person shall use any land building or structure or erect any building or structure except in accordance with the following provisions:

8.1 Permitted Uses

8.1.1 Residential Uses:

- a) One single detached dwelling, not including modular, RTM or mobile homes
- b) Semi-detached dwellings

8.1.2 Community, Institutional and Recreational uses:

- a) Municipal uses and facilities
- b) Schools, educational institutions
- c) Places of worship and religious institutions
- d) Parks and playgrounds
- e) Community halls
- f) Sports fields, rinks, parks, golf courses, and other similar uses

8.1.3 Commercial Uses:

- a) Offices
- b) Retail stores
- c) Restaurants, confectionaries and other places for the sale and consumption of food and related items
- d) Establishments for the servicing, storage and sale of motor vehicles, farm machinery and equipment
- e) Personal service shops (i.e. hairstylist, etc.)
- f) Licensed restaurants, lounges, and liquor sales
- g) Daycare centres

8.1.4 Other uses:

- a) Public works and utilities, excluding solid and liquid waste disposal
- b) Accessory uses and buildings less than 75 sq. m. (807 sq. ft)

8.2 Discretionary Uses

8.2.1 Residential Uses:

- a) Row houses
- b) Apartments
- c) Bed and breakfast homes
- d) Home-based businesses
- e) Residential care homes

8.2.3 Commercial uses:

- a) Grocery stores
- b) Care facilities: medical centres, dental offices, care homes
- c) Motels and hotels
- d) One dwelling unit accessory to a commercial use
- f) Artisan or craft workshops

8.2.2 Industrial uses:

- a) Warehouses
- b) Storage yards
- c) Service stations

8.3 District Regulations

8.3.1 Subdivision

- a) There shall be no restriction on the number of subdivisions allowed per quarter section in the hamlet district

8.3.2 Site Standards

Table 8-1 Residential: Single Family and Semi-Detached

	Single Detached	Semi-detached (per unit)
Minimum frontage	15 m with a lane 18 m without a lane	11 m with a lane 15 m without a lane
Minimum site area	500 sq. m.	396 sq. m.
Minimum front yard	6 m	6 m
Minimum side yard	2 m unless on a corner lot, then the side yard shall be 3 m.	2 m unless on a corner lot, then the side yard shall be 3 m. Where units share a wall, there shall be no side yard
Minimum rear yard	6 m	6 m
Maximum site coverage	50%	50%
Maximum building height	11 m	11 m

Table 8-2 Residential: Multiple Unit

	Row Houses (per unit)	Apartments
Minimum frontage	7.5 metres	25 m
Minimum site area	396 sq. m.	625 sq. m
Minimum front yard	6 m	6 m
Minimum side yard	2 m unless on a corner lot, then the side yard shall be 3 m. Where units share a wall, there shall be no side yard	3.5 m
Minimum rear yard	6 m	6 m
Maximum site coverage	60%	60%
Maximum building height	11 m	15 m

Table 8-3 Commercial

Minimum frontage	7.5 m
Minimum site area	278 sq. m.
Minimum front yard	No requirement
Minimum side yard	No requirement
Minimum rear yard	6 m

Table 8-4 Industrial

Minimum frontage	7.5 m except for service stations, which shall be 30 m
Minimum site area	278 sq. m. except for service stations, which shall be 929 sq. m.
Minimum front yard	No requirement except for service stations, which shall be 7.5 m
Minimum side yard	No requirement
Minimum rear yard	6 m

Table 8-5 All Other Uses

Minimum frontage	15 m
Minimum site area	To be determined on specific land use needs
Minimum front yard	7.5 m
Minimum side yard	No requirement
Minimum rear yard	6 m

8.4 Supplementary Standards for the Hamlet District

8.4.1 Accessory buildings and uses

- a) A permitted accessory use or building shall be defined as any building, structure or use, which is customarily accessory to the principal use of the site, but only once the principal use has been established.
- b) Unless specifically exempt under subsection 2.5 of this bylaw, all accessory uses, buildings, or structures are subject to development permit requirements.
- c) Accessory structures and buildings shall meet the same site requirements and performance standards of the principal building.
- d) Accessory buildings in the hamlet district shall not exceed 75 sq. metres (807.3 sq. feet) in area or 4.5 metres (14.76 feet) in height.

8.4.2 Outdoor storage

- a) The outdoor storage or collection of goods and materials is prohibited in a front or side yard in the hamlet district. Goods and items may be displayed in the front yard for a limited time, provided the area is neat and orderly.
- b) Outdoor storage is allowed in the rear yard provided the goods or material being stored are clearly accessory and incidental to the principal use of the property.
- c) Council may apply special standards for the location, setback or screening of any area devoted to the outdoor storage of vehicles, including vehicles, parts of vehicles, or equipment and machinery normally used for the maintenance of the property.
- d) With the exception of approved salvage yards and auto wrecking operations, no more than three (3) vehicles that are not in running order shall be parked or stored on any site.

8.4.3 Keeping of animals

Only domestic pets shall be allowed on any site in this district. Large-breed animals typically associated with farms are not permitted

8.4.4 Projections and Encroachments

- a) Uncovered and open balconies, terraces, verandas, decks, and patios having a maximum projection from the main wall of 1.8 metres into any required front or rear yard;
- b) Window sills, roof overhangs, eaves, gutters, bay windows, chimneys, and similar alterations projecting a distance of 0.5 metres into any required yard.

9 HC – Highway Commercial District

The purpose of the highway commercial district is to accommodate highway-related commercial and light industrial activities located along provincial highways and primary municipal roads.

In any highway commercial district, no person shall use any land building or structure or erect any building or structure except in accordance with the following provisions:

9.1 Permitted Uses

- 9.1.1 Agriculture-related commercial
- 9.1.2 Agricultural equipment dealers and service establishments
- 9.1.3 Seed, fuel, and chemical supply establishments
- 9.1.4 Agricultural service and contracting establishments
- 9.1.5 Motels and hotels
- 9.1.6 Service stations including those with a confectionary and carwash
- 9.1.7 Establishments for the sale, storage and servicing of motor vehicles, trailers, marine vehicles, farm machinery and equipment
- 9.1.8 Restaurants, grocery stores and other places for the sale and consumption of food and related items
- 9.1.9 Veterinary clinics and hospitals
- 9.1.10 Storage facilities, warehousing, supply and distribution facilities
- 9.1.11 Retail businesses
- 9.1.12 Public utilities, except solid and liquid waste disposal facilities.
- 9.1.13 Trucking and hauling operations
- 9.1.14 Commercial recreation facilities
- 9.1.15 Private or commercial storage compounds (indoor and outdoor)
- 9.1.16 Accessory uses:
 - a) Uses, buildings and structures typically associated with an approved principal use
 - b) One dwelling unit for the operator of a commercial use, where the residence is ancillary to that use and located on the same site.

9.2 Discretionary Uses

- 9.2.1 Manufacturing
- 9.2.2 Auction marts
- 9.2.3 Welding, machine shops, and metal fabricating
- 9.2.4 Salvage yards, auto and machine wreckers
- 9.2.5 Wood and natural products processing and fabrication
- 9.2.6 Solid and liquid waste disposal facilities

9.3 District Regulations

- 9.3.1 Subdivision
 - a) There shall be no restriction on the number of subdivisions allowed per quarter section in this district.
- 9.3.2 Site Standards

Table 9-1 Subdivision and Site Standards

Minimum site area	1000 sq. m.
Maximum site area	No maximum
Minimum site frontage	20 m
Minimum front yard	46 m from the centreline of an RM or provincial road 15 m from the centreline of an internal subdivision or service road Outside storage is not permitted in the front yard
Minimum side and rear yard	46 m from the centreline of an RM or provincial road 15 m from the centreline of an internal subdivision or service road 1.5 m from an adjacent lot

9.4 Supplementary Standards for the Commercial-Industrial District

- 9.4.1 Standards for all Commercial and Industrial Uses:
 - a) Commercial and industrial establishments shall be separated from a residence that is not occupied by the operator of the establishment, by a distance of at least 300.0 metres (984.25 feet) unless the applicant can establish, to the satisfaction of Council, that the use will not emit noxious odours, dust, smoke, or noise that would limit the enjoyment or use of the residence. The separation distance shall be measured from the commercial or industrial facility to the residence.
 - b) Performance Standards:

- i. There shall be no noise of industrial production audible beyond the boundary of the lot on which the operation takes place
- ii. Processes that produce excessive smoke shall not be permitted.
- iii. No process involving the emission of dust, fly ash, or other particulate matter is permitted.
- iv. The emission of any odorous gas or other odorous matter is prohibited.
- v. The emission of any toxic gases or other toxic substance is prohibited.
- vi. No commercial or industrial operation shall be carried out that would produce glare or heat discernible beyond the property line of the lot.
- vii. Waste which does not conform to the standards established by the RM, shall not be discharged into any municipal lagoon.
- viii. The onus of demonstrating to Council's satisfaction that a proposed development does and will comply with these requirements rests with the developer.

9.4.2 Accessory buildings and uses

- a) A permitted accessory use or building shall be defined as any building, structure or use, which is customarily accessory to the principal use of the site, but only if the principal use has been established.
- b) Unless specifically exempt under subsection 2.5 of this bylaw, all accessory uses, buildings, or structures are subject to development permit requirements.
- c) Accessory structures and buildings shall meet the same site requirements and performance standards of the principal building.
- d) The size of accessory buildings located in the highway commercial district shall be at the discretion of Council. The size shall be based on the requirements of the principal use and the total building footprint of the site.

9.4.3 Outdoor storage

- a) The outdoor storage or collection of goods and materials is prohibited in a front yard in the highway commercial district. Goods and items may be displayed for a limited time in the front yard, provided the area is neat and orderly.
- b) Outdoor storage is allowed in the side and rear yards provided the goods or material being stored are clearly accessory and incidental to the principal use of the property. Screening may be required as a condition of the development permit.
- c) Council may apply special standards for the location, setback or screening of any area devoted to the outdoor storage of vehicles, including vehicles, parts of vehicles, or equipment and machinery normally used for maintenance of the property.
- d) The exterior storage of waste products is prohibited, except within a waste disposal bin for collection.

9.4.4 Uses that involve the housing of agricultural animals

- a) For any use that involves the sale, shipping, housing, or confinement of agricultural animals in numbers or densities that meet the criteria for an ILO, Council is bound by the location criteria for ILOs, included in subsection 6.4.5 of this zoning bylaw.
- b) In issuing a development permit, Council may apply special standards limiting the number of animals that may be harboured on the site at any point in time.

9.4.5 Accessory Dwelling Units

- a) One dwelling unit is permitted as an accessory use to an approved commercial or industrial use.
- b) Dwelling units shall have a floor area smaller than, or equal to, the floor area of the commercial use.
- c) Dwelling units shall be located above or at the rear of the principal building and may be attached or separate from the principal building.
- d) If attached to the principal building, the dwelling unit shall have an entrance that is separate from that of the commercial establishment.
- e) Residences, which are accessory to a commercial or industrial use, shall meet all provincial and municipal requirements for health, safety, utilities and fire regulations.

10 Definitions

Whenever the subsequent words or terms are used in the official community plan, and this bylaw, they shall, have the following definition unless the context indicates otherwise.

- Abattoir:** A facility for butchering animals, slaughtering animals, dressing, cutting and inspecting meats, and/or refrigerating, curing, and manufacturing 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 Chesterfield No. 261.
- Aggregate Resource:** Raw materials including sand, gravel, clay, earth or mineralized rock found on or under a site. (Also see Mineral Resource)
- 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.
- Agricultural Operation:** A site, or sites, the principal use of which is to derive produce directly from the following activities, but shall not be residential in use:
- 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) Involved the primary processing of agricultural products which provide a primary source of livelihood and income to the site owner or operator;
 - 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;

- j) Any other prescribed agricultural activity or process as defined by council.

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;
- k) Retail sales of the goods produced or stored as part of the dominant use on the site.

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 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, principal structure, or principal use of the same site.

Zoning Bylaw for the RM of Chesterfield No. 261

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

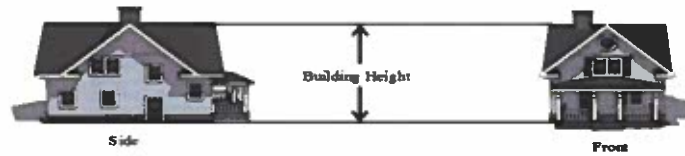
Kind of Animal	Number of Animals (= 1 Animal Unit)
Poultry	
Hens, cockerels, capons	100
Chicks, broiler chickens	200
Turkeys, geese, ducks	50
Exotic birds	25
Hogs	
Boars and sows	3
Gilts	4
Feeder pigs	6
Weanling pigs	20
Sheep	
Rams or ewes	7
Lambs	14
Goats, etc.	
All (including llamas, alpacas etc.)	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	
Bison	1
Elk, Reindeer	4
Deer	7

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*.

Auction Mart/Market: 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.
Basement:	That portion of a building between two floor levels, which is partly underground and has not more than one-half its height from the finished floor to finished ceiling, above finished grade.
Battery, Oil and Gas:	A common storage facility that receives production from a well, or wells, and includes equipment for separating the fluid into oil, gas, water and any other substances, and for measurement.
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 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.
Buffer:	A strip of land, vegetation or land use that physically separates two 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 Chesterfield No. 261 regulating the erection, alteration, repair, occupancy, maintenance or demolition 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 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, but shall exclude clothes closets, linen closets, broom cupboards, kitchen and bathroom cupboards of whatsoever nature.
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.

Zoning Bylaw for the RM of Chesterfield No. 261



Building Permit:	A permit, issued under the Building Bylaw of the Rural Municipality of Chesterfield No. 261 authorizing the construction of all or part of any building or structure.
Building Principal:	A building in which is conducted the main or primary use of the site on which the said building is situated.
Bulk Fuel Sales and Storage:	Includes lands, buildings, and structures for the storage and distribution of fuels and oils including retail sales or key lock operations.
Bylaw:	The Rural Municipality of Chesterfield No. 261's Zoning Bylaw.
Campground:	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, but not including the use or mobile homes or trailers on a permanent year-round basis.
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 non-water-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, but 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 patterns. (i.e. housing)
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 multiple storage bays intended for lease or rent by the general public for the purpose of indoor storage of private goods.
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.
Communal Farm Settlements	<p>A multiple use development located on a single site and often associated with an agricultural operation and/or an intensive livestock operation (ILO), on the same site. The use is typically operated by a religious colony or other association and may include the following:</p> <ul style="list-style-type: none">a) Agricultural uses, including greenhouses and intensive livestock operationsb) Minor agricultural-commercial operations for the sake of the products grown on-sitec) One-unit dwellingsd) Two-unit dwellingse) Multiple unit dwellingsf) Cooking and eating facilitiesg) Living areas and sleeping facilitiesh) Sanitary facilitiesi) Places of worshipj) Educational and child care facilitiesk) Recreational facilitiesl) Cemeteriesm) Workshopsn) Uses, structures and buildings accessory to the above principal uses
Concept Plan (Comprehensive Development Review):	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.
Condominium:	As defined by <i>The Condominium Property Act, 1993</i> , means the land included in a condominium plan together with the buildings and units and the common property and common facilities belonging to them.
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

Zoning Bylaw for the RM of Chesterfield No. 261

	convenient day to day service to residents in the vicinity.
Council:	The Council of the Rural Municipality of Chesterfield No. 261.
Country Residential Development:	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.
Daycare Centre:	Any kind of group daycare programs including eldercare or aged adults, nurseries for children of working parents, nursery schools for children and minimum age for education in public schools' or parent cooperative nursery schools and programs covering after school care for school children provided such an establishment is approved by the provincial government and conducted in accordance with provincial requirements.
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 <i>The Planning and Development Act, 2007</i> .
Development Officer:	The Administrator shall be the Development Officer, or in his/her absence an employee of the Municipality appointed by the Administrator; or someone appointed by the Council to act as a Development Officer to administer this Bylaw.
Development Permit:	A permit issued by the Council of the Rural Municipality of Chesterfield No. 261 that authorizes development, but does not include a building permit.
Directional Signage:	Signage located off site providing direction to and information about a specific enterprise or activity which does not contain general advertising.
Discretionary Use:	A use of land or buildings or form of development that is prescribed as a discretionary use in the Zoning Bylaw; and requires the approval of Council pursuant to Section 56 of <i>The Planning and Development Act, 2007</i> .
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, Multiple Unit:	A building containing three or more dwelling units and shall include condominiums, townhouses, row houses, and apartments as distinct from a

	rooming house, hotel, or motel.
Dwelling, Semi-Detached:	A building divided vertically into two (2) dwelling units by a common wall extending from the base of the foundation to the roofline.
Dwelling, Single-Detached:	A building containing only one dwelling unit, as herein defined, and occupied or intended to be occupied as a permanent residence, including a RTM when attached to a foundation on the site, but not including a mobile or modular home as defined.
Dwelling Group:	A group of single-detached, semi-detached, or multiple unit dwellings clustered on one lot or site, built as one development.
Dwelling Unit:	A separate set of living quarters, whether occupied or not, usually containing sleeping facilities, sanitary facilities and a kitchen or kitchen components, but 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.
Elevation:	The height of a point on the Earth's surface above sea level.
Environmentally sensitive lands and areas:	Means lands or areas with natural features where precautions, mitigation or constraints are needed to minimize impacts. These include the following: <ul style="list-style-type: none">• a ravine, coulee, swamp, natural drainage course or creek bed;• wildlife habitat, environmentally sensitive or significant natural or heritage areas;• flood-prone or potentially unstable land; or• land abutting lakes, streams or rivers for pollution prevention, bank preservation or development protection from flooding.
Equestrian Facility (Riding stables):	The use of lands, buildings, or structures for the boarding of horses, the training of horses and riders, and the staging of equestrian events, with or without charge and with or without general public involvement, but does not include the racing of horses.
Existing:	In place or taking place, on the date of the adoption of this Bylaw.
Facility, Oil and Gas:	Any building, structure, installation, equipment or appurtenance that is connected to, or associated with, the recovery, development, production, storage, handling, processing, treatment or disposal of oil, gas, water, products or other substances, that are produced from or injected into a well, but does not include a pipeline.
Farm Building:	Improvements such as barns, granaries, workshops 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.

Zoning Bylaw for the RM of Chesterfield No. 261

Farmers' Market:	An occasional or periodic sales activity held in an open area where groups or individual sellers offer new and used goods, crafts or produce for sale directly to the public but does not include a retail store, shopping centre or greenhouse.
Farmstead/Farmyard:	The buildings and adjacent essential grounds surrounding a farm.
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 an area not ordinarily covered by water.
Flood Proofing:	Any combination of structural and non-structural modifications to structures, buildings or land, which reduces or eliminates structural, building, development, land, servicing, environmental and building contents flood damage, by using the freeboard elevation.
Flood Way:	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 metre or a velocity of one metre per second.
Flood Fringe:	The portion of the flood plain where the waters in the 1:500-year flood are projected to be less than a depth of one metre or a velocity of 1 metre (3.28 feet) per second.
Floor Area:	The total area of all floors of a building or structure, excluding stairwells, elevator shafts, equipment rooms, interior vehicular parking, unloading areas and all floors below the first or ground floor, except when used or intended to be used for human habitation or service to the public.
Flowline:	A pipeline connecting a wellhead and: <ul style="list-style-type: none">a) An oil battery facilityb) A fluid inspection facility, orc) A gas compression facility.
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.
Frontage:	The full length of a site measured alongside the road onto which the site fronts.
Future Land Use Map	A comprehensive document compiled by a local government that identifies goals and strategies for future development or preservation of land. In its projections, the map specifies certain areas for residential growth and others

	for agriculture, industry, commercial and conservation.
Game Farm:	A fenced area for the purpose of management, control, and harvesting of domestic game farm animals. Game farms are regulated by The Domestic Game Farm Animal Regulations.
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.
Garden Suite:	An additional dwelling unit that is separate from and secondary to the principal single detached dwelling on the residential lands; the unit is to be used by a relative (blood, marriage, or legal adoption) of the resident of the principal single detached dwelling.
Geotechnical Assessment:	An assessment or estimation, by a qualified expert of the earth's subsurface, of the quality and/or quantity of the environment and the mitigation measures that would be necessary for development to be safe and suitable for the site
Golf Course:	A public or private area operated for the purpose of playing golf, and includes a par 3 golf course, clubhouse 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.
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 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.
Guest Cottage:	A detached accessory building to be used as summer sleeping accommodation only, and which is located on the same lot as the principal dwelling.
Hall:	A building or part of a building, in which facilities are provided for such purposes as meetings for civic, educational, political, religious or social purposes and may include a banquet hall, private club or fraternal organization.
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.
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.

Hazardous Uses:	<p>A development which may generate any of the following characteristics:</p> <ul style="list-style-type: none">a) Excessive noise, odour, dust, vibration;b) Offensive emissions;c) Involves dangerous or toxic materials, chemicals and wastes;d) Air, water or soil pollution;e) Land use incompatibility;f) Reduced public safety, and may include auto-wrecking, fertilizer, asphalt, chemical and grain handling uses.
Height of the Sign:	<p>The vertical distance measured from the highest point of the sign to grade level at the centre of the sign.</p>
Heritage Property:	<p>Any property, whether by a work of nature or of man, that is of interest for its archaeological, historic, cultural environmental, aesthetic or scientific value, and includes a site where archaeological, historic, paleontological, cultural or scientific property is, or may reasonable be expected to be found, or as otherwise defined in <i>The Heritage Property Act</i> and regulations.</p>
Heritage Resource:	<p>The history, culture and historical resources of an area or community.</p>
Home Based Business:	<p>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.</p>
Home Occupation:	<p>An accessory use carried on as an occupation conducted for gain in a dwelling unit solely by the resident or residents.</p>
Horticulture:	<p>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.</p>
Hotel/Motel:	<p>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.</p>
Industrial Park:	<p>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 transport modality (inter-modal) coincides: highways, railroads, airports, and navigable rivers.</p>
Industrial Use:	<p>The use of land, buildings or structures for the manufacturing, assembling, processing, fabrication, warehousing or storage of goods and materials.</p>
Institutional Use:	<p>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.</p>

Zoning Bylaw for the RM of Chesterfield No. 261

Intensive Agricultural Operation:	A principal use that produces a crop that is grown in buildings or under structures, using hydroponic techniques, or by use of intensive irrigation and fertilizer application, but not including an intensive livestock operations.
Intensive Livestock Operation:	The operation or facilities for the permanent rearing, confinement or feeding of poultry, hogs, sheep, goats, cattle, horses, bison or domesticated game animals in such number that the facility and portion of a site used for the operation will contain three hundred (300) or more animal units which are confined to a space of one (1) animal unit to less than 370 square metres (4000 square feet).
Kennel:	A development used for the breeding, boarding, caring or training of dogs. Typical facilities include dog boarding and dog training establishments, and animal rescue homes.
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: <ul style="list-style-type: none">• Soft landscaping consisting of vegetation such as trees, shrubs, vines, hedges, flowers, grass and ground cover; and/or• Hard landscaping consisting of non-vegetative materials such as concrete, unit pavers, brick pavers or quarry tile, but does not include gravel, shale, or asphalt.
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 product, or as breeding stock, but excluding companion animals.
Lot:	A parcel of land of a subdivision, the plan of which has been filed or registered in the Land Titles Office.
Manufacturing Establishment:	A firm or business engaged in the mechanical or chemical transformation of materials or substances into new products including the assembling of components parts, the manufacturing of products and the blending of materials.
Mineral Resource:	As defined under provincial legislation and regulations.
Minimum Distance	In respect to intensive livestock operations and heavy industrial land uses, the

- Separation:** minimum distance separation required in the Zoning Bylaw from non-complementary uses.
- Minister:** The Minister as defined in *The Planning and Development Act, 2007*.
- Mixed Use:** Mixed uses are where one or more compatible uses are on one site or building. Or designated in a particular area, such as commercial and residential mixed with recreation.
- Mobile Home:** A mobile unit 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. CSA Number Z240 MH.



Double-Wide Mobile Home

- Mobile Home Park:** A site under single management for the placement of two 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 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

- Municipality:** The Rural Municipality of Chesterfield No. 261.
- Municipal Reserve:** Dedicated lands:
- That are provided to a Municipality pursuant to clause 189(a) of *The Planning and Development Act, 2007* for public use; or
 - That were dedicated as public reserve and transferred to a Municipality pursuant to section 196, whether or not title to those lands has been issued in the name of the Municipality.
- Municipal Road:** A public road, which is subject to the direction, control and management of the

	municipality, and includes an internal subdivision road.
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.
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: <ul style="list-style-type: none">a) Fish within the meaning of <i>The Fisheries Act</i>;b) Wildlife within the meaning of <i>The Wildlife Act, 1998</i>;c) Forest products within the meaning of <i>The Forest Resources Management Act</i>;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; andf) 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 and gravel, oil and gas, peat metallic mineral and other non-metallic minerals.
Non-Conforming Building:	A building: <ul style="list-style-type: none">• 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• 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 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: <ul style="list-style-type: none">• 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

- 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.

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, trans-shipped, sold or processed.
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.
Park Model Trailer/Unit:	A unit designed to facilitate occasional relocation, with living quarters for a temporary or seasonal use; 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. It has a gross floor area not exceeding 50 m ² (540 ft ²). CSA Number Z241.
	
	<p style="text-align: center;">Park Model Trailer 102 Park Model Recreational Unit</p>
Parking:	An open area, other than a street, used for the temporary parking of more than four 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.
Permanent Foundation:	The lower portion of a building; usually concrete, masonry, or an engineered wood basement which renders the structure fixed and immobile.
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.
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.
Principle (building, structure or 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.
Primary Access:	The principal means of vehicular entry to or from a site or building, but shall not include a lane.

Public Utility:	<p>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:</p> <ul style="list-style-type: none">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; ande) Fire and Police Services.
Public Utility (Linear):	<p>Linear or private utilities including, but not limited to, roads, communication lines, rail, power and natural gas lines and similar linear uses.</p>
Public Utility (Service):	<p>Those non-linear utilities which may potentially conflict with other Land uses, including, but not limited to, airports, microwave or communication towers, wind towers, water reservoirs, sewage lagoons, landfills, gas compressor stations, large electrical transformer stations and similar, potentially conflicting service utilities.</p>
Public Works:	<p>A facility as defined under <i>The Planning and Development Act, 2007</i>.</p>
Quarter Section:	<p>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.</p>
Racetrack:	<p>A place designed and equipped for the racing of motorized vehicles or horses and includes facilities for administration and management of the business.</p>
Railway Freight Yards:	<p>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.</p>
Ready-to-Move (RTM) Dwelling:	<p>A new single detached dwelling constructed off-site to National Building Code or CSA-277 standards to be moved onto a new permanent residential site building foundation.</p>
Real Estate Signage:	<p>Signage directly associated with the sale of property in which it is located and which maintains a gross surface area of less than 1 square metre (10.76 square feet).</p>
Redesignation:	<p>Rezoning</p>

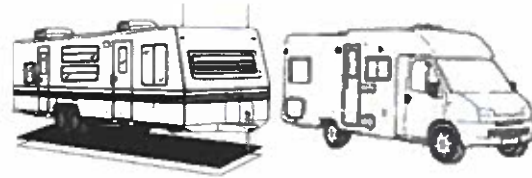


Recreational Use: A public or private facility or amenity, a joint-use site or a park or playground that serves the surrounding neighbourhood or community.

Recreational (Commercial): A public or private facility or amenity, a joint-use site or a park or playground that 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 principle vehicle. Notwithstanding the generality of the above may include:

- a) Motor homes
- b) Camper Trailers
- c) Boats
- d) Snowmobiles
- 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 Chesterfield No. 261.

Residence: A single detached dwelling, mobile home or modular home.

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

Residential Care Home: A facility which:

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

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

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.

Rights of way 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. Sometimes, road rights of way are left vacant after the initial roadway facility is constructed to allow for future expansion.

Riparian:	The areas adjacent to any streams, rivers, lakes or wetlands.
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 country residential or lakeshore subdivision.
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 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.
Screening or Screening Device:	The use of vegetation, berms, fences, walls and similar structures to visually shield, block or obscure one development from another, or from the public.
Secondary Suite:	An additional dwelling unit located within a principal single detached dwelling.
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.
Setback:	The distance required to obtain the front yard, rear yard or side yard provisions of this Bylaw.
Shipping Container:	A cargo container that is a prefabricated metal container or box constructed for the transportation of goods by ship, train, or highway tractor. (i.e. seacan)
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.
Shut-in Well:	An oil or gas well which is capable of producing but is not presently producing

because it has been temporarily closed or suspended.

Sign: A display board, screen, structure or material having characters, letters or illustrations applied thereto or displayed thereon, in any manner not inside a building and includes the posting or painting of an advertisement or notice on a building or structure.

Site: An area of land, consisting of one 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.

Sight Area: The total horizontal area within the boundaries of a site.

Site Line, Front or 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, Rear: The boundary at the rear of the site and opposite the front site line.

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

Small Wind Energy System: Any wind energy conversion system consisting of a wind turbine, a tower and associated control or conversion electronics, which has a rated capacity of not more than 300 kW, and is intended to provide electrical power for use on-site (either behind the metre or off-grid) and is not intended or used to produce power for resale.

Sour Gas Well: An oil or gas well that is producing H₂S at a concentration of 10 ppm, or 0.01 moles per kilomole, or greater.

Sport 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, state and federal governments.

Stockyard: An enclosed yard where livestock is kept temporarily.

Storey: The space between the top of any floor and the top of the next floor above it

	and if there is no floor above it, the portion between the top of the floor and the ceiling above it.
Street (Road):	A site owned by the Provincial Crown, which provides the principal legal public vehicular access to abutting sites, but shall not include an easement or lane.
Structure:	A combination of materials constructed, located or erected for use, occupancy ornamentation, whether installed on, above or below the surface of land and water.
Subdivision:	A division of land, and includes a division of a quarter section into legal subdivisions as described in the regulations made pursuant to <i>The Land Surveys Act, 2000</i> .
Tavern:	An establishment, or portion thereof, where the primary business is the sale of beverage alcohol for consumption on the premises, with or without food, and where no live entertainment or dance floor is permitted. A brew pub may be considered a tavern if beverage alcohol is manufactured and consumed on site under a valid manufacturer's permit in accordance with the Alcohol Control Regulations.
(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 Sign:	A sign which is not permanently installed or affixed in position, advertising a product or activity on a limited basis.
Tower:	Any structure used for the transmission or reception of radio, television, telecommunications, mechanical or electrical energy for industrial, commercial, private or public uses, or for the storage of any substance of liquid.
Tower Height:	The height above-ground of the fixed portion of the tower, excluding any wind turbine and rotors.
Traffic Control Signage:	A sign, signal, marking or any device placed or erected by the Municipality or Saskatchewan Department of Highways and Transportation.
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 or more persons notwithstanding that its running gear is removed or that it is jacked up.
Trailer Court:	Any site on which two or more occupied trailer coaches are permitted to be harboured, whether or not a charge is made or paid, and includes any building

Zoning Bylaw for the RM of Chesterfield No. 261

or structure used or intended for use as a part of the equipment of such trailer court, but shall not include an industrial or construction camp, or a mobile home park.

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, but does not include automobile service stations or transportation sales or rental outlets.
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.
Vacation Farm:	<p>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:</p> <ul style="list-style-type: none">• 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;• 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.
Veterinary Clinics:	A place for the care and treatment of small animals involving outpatient care and medical procedures involving hospitalization, but shall not include the keeping of animals in outdoor pens.
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 human, animal, aggregate or vegetable matter in solution or suspension, but 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.
Wholesale:	The sale of commodities to retailers and shall include the sale of commodities for the purpose of carrying on any trade or business.
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 but 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.
Well, Oil or Gas	Means <ul style="list-style-type: none">(i) any opening in the ground, made within Saskatchewan, from which any oil, gas, oil and gas or other hydrocarbon is, has been or is capable of being produced from a reservoir;(ii) any opening in the ground that is made for the purpose of:<ul style="list-style-type: none">(A) obtaining water to inject into an underground formation;(B) injecting any substance into an underground formation;(C) storing oil, gas or other hydrocarbons underground; or(D) monitoring reservoir performance and obtaining geological information; or(iii) any opening in the ground made for informational purposes pursuant to <i>The Subsurface Mineral Conservation Regulations</i>.
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.
Wind Turbine/Wind Power Unit:	A rotating machine, which converts kinetic, wind energy into mechanical energy and then electrical energy primarily for private use.
Windmill:	A rotating machine, which converts kinetic, wind energy directly to mechanical energy for traditional agricultural purposes such as pumping water.
Wind Farm:	A group of wind turbines in the same location used for the production of electric power. Individual turbines are generally interconnected with voltage power collection and transmission systems.
Work Camp:	A temporary facility for the use of employees affiliated with a resource based use where meals and overnight accommodations are typically provided. Work camps shall consist of a residential use and may also include separate eating, laundry and recreational space.
Yard:	The open, unoccupied space on a lot between the property line and the nearest wall of a building and any part of a site unoccupied and unobstructed by a principal building or structure, unless authorized in this Bylaw.
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.

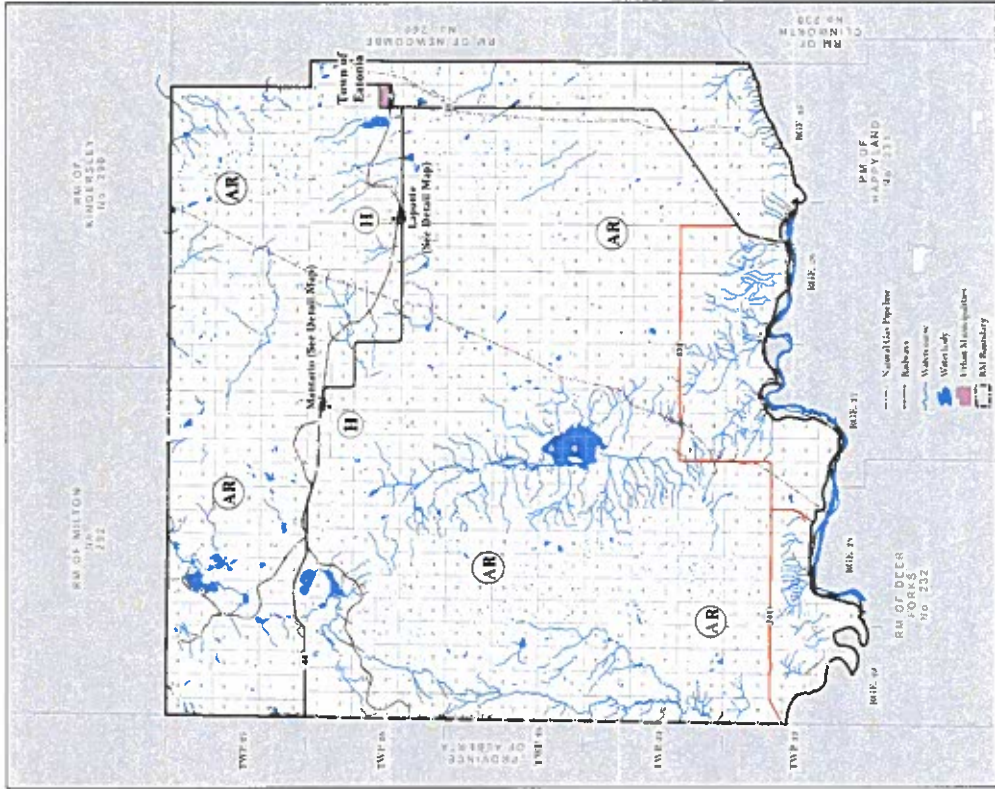
Yard, Required: The minimum yard required by a provision of this Bylaw.

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.

11 Development Review Criteria

- 11.1.1 When considering an application for a subdivision, a discretionary use permit, or to amend the planning bylaws, Council shall consider the following:
- a. Does the proposal meet the goals, objectives and policies of the official community plan and the development standards of the zoning bylaw?
 - b. Is there a reasonable need or a demand for the proposed use?
 - c. Is the location suitable? Would an alternative site or building be more suitable for the proposal with respect to achieving the intent of the official community plan?
 - d. Are the necessary services accessible and economical, is the proposal sustainable with respect to municipal capacity?
 - e. Is the RM capable of providing the services needed to support the use or development? Servicing agreements or development levy agreements will be required to ensure the costs do not fall on the municipality or general tax base.
 - f. Is the proposed use compatible with nearby land uses, existing and potential public utilities, the character of the area, and does it conform to municipal policies for environmental protection?
 - g. How will the proposed development impact current and future municipal projects, as identified in the bylaw?
 - h. Is additional information needed in order to make an informed decision? (Reports, studies, development issues, resident concerns, provincial comments, public hearing submissions, etc.)
- 11.1.2 Subdivision and development proposals shall not be approved where the proposal:
- a. Is detrimental to the health, safety, convenience, or general welfare of persons residing or working in the area;
 - b. Is injurious to, or incompatible with, existing or proposed developments or public utilities;
 - c. In Council's opinion, involves prohibitively expensive public utility construction or maintenance costs;
 - d. Involves the refusal of a developer to enter into a servicing or development levy agreement;
 - e. Is not appropriately located, designed or serviced, or is not environmentally responsible.
- 11.1.3 Where a subdivision or development proposal affects the municipal road system, the Municipality may, at its discretion, and pursuant Section 22 of *The Municipalities Act*, require the landowner or developer to enter into a road maintenance agreement.

12 Zoning District and Related Maps



RM OF CHESTERFIELD
NO. 261

Zoning District Map

APPROVED ON THE _____ DAY OF _____ 2019

ADMINISTRATOR

MINISTRY OF GOVERNMENT RELATIONS

THIS IS THE ZONING DISTRICT MAP
APPROVED BY THE RM OF CHESTERFIELD NO. 261
ON _____ 2019

REMOVED

ADMINISTRATOR

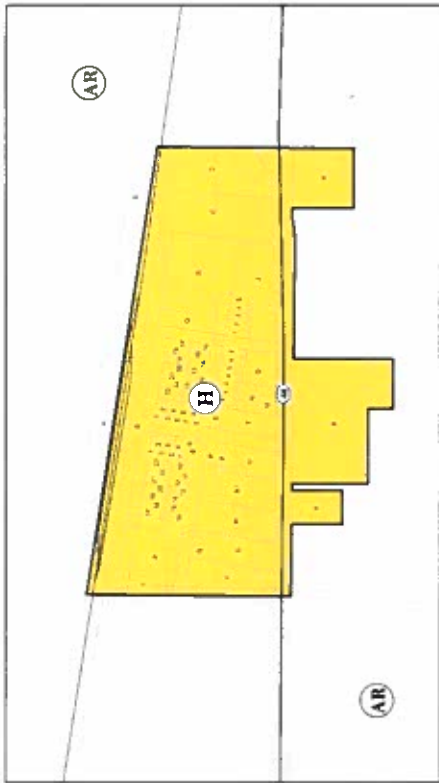
APPROVED ON THE _____ DAY OF _____ 2019

MINISTRY OF GOVERNMENT RELATIONS

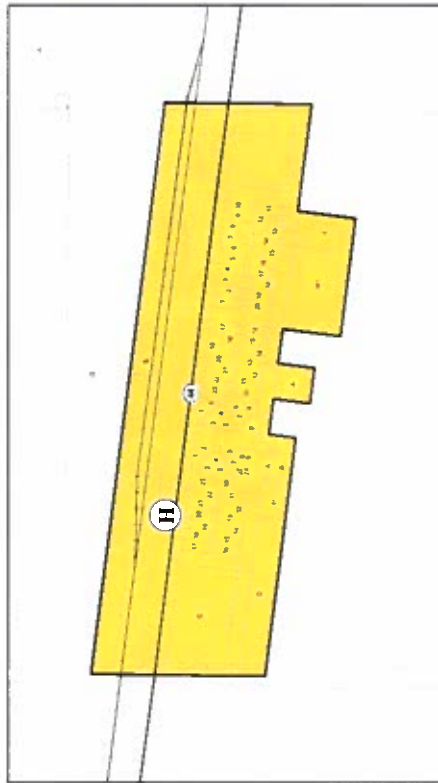
Zoning Districts

- AR - Agricultural Reserve
- HI - Home
- CR - Country Residential
- HI-1 - Highway Commercial

1:5000




Leppette



Mansfield

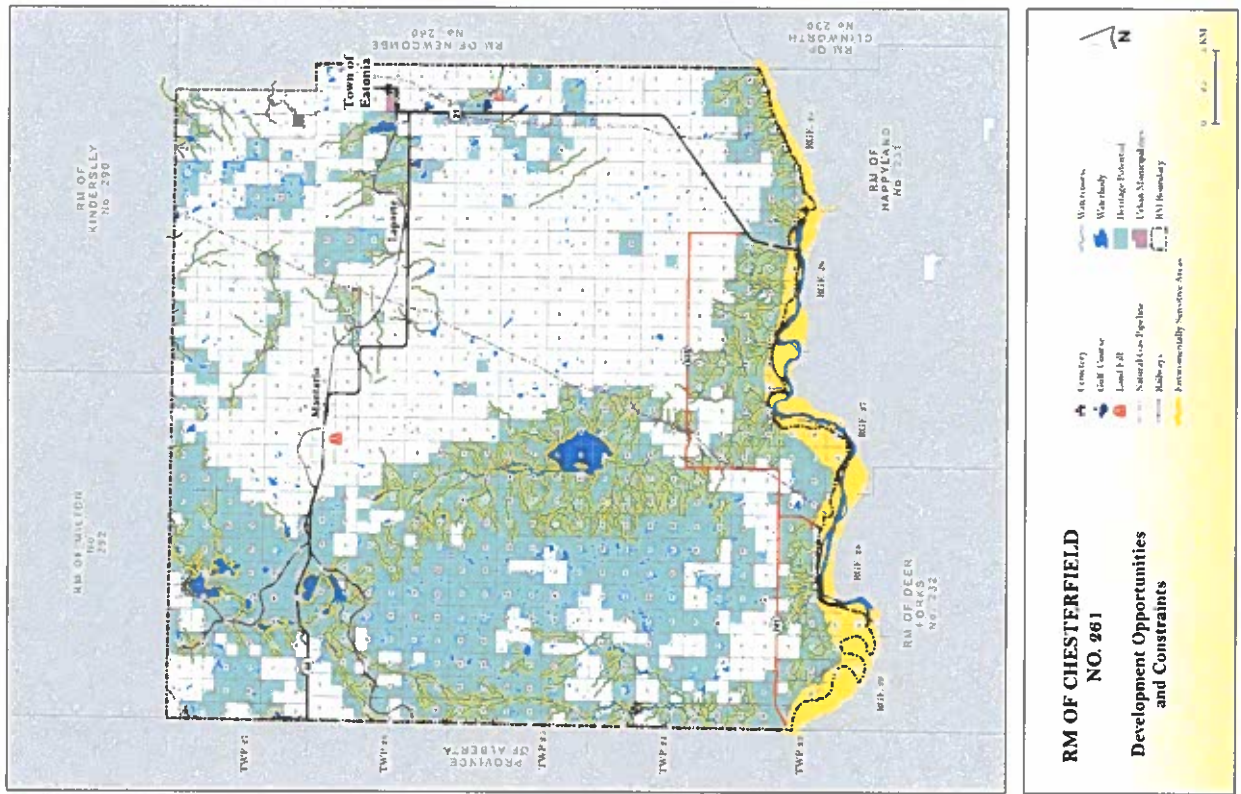
RM OF CHESTERFIELD
NO. 261
Zoning District
Map No.

THIS IS THE ZONING DISTRICT MAP REFERRED TO IN BYLAW NO. 261 ADOPTED BY THE RM OF CHESTERFIELD NO. 261
 REEVE _____
 ADMINISTRATOR _____
 APPROVED ON THE _____ DAY OF _____, 2019
MINISTRY OF GOVERNMENT RELATIONS



Zoning Districts

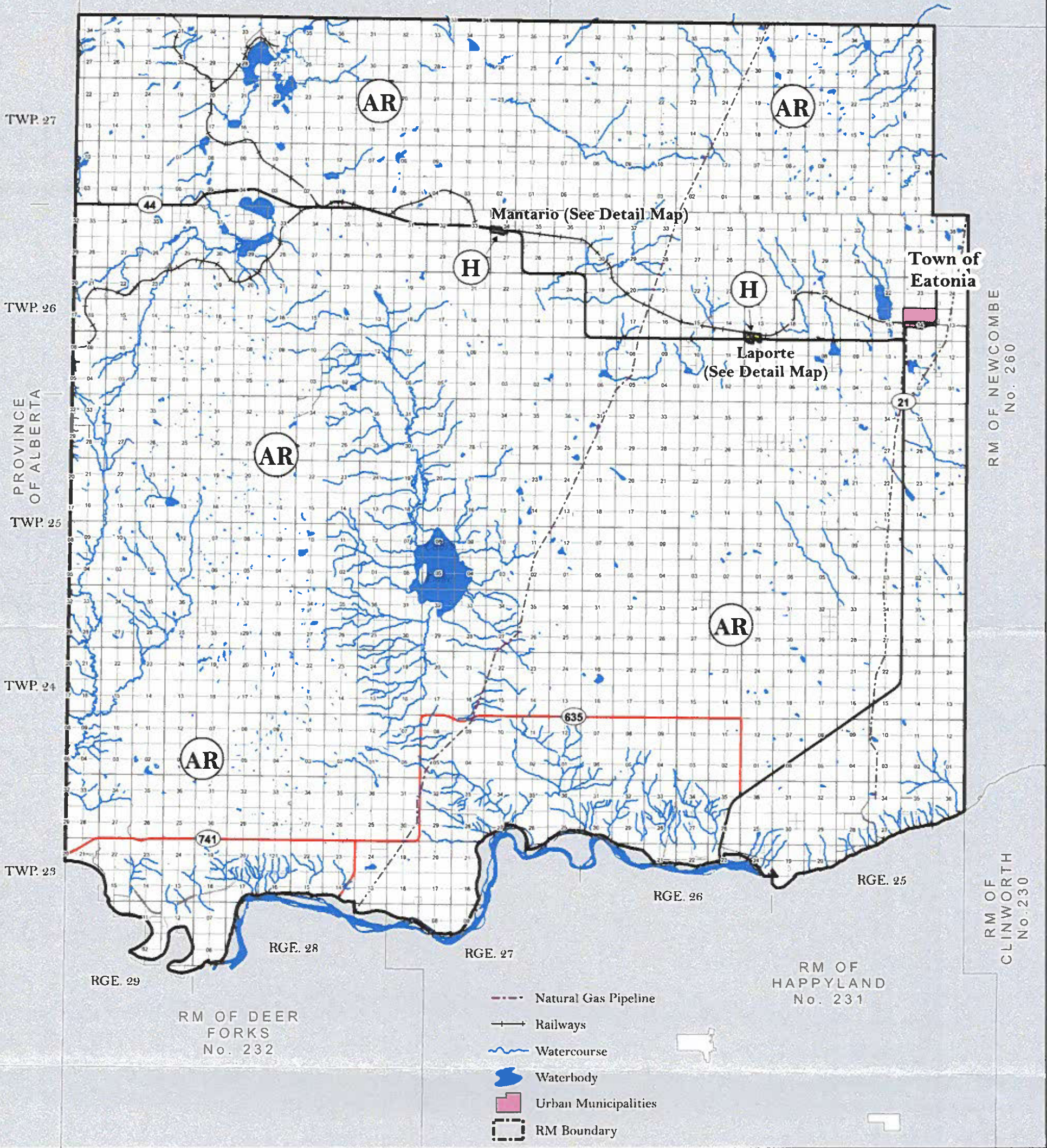
- AR - Agricultural Reserve
- H - Home
- CR - Country Residential
- IC - High Density Commercial





RM OF MILTON
No.
292

RM OF KINDERSLEY
No. 290



**RM OF CHESTERFIELD
NO. 261**

**Zoning District
Map**

THIS IS THE ZONING DISTRICT MAP
REFERRED TO IN BYLAW No. 01-2019
ADOPTED BY THE RM OF CHESTERFIELD No. 261

REEVE

ADMINISTRATOR

APPROVED ON THE 7th DAY OF May, 2019

MINISTRY OF GOVERNMENT RELATIONS

- Zoning Districts
- AR - Agricultural Resource
 - H - Hamlet
 - CR - Country Residential
 - HC - Highway Commercial

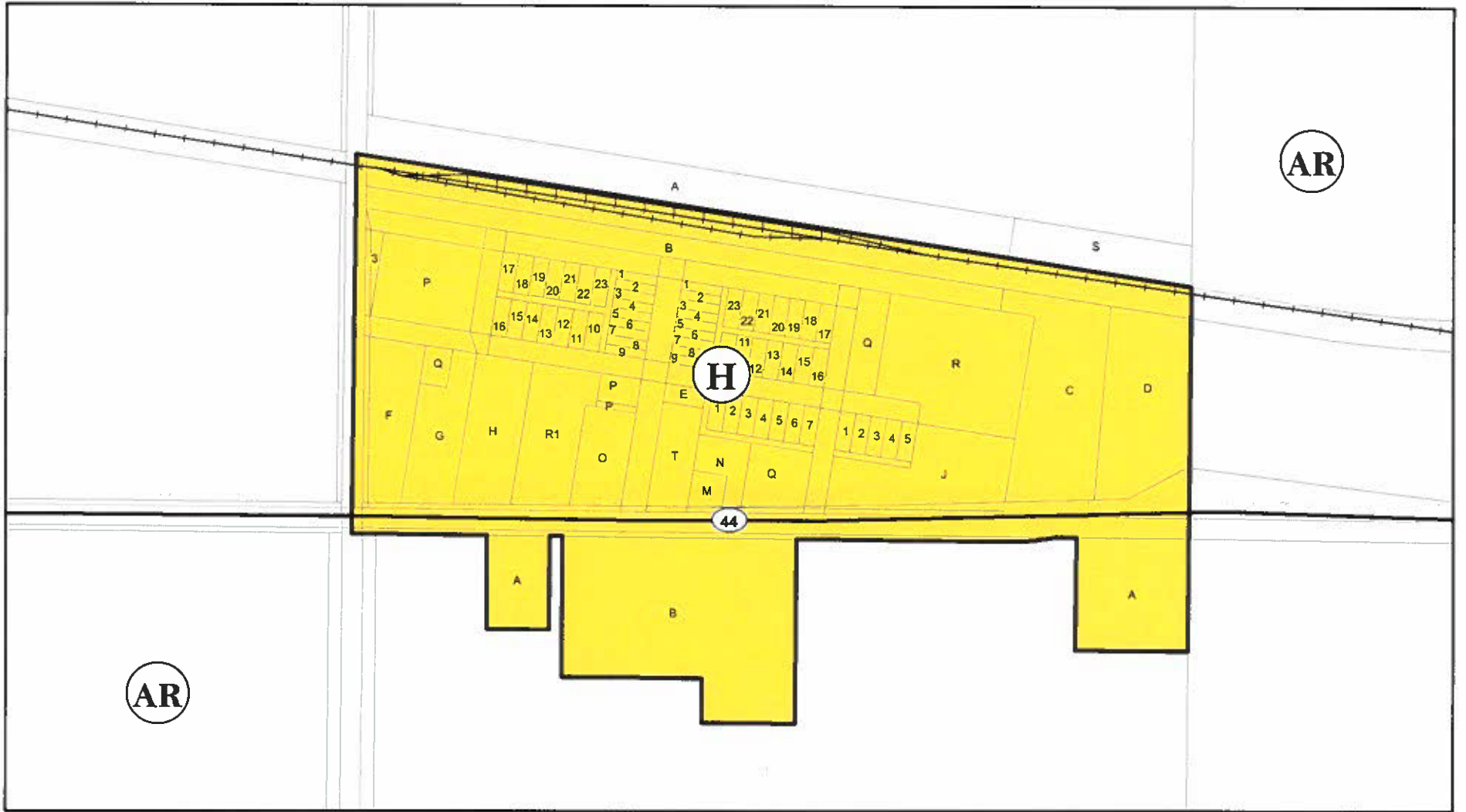


**APPROVED
REGINA, SASK.**

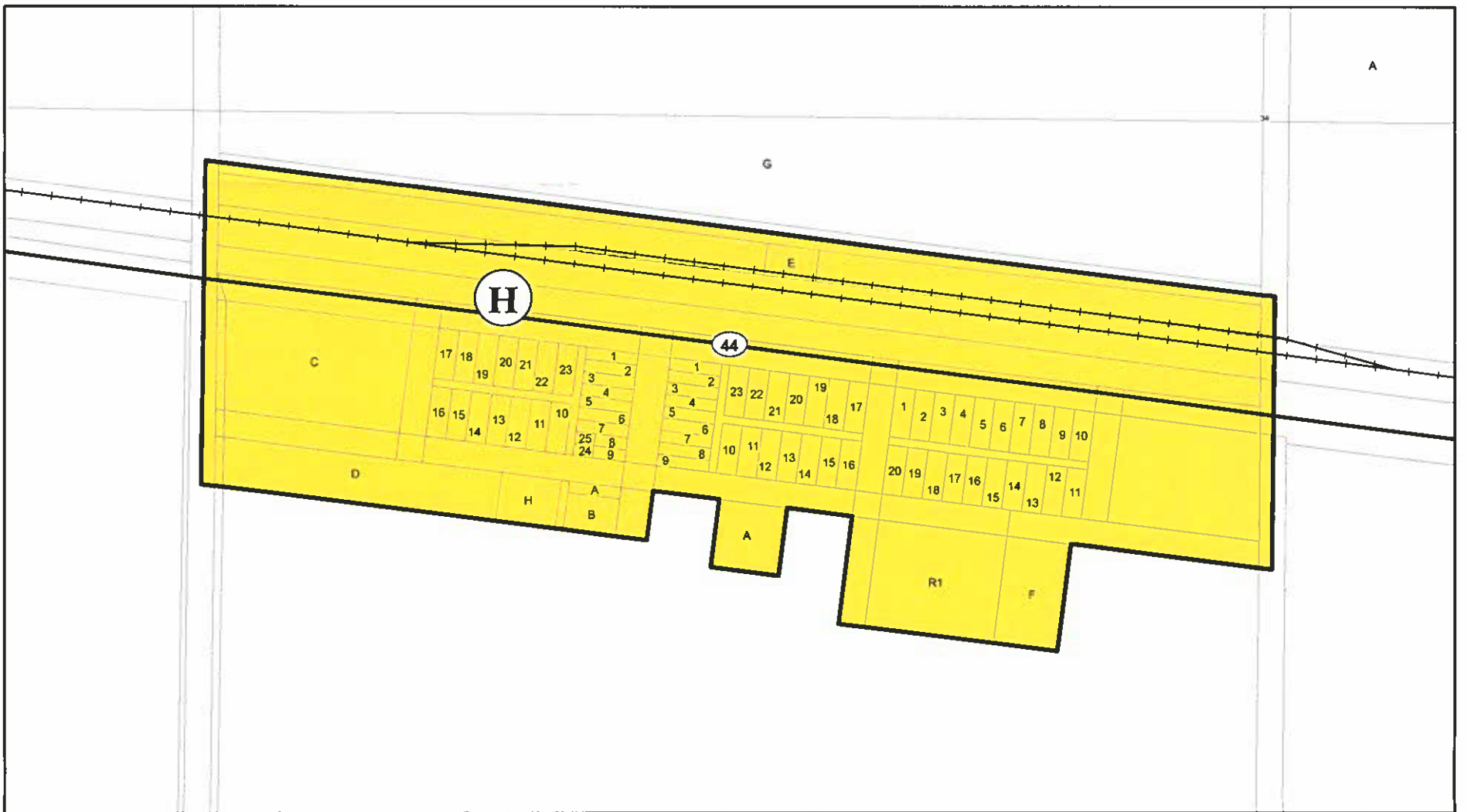
OCT 8 2019

Assistant Deputy Minister
Ministry of Government Relations

0 2.5 5 KM



Laporte



Mantario

**RM OF CHESTERFIELD
NO. 261**

Zoning District
Detail Map

THIS IS THE ZONING DISTRICT MAP
REFERRED TO IN BYLAW No. 01-2019
ADOPTED BY THE RM OF CHESTERFIELD No. 261

REEVE

ADMINISTRATOR

APPROVED ON THE 7th DAY OF May, 2019

MINISTRY OF GOVERNMENT RELATIONS

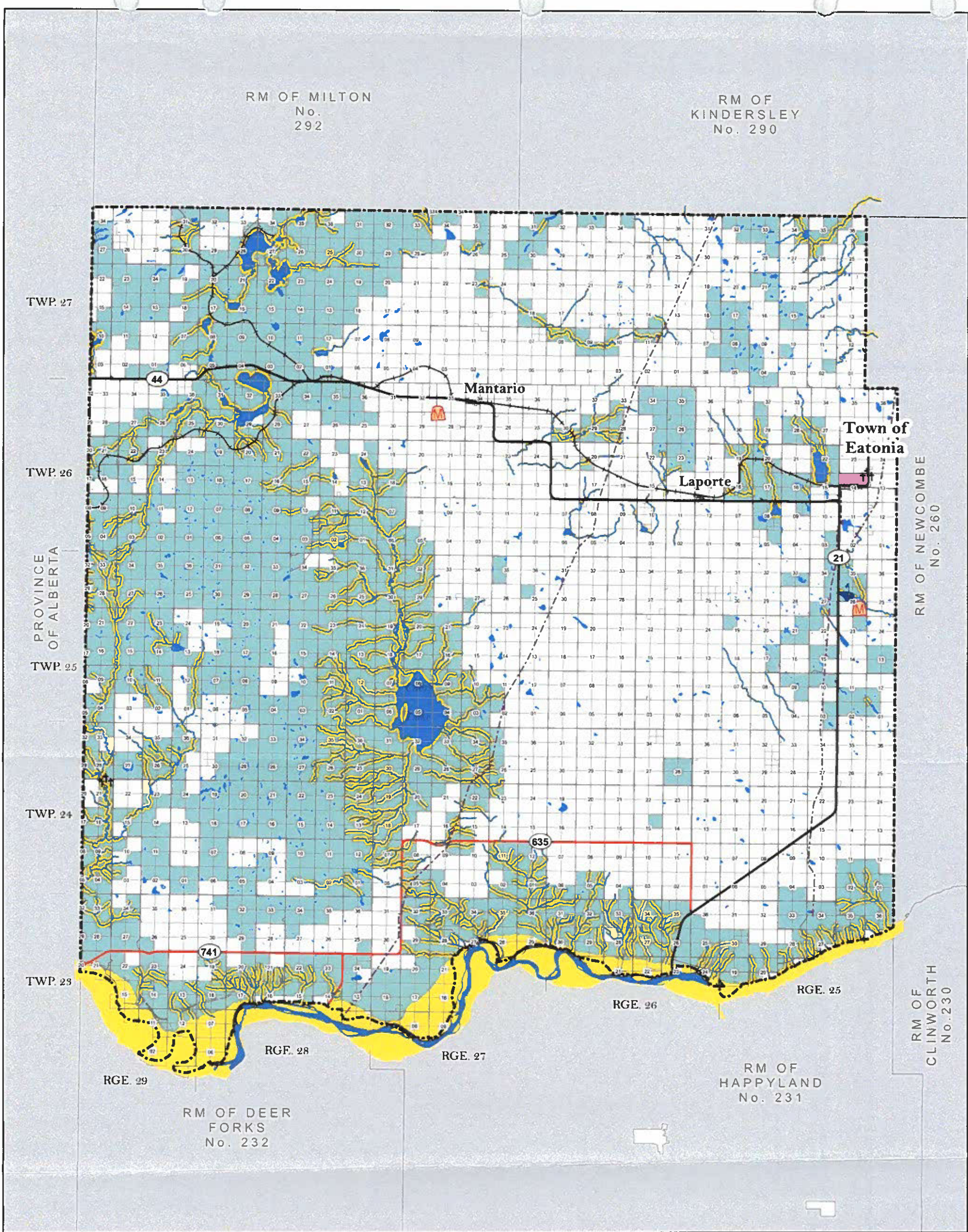
- Zoning Districts
- AR – Agricultural Resource
 - H – Hamlet
 - CR – Country Residential
 - HC – Highway Commercial



**APPROVED
REGINA, SASK.**

OCT 8 2019

Assistant Deputy Minister
Ministry of Government Relations



**RM OF CHESTERFIELD
NO. 261**

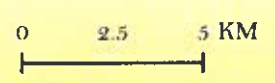
**Development Opportunities
and Constraints**

**APPROVED
REGINA, SASK.**

OCT 18, 2019

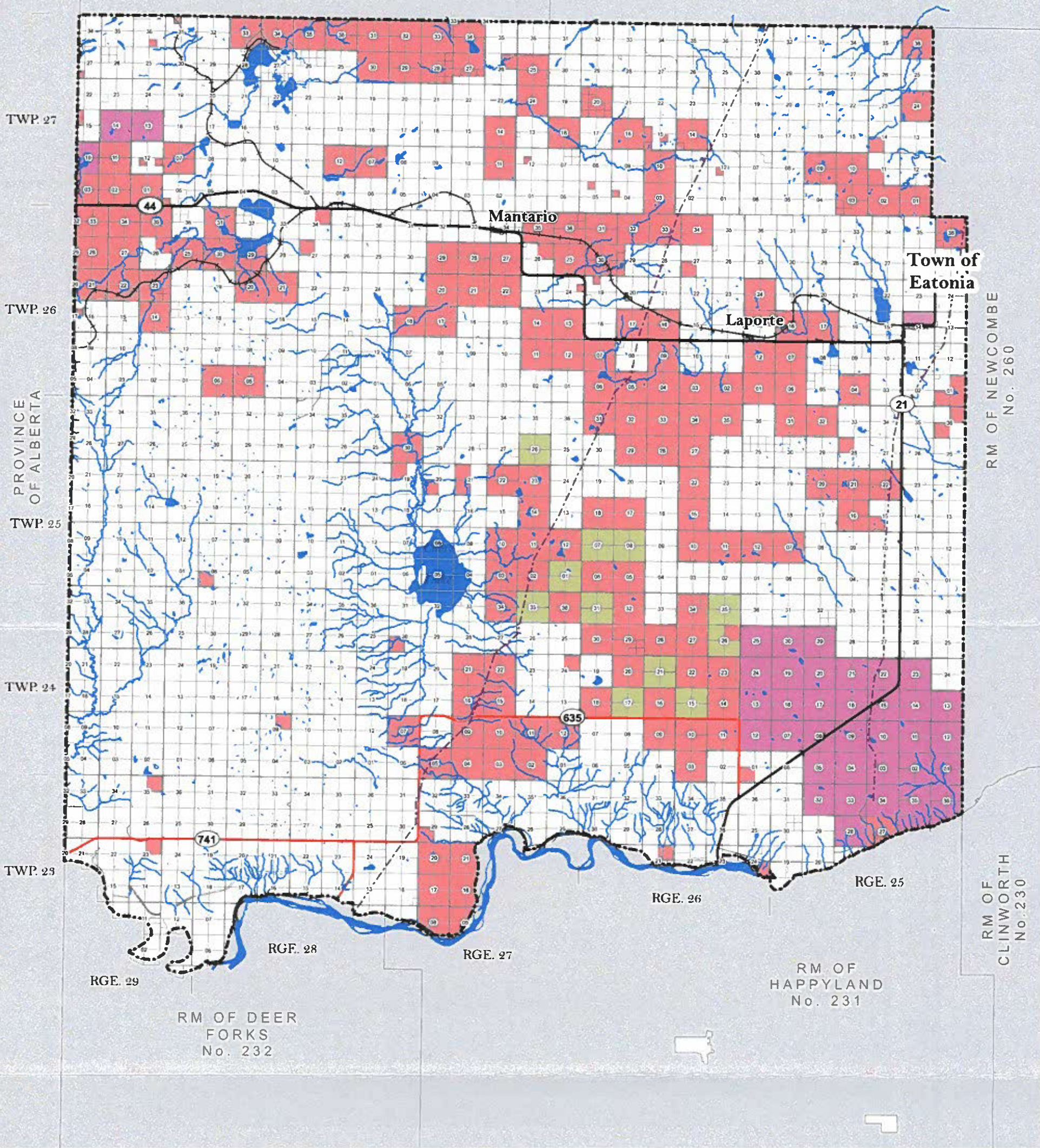
Assistant Deputy Minister
Ministry of Government Relations

- †† Cemetery
- ⊕ Golf Course
- Ⓜ Land Fill
- Natural Gas Pipeline
- +— Railways
- ⚡ Environmentally Sensitive Areas
- ~~~~~ Watercourse
- ⊕ Waterbody
- ⊕ Heritage Potential
- ⊕ Urban Municipalities
- ⊕ RM Boundary



RM OF MILTON
No.
292

RM OF
KINDERSLEY
No. 290



RM OF CHESTERFIELD NO. 261

Resource Land Dispositions

Land Dispositions

- Crown Freehold Agreement
- Lease Of Spaces Agreement
- Petroleum and Natural Gas Lease

- Natural Gas Pipeline
- Railways
- Watercourse
- Waterbody
- Urban Municipalities
- RM Boundary

Source: Government of Saskatchewan
Mining and Petroleum GeoAtlas

APPROVED
REGINA, SASK.

OCT 18 2019

Assistant Deputy Minister
Mining and Petroleum Relations

0 2.5 5 KM