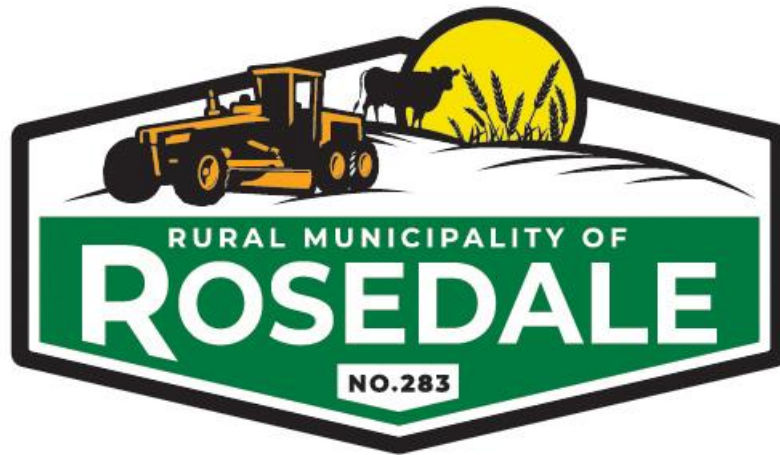


R.M. of  
**ROSEDALE** No. 283



Zoning Bylaw No. 10/2025

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## **PART I – THE ZONING BYLAW**

### **SECTION 1 - INTRODUCTION**

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#### **1.1 AUTHORITY**

Pursuant to Section 46 of *The Planning and Development Act*, 2007, the Council of the Rural Municipality of Rosedale No. 283 in the Province of Saskatchewan hereby adopts Zoning Bylaw No. 10/2025 of the Rural Municipality of Rosedale No. 283.

#### **1.2 TITLE**

This bylaw shall be known as the "Zoning Bylaw" of the Rural Municipality of Rosedale No. 283.

#### **1.3 PURPOSE**

The purpose of this Bylaw is to regulate the use and development of land and assist in implementing the Planning Statement of the Rural Municipality of Rosedale No. 283 to achieve fair, orderly, and economic development of land.

#### **1.4 SCOPE**

All development within the limits of the municipality shall be in conformity with the provisions of this bylaw.

#### **1.5 OTHER LEGISLATIVE REQUIREMENTS**

- (1) In addition to meeting the requirements of this Bylaw, it is the responsibility of the applicant to obtain other such permits, approvals or licenses that may be required by the Rural Municipality of Rosedale No. 283 or other applicable federal or provincial authority.
- (2) The applicant is also responsible for complying with the conditions of any caveat, covenant, easement or other instrument affecting a building or land.
- (3) The Rural Municipality of Rosedale No. 283 is not responsible for, nor does the Rural Municipality of Rosedale No. 283 have any obligation to determine the legislation that may apply to a development, nor to monitor or to enforce compliance with such legislation.

## **1.6 SEVERABILITY**

If any part of this bylaw, including anything shown on the zoning district map, is declared to be invalid for any reason, by an authority of competent jurisdiction, that decision shall not affect the validity of the bylaw as a whole, or any other part, Section or provision of this bylaw.

## **SECTION 2 - ADMINISTRATION**

---

### **2.1 DEVELOPMENT OFFICER**

- (1) The Rural Municipal Administrator shall be the Development Officer responsible for the administration of this Bylaw and, in the absence of the Administrator, by such other employee of the Municipality as the Administrator, in consultation with Council, designates in writing to be the Development Officer.
- (2) The Development Officer shall:
  - (a) Receive, record, and review development permit applications and issue decisions in consultation with Council, particularly those decisions involving rezoning, discretionary uses, and Bylaw matters;
  - (b) Maintain for inspection by the public during office hours a copy of this Bylaw, zoning maps and amendments, and ensure that copies are available to the public at a reasonable cost;
  - (c) Ensure accessibility of Bylaws and amendments;
  - (d) Make available for public inspection during office hours a register of all development permits and subdivision applications and decisions;
  - (e) Collect application fees; and
  - (f) Perform other duties under this Bylaw as determined by Council.

### **2.2 APPLICATION FOR A DEVELOPMENT PERMIT**

- (1) Every person shall obtain a development permit before commencing any development within the Municipality, except as listed in Section 2.3.
- (2) The application shall be in the "Form A" as adopted or amended by resolution of council.
- (3) The application shall have attached a layout or site plan as required in the application form or by the Development Officer, together with any other information needed to assess the application.

## **2.3 DEVELOPMENT NOT REQUIRING A PERMIT**

- (1) In the following limited circumstances, a development will not require a permit:
  - (a) Agriculture, including accessory farm buildings and structures (excluding any ILO structure or new dwelling), and customary crop production and agricultural activities, including the disposal of manure from an ILO.
  - (b) Public Utilities, being any operation for the purposes of inspecting, repairing, or renewing sewers, mains, cables, pipes, wires, tracks, or similar public work as required by a public utility and the installation of service connections to property in the municipality (a permit is required for the installation of new transmission lines).
  - (c) Municipal Facilities, being any facility installed and operated by the Municipality.
  - (d) Signs, subject to the provisions of section 3.7;
  - (e) The erection of any fence, wall or gate less than 2.5 m in height;
  - (f) Accessory buildings and structures less than 9.3 m<sup>2</sup> in area;
  - (g) The erection of a single residence wind turbine, satellite dish, television antennae or radio antennae; and
  - (h) Internal alterations and maintenance to a residential building, if the use, building footprint or intensity of use of the building including the number of dwelling units within the building or on the site does not change.
- (2) Developments listed in clause (1) must be allowed in the district in which they are located and must comply with the regulations of this bylaw.

## **2.4 COUNCIL**

- (1) Council shall make all decisions regarding discretionary uses, contract zoning and zoning bylaw amendments.
- (2) Council shall act in accordance with the procedures in *The Planning and Development Act, 2007* and the Planning Statement.

### **2.4.1 Referrals to Council**

The Development Officer may submit any application to Council for a decision on the interpretation of the bylaw, or upon special conditions provided for in the bylaw, and shall inform the applicant of the date and time when Council will consider the matter.



Council or the Development Officer may require the applicant to provide such further information as they require to make a decision.

#### **2.4.2 Development Procedures**

- (1) Unless otherwise specified in this Bylaw, every application for a development permit shall be accompanied by two copies of a site or building plan showing dimensions of the site, the site size, the location on the site of any existing and all proposed development and the method and location of on-site sewage disposal facilities, and shall be submitted for approval to the Development Officer together with such other information as may be required in support of the application.
- (2) When an application for a development permit is made for a permitted or accessory use in conformity with this Bylaw, the Act and all other municipal bylaws, and upon completion of the review of an application for development, the Development Officer shall:
  - (a) issue a development permit when the application complies with this Bylaw, the Act, all other municipal bylaws, and any applicable special regulations, performance standards, or development standards;
  - (b) issue a refusal when the application does not comply with any provision or regulation of this Bylaw, the Act, other municipal bylaws, or applicable special regulations, performance standards, or development standards, and provide the reason for the refusal; or
  - (c) submit the application to Council for decision, where the application is for a discretionary use.
- (3) When an application has been made for a development permit and prior to deciding, the Development Officer may refer the application to the appropriate government departments or agencies. The Development Officer may also require the application to be reviewed by planning, engineering, legal or other professionals, with the cost of this review to be borne by the applicant.
- (4) Council shall make a decision on a discretionary use, by resolution which instructs the Development Officer to:
  - (a) Issue a development permit incorporating any specific development standards set forth by Council, subject to the limitations of the Act and in accordance with the provisions of this bylaw; or
  - (b) issue a notice of refusal to the applicant, stating the reasons for the refusal.

- (5) The permit or notice shall be in "Form B" as adopted or amended by resolution of council.
- (6) A development permit shall be issued for the use at the location and under such terms and development standards specified by the Planning Statement and this Bylaw.
- (7) A permit to initiate development shall be valid for one (1) year from the date of issue:
  - (a) If development authorized by a development permit is not commenced within one (1) year of the date of issue, the development permit ceases to be valid unless extended by the Development Officer following receipt of a written request by the applicant.
  - (b) A development permit is deemed invalid if the proposed development is legally suspended.
- (8) Where the Development Officer determines that a development is being carried out in contravention of any condition of approval or any provisions of the Planning Statement or this Bylaw, the Development Officer may issue an order subject to the provisions of Section 242 of the Act to suspend or revoke the development permit and notify the permit holder that the permit is no longer in force.
- (9) The applicant shall be notified in writing of the decision regarding the application.
- (10) If the proposal conforms to the provisions of this Bylaw, a development permit shall be issued, subject to any development standards, special regulations, or performance standards that may be required. The applicant shall be advised of their right to appeal any terms and conditions to the Development Appeals Board.
- (11) If the proposal is denied, the reasons for the refusal shall be stated and the applicant shall be advised of the right to appeal the decision to the Development Appeals Board, subject to the provisions of the Act.
- (12) In the case of an application for mineral resources extraction (excluding sand and gravel extraction), the following is required:
  - (a) A plan or description identifying the location and extent of known mineral resources including the location, number and extent of facilities associated with the mineral resource exploration, development and processing;
  - (b) A plan or description identifying the location and extent of existing mineral resource extraction and development including the location, number and

extent of facilities associated with the mineral resource exploration, development and processing;

- (c) A plan or description identifying the location of the mineral resource exploration and development relative to existing roads and other municipal infrastructure;
- (d) A description identifying the benefits and potential impacts of the mineral resource development proposal;
- (e) A description to identify how the mineral resource development plans to address local concerns such as access, land use compatibility, potential off-site impacts, setbacks, servicing and rehabilitation; and
- (f) How to mitigate issues such as odour, dust, smoke, noise, traffic and periods of operation

#### **2.4.3 Stop Work**

The Development Officer may authorize action to stop any development which does not conform to this Bylaw, a development or servicing agreement, a development permit or condition, or an interest under this Bylaw.

#### **2.4.4 Discretionary Use Application**

- (1) Where the application for a development permit is for a Discretionary Use the applicant shall provide a written description of the proposed development, describing the intended use and operations, structures to be located on the site, required municipal services, and any other information that the Development Officer or Council determines is necessary to fully review the proposed development.
- (2) In the case of an application for sand and gravel extraction, the following is required:
  - (a) A plan showing the location of the area of the operation relative to site boundaries, the depth of excavation and the estimated quantity of material to be removed;
  - (b) A summary description of the proposed activities on the site including the method of excavation, stripping or grading operation proposed;
  - (c) A detailed description of the anticipated phasing for excavations and the overall operational lifespan for the operation;

- (d) A plan showing the final site condition following completion of the operation and land reclamation procedure to be followed and the estimated cost of completing the reclamation;
  - (e) A description of the measures to be taken for the prevention and lessening of dust and other nuisances during and after the operation;
  - (f) Road maintenance measures and proposed truck routes; and
  - (g) Compliance with all other municipal bylaws.
- (3) Applicants must file with the Development Officer a development permit application in accordance with Section 2.2 and 2.4.2.
- (4) The following evaluation criteria shall be considered by Council in the review of a discretionary use application:
- (a) the capacity of the existing roadway infrastructure to accommodate the proposed use;
  - (b) the potential effects of the proposed use on air resources, soil resources, water resources, and natural and heritage resources;
  - (c) the waste generated from the proposed use and the capacity of existing waste management resources; and
  - (d) how the proposed use contributes to the social, economic, and physical sustainability of the Municipality.
- (5) The application will be examined by the Development Officer for conformance with the Planning Statement, this Bylaw, and any other applicable policies and regulations and the Development Officer shall advise the Council as soon as practical.
- (6) The Development Officer may refer the application to the appropriate government departments or agencies.
- (7) The Development Officer shall set a date for the meeting at which the application will be considered by Council and shall ensure that notice is provided, as outlined below in this section:
- (a) The Development Officer shall advertise the proposed use for a discretionary application by posting notice of the application at the entrance to the property in question and mailing a copy of the notice to the assessed owner of each abutting property for the following uses:
    - i. any discretionary residence or any ancillary use to a farmstead or residence.

- ii. a commercial use in a hamlet district.
- (b) For all discretionary uses, notice shall also be mailed by the applicant to the assessed owner of each property, or portion thereof, within 800 metres of the boundary of the property that is the subject of the application.
- (c) The notices referred to in this section shall describe the use applied for; the location of the use applied for; and specify the date, time and location of the meeting at which Council will consider the application.
- (d) Mailed notices shall be postmarked (using regular mail) at least three weeks before the date fixed for Council to consider the application.
- (e) Where an adjacent rural or urban municipality is within the 1.6-kilometer radius of the boundary of the subject application, the Development Officer shall provide written notice to the adjacent municipal administration for comment.
- (f) The Development Officer shall publish a notice in a newspaper having circulation in the municipality of an application for any discretionary use other than a use specified in clause a).
- (g) The applicant shall pay to the municipality a fee equal to the costs to the municipality associated with the notices.
- (8) The Development Officer may prepare a report for Council concerning the application including recommendations of conditions that may be applied to an approval.
- (9) Council shall consider the application along with the recommendations of the Development Officer and any other written or verbal submissions received by Council.
- (10) Upon approval of a discretionary use by resolution of Council, the Development Officer shall issue a development permit for the discretionary use at the location and under such terms and development standards as specified by Council.
- (11) The applicant shall be notified of Council's decision by regular mail addressed to the applicant at the address shown on the application form and the applicant shall be advised of the right to appeal any terms and conditions attached to the approval of a discretionary use application to the Development Appeals Board.
- (12) The Development Officer shall issue a notice of refusal of the development permit to the applicant, stating the reasons for the refusal, and advising the applicant of any right of appeal.

- (13) Council may approve a discretionary use for a limited time where prescribed within this Bylaw.
- (14) Where Council has approved a discretionary use for a limited time and that time has expired, the use of land or buildings on that property shall cease until Council gives a new discretionary use approval and a new development permit is issued. The applicant shall be solely responsible for arranging for all necessary permit renewals. Council shall not be held responsible for any interruption in a use requiring renewal.
- (15) Discretionary uses and associated accessory uses are subject to the development standards and applicable provisions of the zoning district in which they are located. In consideration of any discretionary use to minimize land use conflict, Council may prescribe specific development standards related to:
  - (a) site drainage of storm water;
  - (b) the location of buildings with respect to buildings and uses on adjacent properties;
  - (c) the access to, number, surface treatment and location of parking and loading facilities including adequate access for pedestrian and vehicle traffic;
  - (d) the location and method of providing vehicle access and egress to a site to minimize traffic congestion and hazards;
  - (e) ensuring appropriate space for vehicle line ups for drive through commercial, business, or industrial facilities to reduce disruption of traffic flows on adjacent roadways;
  - (f) the control of noise, glare, dust, refuse litter and odour;
  - (g) the screening of parking, storage and other non-landscaped areas from adjacent properties and roads; and
  - (h) landscaping, screening and fencing and preservation of existing vegetation to buffer adjacent properties and to maintain the character and amenity of the neighbourhood.

## **2.5 MINOR VARIANCES**

- (1) The Development Officer may vary the requirements of this Bylaw subject to the following requirements:

- (a) A minor variance may be granted for the relaxation of the minimum required distance of a building from a lot line;
  - (b) The maximum amount of a minor variance shall be 10% variation from the requirements of this Bylaw;
  - (c) The development must conform to all other requirements of this Bylaw;
  - (d) The relaxation of the Bylaw requirement must not injuriously affect a neighbouring property; and
  - (e) No minor variance shall be granted for a discretionary use or form of development in connection with an agreement to rezone pursuant to the Act.
- (2) Upon receipt of a written request for a variance 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.
- (3) Where a minor variance is refused, the Development Officer shall notify the applicant in writing, providing reasons for the refusal.
- (4) Where a minor variance is approved, with or without terms and conditions, 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. 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 20 days from the date of the decision 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 in writing of the revocation and of the right to appeal to the Development Appeals Board within 30 days.
- (5) A decision to approve a minor variance, with or without terms and conditions, does not take effect until 30 days from the date the notice was mailed.

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

## **2.6 BUILDING PERMITS, LICENCES, AND COMPLIANCE WITH OTHER BYLAWS**

- (1) Nothing in this bylaw shall exempt any person from complying with a building bylaw, or any other bylaw in force within the municipality, or from obtaining any permission required by this, or any other bylaw of the municipality, the province or the federal government.
- (2) A building permit, where required, shall not be issued for a development unless a required development permit has been issued.

## **2.7 DEVELOPMENT APPEALS BOARD**

- (1) Council shall appoint a Development Appeals Board in conformity with the provisions of the Act.
- (2) A person who wishes to appeal to the Development Appeals Board shall, within 30 days of the date of issuance of or refusal to issue a development permit, file a written notice of intention to appeal, and the appeal fee, with the secretary of the Development Appeals Board.
- (3) On "Form B", a development permit or notice of refusal, the Development Officer shall advise the applicant of the rights of appeal granted by the Act.
- (4) The Appeals Board has the authority to hear an appeal based on:
  - (a) The approval of a development permit where it is alleged the Development Officer misapplied the Zoning Bylaw in making a decision on the proposal;
  - (b) The refusal of the Development Officer to issue a development permit because the proposal contravenes the Zoning Bylaw;
  - (c) A person whose application for a discretionary use or development has been approved with prescribed development standards and/or conditions may appeal any development standard and/or conditions the applicant considers excessive; and
  - (d) An order to repair or correct contraventions under a Nuisance Bylaw, Property Maintenance Bylaw and/or Zoning Bylaw as per orders issued under Section



242 of *The Planning and Development Act*, or Section 364 and 365 of *The Municipalities Act*.

- (5) The Development Appeals Board may confirm, revoke, or vary the decision or development permit or any condition attached to any of these, or substitute a decision or permit that it considers advisable.
- (6) Nothing in this section authorizes a person to appeal a decision:
  - (a) Refusing to rezone land; or,
  - (b) Rejecting an application for approval of a discretionary use.
- (7) Where a person wishes to appeal to the Board, they shall file a written notice of their intention to appeal with the secretary of the Board, together the fees as set out in the Municipal Fees Bylaw.
- (8) In making an appeal to the Development Appeals Board, and hearing such appeal, the provisions of the Act shall apply

## **2.8 FEES AND ADVERTISING**

- (1) *Amendment of the Zoning Bylaw* - Where a person requests Council to amend the Zoning Bylaw, such amendment application is subject to fees as set out in the Municipal Fees Bylaw.
- (2) Advertisement of a discretionary use application shall be as outlined in Section 2.4.4 (7).
  - (a) *Application fees* - The fees related to the Zoning Bylaw and Planning Statement shall be set out in the Municipal Fees Bylaw.

## **2.9 OFFENSES AND PENALTIES**

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

## **2.10 AMENDMENT OF THE ZONING BYLAW**

Council may amend this Bylaw at any time, upon its own initiative or upon request, if the amendments conform with the intent of the Planning Statement.

## **2.11 BYLAW COMPLIANCE**

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.

## **2.12 DEVELOPMENT AGREEMENTS**

Where a development requiring a permit is proposed in the absence of subdivision that results in additional capital costs incurred by the Municipality, the developer shall be required to enter into a development agreement to address the specifications of the development and provisions for payment of any levies deemed necessary by Council pursuant to the provisions of the Act.

## **2.13 SERVICING AGREEMENTS**

- (1) Where a development proposal involves a subdivision, the Municipality may require a developer to enter into a servicing agreement to ensure appropriate servicing pursuant to the Act.
- (2) The agreement may provide for:
  - (a) specifications for the installation and/or construction of all services within the proposed subdivision as required by Council;
  - (b) for the payment by the applicant of fees that Council may establish as payment in whole or in part for the capital cost of providing, altering, expanding or upgrading sewage, water, drainage and other utility services, municipal roadway facilities, or park and recreation space facilities, located within or outside the proposed subdivision, and that directly or indirectly serve the proposed subdivision;
  - (c) time limits for the completion of any work or the payment of any fees specified in the agreement, which may be extended by agreement of the applicant and the Municipality;
  - (d) provisions for the applicant and the Municipality to share the costs of any work specified in the agreement; and
  - (e) any assurances as to performance that the Council may consider necessary.

## **2.14 INTEREST REGISTRATION**

Council may require that development and servicing agreements and other documents or agreements be registered as an interest on the title of affected lands, to protect municipal and public interests at the full expense of the developer.

## **2.15 FINANCIAL ASSURANCE**

Council may require that a letter of credit, performance bond or other type of unencumbered assurance that Council considers necessary, including the registration of an interest on the title of the affected lands, is to ensure that the development is constructed and completed in accordance with the timeframe and in accordance with the development standards provided for in the development permit.

## **2.16 LIABILITY INSURANCE**

Council may require a developer to provide and maintain liability insurance to protect the Municipality and the public.

## **SECTION 3 - GENERAL REGULATIONS**

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

### **3.1 DEVELOPMENT ON HAZARD LANDS**

- (1) Development proposed on or within 30m of the crest of a slope greater than 20% shall require supporting evidence of slope stability by a Professional Engineer licensed to practice in the Province of Saskatchewan.
- (2) The Development Officer in consultation with a geotechnical engineer may impose special conditions on a development permit, including but not limited to, engineered footings or specialized drainage and or septic systems to protect against erosion and or stability of the bank
- (3) Trees or vegetation shall not be cleared from any land within 20 m of any watercourse, water body, escarpment, or of the crest of a slope greater than 20% where the removal could have a negative impact on the water body or bank stability.
- (4) Where a site borders on or contains a water body of 8 ha or more, the setback from the bank of the water body shall not be less than 30 m.

- (5) All non-agricultural development proposed on flood prone lands outside of a defined floodway shall be constructed at or above the 1:500 flood levels as defined by the Water Security Agency.

### **3.2 ONE PRINCIPAL BUILDING OR USE PERMITTED ON A SITE**

Not more than one principal building or use shall be permitted on any one site except for:

- (a) Public utility uses;
- (b) Institutional uses;
- (c) Agricultural uses;
- (d) Ancillary uses as specifically provided for in this bylaw;
- (e) Recreational uses;
- (f) Commercial & Industrial uses;
- (g) Mineral & Resource Development uses; and
- (h) Uses allowed in Contract Zoning Agreements.

### **3.3 ACCESSORY USES, BUILDINGS AND STRUCTURES**

- (1) Subject to all other requirements of this Bylaw, an accessory building, use, or structure is permitted in any district when accessory to an established principal use which is a permitted or discretionary use in that same district, and for which a development permit has been issued.
- (2) Unless otherwise exempted herein, a development permit shall be issued prior to the initiation or construction of an accessory building, use, or structure.
- (3) No accessory building or structure 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 unless the accessory building is essential for the completion of the construction of the principal building and where a building and development permit for the principal use has been issued.
- (4) Where a building on a site is attached to a principal building by a solid roof or by structural rafters, and where the solid roof or rafters extend at least one third of the length of the building wall that is common with the principal building, the building is deemed to be part of the principal building

- (5) Accessory structures shall not be used as a residential dwelling unit unless otherwise provided for in this Bylaw.

### **3.4 BUILDINGS TO BE MOVED**

No building requiring a development permit pursuant to this bylaw shall be moved within, or into the municipality, without first obtaining a development permit from the Development Officer.

### **3.5 BUILDINGS TO BE DEMOLISHED**

- (1) No building shall be decommissioned or removed from a property within the municipality without first obtaining a demolition permit from the Development Officer.
- (2) A building shall not be decommissioned or removed from a property until the Development Officer is satisfied that there are no debts or taxes in arrears or taxes outstanding with respect to the building or land on which the building is situated.

### **3.6 NON-CONFORMING USES**

The provisions of *The Planning and Development Act*, 2007, Sections 88 to 93 inclusive, shall apply to all non-conforming buildings, uses and structures.

### **3.7 SIGNS AND BILLBOARDS**

- (1) Signs located in Highway Sign Corridor
  - (a) Signs located in a highway sign corridor shall be regulated entirely by the requirements of "*The Provincial Highway Sign Control Regulations*" or amendments thereto.
- (2) Signs Other Than in a Highway Sign Corridor
  - (a) All signs situated along a highway are required to comply with *The Provincial Highway Sign Control Regulations* as may be amended from time to time.
  - (b) Any sign located in other than a highway sign corridor, may only advertise agricultural commercial uses, home-based businesses, the principal use of a site, or the principal products offered for sale on a premises.
  - (c) A maximum of 2 advertising signs are permitted on any site, or quarter Section.

- (d) Government signs, memorial signs, and directional signs which bear no advertising, including traffic control, no trespassing, hunting restriction and similar signs, are exempt from restriction.
- (e) Temporary signs and real estate signs are permitted only as long as the: temporary condition exists for the property.
- (f) All private signs shall be located so that no part of the sign is over a public right of way.
- (g) The maximum facial area of a sign shall be as specified in the district in which it is located.

### **3.8 PUBLIC UTILITIES, PIPELINES, AND FACILITIES OF THE MUNICIPALITY**

- (1) Public utilities and facilities of the Municipality, except solid and liquid waste disposal sites, shall be permitted uses in every zoning district, and unless otherwise specified by this bylaw, no minimum site area or yard requirements shall apply.
- (2) Where a pipeline, or other utility or transportation facility will cross a municipal road, Council may apply design standards as it considers necessary to protect the municipal interest in the existing and future improvements to the road. The standards are:
  - (a) pipelines are to be installed at a minimum depth of 3 feet below grade level of the ditch of the municipal road.
  - (b) pipelines are to be marked at road crossings.
  - (c) all pipelines must be bored unless approved otherwise by Council.
- (3) Permit approvals for communications transmission towers will only be issued following completion of the public consultation and approval process conducted as required by Industry Canada.
- (4) Where a pipeline or other utility or transportation facility will cross a municipal road, Council may apply special design standards to protect the municipal interest in the existing and future improvements to the road.

### **3.9 WASTE DISPOSAL**

No liquid, solid, or gaseous wastes shall be allowed to be discharged into any stream, creek, river, lake, pond, slough, intermittent drainage channel or other body of water, onto

or beneath the surface of any land, or into the air as per all Acts and Regulations related to the storage, handling and disposal of any waste material except for in accordance with Section 3.10 of the Zoning Bylaw.

### **3.10 DISPOSAL OF MANURE**

- (1) The use of agricultural land for the disposal and recycling of manure produced by an intensive livestock operation is permitted subject to the following regulations:
  - (a) Liquid manure shall be spread by direct injection into the soil;
  - (b) Solid manure shall be incorporated into the soil within 24 hours; and
  - (c) Solid or liquid manure shall not be spread on snow covered or frozen ground.
- (2) Upon application to Council other procedures for disposal of manure may be approved where the applicant establishes to the satisfaction of Council that the objectives of the Planning Statement will be achieved to a similar standard. Council may specify a limited time during which the approval will be valid.
- (3) Council may exempt in whole or in part an applicant from this Section where:
  - (a) the manure to be spread comes from an ILO of less than 300 animal units;
  - (b) the manure will be spread on land owned by the operator of the ILO; or
  - (c) adverse weather conditions prevent the incorporation of manure in which case spreading of manure will be allowed until weather conditions permit incorporation.

### **3.11 FENCES**

Wall, fences, hedges or shrubs may be erected, placed, planted, maintained or grown in any required yard only in conformance with the following regulations and requirements:

- (1) Residential Districts
  - (a) Maximum height in any required yard except in required front yard – 2 metres
  - (b) Maximum height in required front yard:
    - (i) Interior site – 1.30 metres
    - (ii) Corner Site – 1.00 metres
  - (c) Notwithstanding Subsection 3.11(1)(b), the maximum height in any front yard of a corner site may be expanded to 1.30 metres if transparent materials are used.

- (d) In the case of a corner site, no wall, fence, hedge, or shrub, shall be placed so as to create a visual obstruction in an established intersection Sight Triangle.
  - (e) Notwithstanding 3.11 (d), the Development Officer may approve the placement of freestanding signs or billboards wholly or partially within the Sight Triangle where the distance between the property line and the curb is sufficiently large that, in the opinion of the Development Officer, the sign will not create an obstruction to pedestrians or a hazard to motorists.
- (2) Agricultural Districts
- (a) Maximum height – 2.5 metres, except that, for existing residential uses, Section 3.11(1) applies
  - (b) In the case of a corner site, no wall, fence, hedge or shrub shall be placed so as to create a visual obstruction in an established intersection sight triangle.
- (3) Other Districts
- (a) Maximum height – 2.5 metres
  - (b) In the case of a corner site, no wall, fence, hedge, or shrub shall be placed so as to create a visual obstruction in an established intersection sight triangle.

### **3.12 FRONTAGE ON ROADWAYS**

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

### **3.13 DEVELOPMENT AND SETBACKS ALONG ROADWAYS**

- (1) Setbacks from provincial highways shall be determined by the regulations of the Saskatchewan Ministry of Highways and Infrastructure.
- (2) Trees, shrubs, dugouts, fences, stone, earth, gravel piles, portable structures, machinery, or other objects shall be setback a minimum of 22.5 m from the centre line of a municipal road allowance, grid road, or main farm access road on all sites.
- (3) Trees, shrubs, dugouts, fences, stone, earth, gravel piles, portable structures, machinery, or other object shall be setback at minimum of 45 m from the intersection of two or more municipal road allowances, grid road, or main farm access road on all sites.



- (4) Notwithstanding 3.13(2) and 3.13 (3), stranded wire fences excluding chained link fences which will not hinder snow movement or obstruct the view of motorists can be constructed along the property boundary.
- (5) Notwithstanding Section 3.13(2) and Section 3.13(3), pipes, pumps, weather stations, and control panels which will not hinder snow movement or obstruct the view of motorist may be constructed within a lesser setback with permission from council.

### **3.14 WATER**

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 Saskatoon Health Region and/or the Water Security Agency.

### **3.15 STORAGE OF CHEMICALS, FERTILIZERS, AND COMBUSTIBLE MATERIAL**

The storage of chemicals, fertilizers and combustible materials are subject to the requirements of both the federal and provincial governments. All necessary requirements and permits must be met and obtained prior to issuance of a development permit.

### **3.16 HERITAGE SENSITIVE LANDS**

Prior to issuing a development permit for an application on land deemed by Council as having strong potential for containing archaeological resources, Council shall require that the developer/proponent submit a heritage resource assessment, prepared by a qualified archaeologist with a permit issued by the Saskatchewan Heritage Branch. Such assessment shall:

- (1) describe any heritage resources found in the area that is the subject of the proposed development;
- (2) assess the impact of the proposed development on the heritage resources, if any; and
- (3) identify the actions required to prevent, change, mitigate or remedy the adverse effects of the proposed development on the heritage resources, if any.

Identified actions for prevention, change, mitigation or remedy shall be incorporated as conditions to issuance of a development permit.

### **3.17 GRADING AND LEVELING OF A SITE**

- (1) Every development shall be graded and levelled at the owner's expense to provide adequate surface drainage that does not adversely affect adjacent property or the stability of the land.
- (2) All excavation or filling shall be re-vegetated as soon as possible after construction concludes with a suitable ground cover as may be necessary to prevent erosion and the proliferation of noxious weeds.
- (3) All topsoil from an area that is to be re-graded must be stripped, stockpiled, and replaced on the re-graded area or relocated to a site approved by the Development Officer.

### **3.18 OUTDOOR STORAGE**

Notwithstanding anything contained in this bylaw, no person shall use any site in any district for the parking or storage of any vehicle that is not in running order, except in the case of permitted vehicle storage establishments or auto wreckers. Council may require that such vehicles be screened from roadways or neighboring properties by landscape features or fences or a combination thereof.

### **3.19 LIGHTING**

- (1) All outdoor lighting for any development shall be located and arranged so that no direct rays of light are directed at any adjoining properties; interfere with the use of neighbouring lands; or interfere with the effectiveness of any traffic control devices or the vision or safety of motorists.
- (2) All outdoor lighting fixtures shall be shielded at the top of the fixture to minimize direct uplight and to ensure that the area of direct illumination is limited to the subject property and does not contribute to over-illumination of night skies.
- (3) Outdoor lighting shall be encouraged to utilize the minimum intensity needed for the purpose intended.

### **3.20 OFF-STREET PARKING**

- (1) All off-street parking and loading facilities are intended for the vehicles of residents, members, employees or customers of the principal building or use for which the parking and loading facilities are intended.

- (2) Required off-street parking spaces may be located on a separate site that is within a convenient walking distance to a maximum of 150 m of the principal building or use.
- (3) Each parking space shall be 2.5 m and 6.0 m long, except parallel parking spaces shall be 6.5 m long.
- (4) Every parking area shall be provided with direct, unobstructed access to and from a road.
- (5) The design of a parking lot shall be such that all grades and drainage shall dispose of surface water and shall have no detrimental effect to adjoining properties from such water disposal.

### **3.21 DEVELOPMENT STANDARDS**

#### **3.21.1 Home Occupation**

Notwithstanding other provisions of this Bylaw, a Home Occupation is subject to the following development standards:

- (1) The home occupation is incidental and secondary to the use of the dwelling unit as a residence.
- (2) The home occupation shall be conducted entirely within the dwelling unit and shall not have any exterior evidence of a secondary use on the site
- (3) There shall be no outside storage or exterior display of goods, materials, or equipment associated with the home occupation.
- (4) External advertising shall be in accordance with signage requirements contained herein.
- (5) The character of the district in which the home occupation is located shall not be disturbed by any dust, noise, smoke or smell generated by the use.
- (6) Only the residents of the dwelling unit shall be employed in the home occupation.
- (7) Offsite parking is prohibited.
- (8) A development permit for a home occupation shall only be valid during the time the property is occupied by the applicant for the use.
- (9) A development permit issued for a home occupation shall be subject to the condition that the development permit may be revoked at any time subject to the

provisions of Section 242 of the Act, if in the opinion of the Development Officer, the operation has not met the regulations and standards applicable to home occupations contained in this Bylaw.

### **3.21.2 Home-Based Business**

Notwithstanding other provisions of this Bylaw, a Home-Based Business is subject to the following development standards:

- (1) The home-based business is incidental and secondary to the principal residential use of the site.
- (2) No variation in the residential character and appearance of the dwelling, ancillary residential building, or land shall be permitted.
- (3) External advertising shall be in accordance with signage requirements contained herein.
- (4) The use shall not create or become a public nuisance.
- (5) A resident of the dwelling unit must be employed in the home-based business and not more than four (4) persons other than the residents of the dwelling unit shall be employed in the homebased business.
- (6) The use shall not generate substantially more traffic and parking than is normal for the district in which it is located.
- (7) Offsite parking is prohibited.
- (8) Council may impose conditions requiring the applicant to screen any outdoor storage and display of raw or unfinished goods or equipment.
- (9) A development permit for a home-based business use shall be valid only for the period of time the property is occupied by the applicant for such permitted use.
- (10) Council may place a limit on the time period for the approval of the use.
- (11) A development permit issued for home-based business shall be subject to the condition that the permit may be revoked at any time if, in the opinion of the Council, the use is or has become detrimental to the residential character and amenities of the neighbourhood.

### **3.21.3 Mobile Homes**

Notwithstanding other provisions of this Bylaw, a Mobile Home is subject to the following development standards:

- (1) Wherever a dwelling is allowed, it may be in the form of a mobile home.
- (2) Every mobile home shall bear CSA Z240 certification and shall be attached to a permanent foundation, or securely anchored to the ground and skirted, prior to occupancy.

### **3.21.4 Solid And Liquid Waste Disposal Facilities**

Notwithstanding other provisions of this Bylaw, development and maintenance of a solid or liquid waste disposal facility will be subject to the following special standards as may be specified by Council on issuing a permit:

- (1) A buffer strip containing trees, shrubs or a berm shall be located surrounding a lagoon or sanitary landfill disposal area.
- (2) Any solid or liquid waste disposal facility shall be fenced.

### **3.21.5 Bed-and-Breakfast and Vacation Farm Properties**

Notwithstanding other provisions of this Bylaw, Vacation Farms and bed-and-breakfast homes shall be subject to the following requirements:

- (1) Vacation farms shall be ancillary to an agricultural farm operation and located on the same site as a farmstead, and may include a bed-and-breakfast, cabins, and overnight camping areas.
- (2) A maximum of five cabins shall be permitted as part of a Vacation Farm operation.
- (3) On site signs shall be permitted in accordance with Section 3.7. Off site signs not exceeding 0.5 square metres (5 ft<sup>2</sup>) may be permitted at the discretion of council where necessary to provide directions from a highway to the operation.
- (4) Vacation farms and bed-and-breakfast operations shall be licensed pursuant to the Public Health Act, where tourist accommodations require health approval.
- (5) Bed-and-breakfast operations shall be located in a single detached dwelling used as the operator's principal residence developed as a farmstead or residence; or located in a dwelling accessory to and established on the same site as the host principal residence.

### **3.21.6 Campgrounds**

Notwithstanding other provisions of this Bylaw, Campgrounds shall be subject to the following requirements:

- (1) The operator of a campground shall provide the Development Officer with a plan of the campground, identifying any buildings, uses of land and the location of all roadways and trailer coach or tent campsites with dimensions. The addition or rearrangement of campsites, the construction or moving of buildings, the material change in use of portions of land, or the filling or clearing of land shall require a development permit, and the operator shall submit for approval an amended plan incorporating the development.
- (2) A campground shall have within its boundaries a buffer area abutting the boundary of not less than 4.5 metres which shall contain no buildings.
- (3) The operator of a campground shall designate a campsite for each trailer coach or tent party, which shall be less than 150 square metres in area with its corners clearly marked.
- (4) No portion of any campsite shall be located within a roadway or required buffer area.
- (5) Each campsite shall have direct and convenient access to a developed roadway, which is not located in any required buffer area.
- (6) Each trailer coach shall be located at least 4.5 metres from any other trailer coach, and each campsite shall have dimensions sufficient to allow such location of trailer coaches.
- (7) The space provided for roadways within a campground shall be at least 7.5 metres in width. No portion of any campsite, other use or structure shall be located in any roadway.
- (8) No trailer coach shall be stored on any campsite when the campground is not open.
- (9) A campground may include as ancillary uses a laundromat or a confectionary designed to meet the needs of the occupants of the campsites, and one single detached dwelling for the accommodation of the operator.
- (10) The Public Health Act and the Regulations passed thereunder, shall be complied with in respect to all operations and development of the campground.

### 3.21.7 Secondary Suites

Notwithstanding other provisions of this Bylaw, Secondary Suites are subject to the following development standards:

- (1) No person shall construct or cause to be constructed, a secondary suite within a principal, single detached residential dwelling unit unless otherwise permitted within this Bylaw.
- (2) The minimum floor area of the secondary suite shall not be less than 35m<sup>2</sup>.
- (3) The maximum number of bedrooms for a secondary suite is two (2).
- (4) A secondary suite shall be developed in such a manner that the exterior or the principal residential dwelling unit containing the secondary suite shall appear as a single dwelling.
- (5) A secondary suite must have an entrance separate from the entrance to the principal residential dwelling unit, either from a common indoor landing or directly from the side or rear of the building.
- (6) A secondary suite shall not be subject to separation from the principal residential dwelling unit through a condominium conversion or subdivision.
- (7) A minimum of one (1) off-street parking space shall be provided for the exclusive use of the secondary suite.
- (8) A secondary suite shall be connected to utility services (e.g. gas, power, water, sewage disposal) or the principal residential dwelling unit, where possible.
- (9) A secondary suite shall not jeopardize the existing utility services associated with either the principal residential dwelling unit on the same parcel or neighbouring parcels.
- (10) The secondary suite shall not:
  - (a) unduly interfere with the amenities or change the character of the neighbourhood;
  - (b) materially interfere with or affect the use and enjoyment of adjacent properties;
  - (c) adversely impact upon the environment; or
  - (d) result in excessive demand on municipal services, utilities or municipal roadway access.
- (11) Only one of a secondary suite, garden suite or secondary residential dwelling unit may be developed in conjunction with a principal single detached residential dwelling unit.

- (12) A secondary suite shall only be located on a parcel or site deemed to be a safe building site.
- (13) In developing a secondary suite, the owner shall comply with all relevant requirements of the National Building Code. The issuance of a development permit does not relieve the applicant of the requirement to comply with the National Building Code.
- (14) Council shall place any additional conditions for approval deemed necessary to secure the objectives of this Bylaw.

### **3.21.8 Garden Suites**

Notwithstanding other provisions of this Bylaw, Garden Suites are subject to the following development standards:

- (1) Evidence shall be provided by the applicant to the Municipality that the occupant(s) of the garden suite require care and support provided by the residents of the principal residential dwelling unit or are required to provide care and support to residents of the principal residential dwelling unit.
- (2) The floor area of a detached garden suite shall not be less than 35 m<sup>2</sup> and not greater than 111 m<sup>2</sup> constructed on grade without a basement.
- (3) The maximum height of a detached garden suite shall not exceed 6 m and shall have only one story.
- (4) A garden suite shall only be located on a site where it can be serviced by existing utilities.
- (5) The garden suite shall not:
  - (a) unduly interfere with the amenities or change the character of the neighborhood;
  - (b) materially interfere with or affect the use and enjoyment of adjacent properties;
  - (c) adversely impact upon the environment; or
  - (d) result in excessive demand on municipal services, utilities or municipal roadway access.
- (6) Any approval of a garden suite shall be for a maximum period of four years and may be renewed at the discretion of Council providing the requirements of this Bylaw continue to be met.



- (7) An applicant shall be required to enter a development agreement with the Municipality to ensure the garden suite complies with all relevant requirements of this Bylaw including the provision of financial security, to be held by the Municipality, equal to the cost of removing the garden suite.
- (8) A mobile home shall only be approved as a garden suite in agricultural districts and shall be no greater in size than 113 m<sup>2</sup>.
- (9) Council shall place any additional conditions for approval deemed necessary to secure the objectives of this Bylaw.

### **3.21.9 Portable Storage Units**

Notwithstanding other provisions of this Bylaw, Portable Storage Units are subject to the following development standards:

- (1) Units shall be accessory to an approved and permitted principal building, structure or use;
- (2) All units must be properly anchored as per manufactures or insurers specifications;
- (3) Units shall be located a minimum of 3.0 metres (9.84 feet) from the principal building, structure or use;
- (4) Units shall be setback a minimum 1.5 metres (4.92 feet) from the rear property lines;
- (5) Units determined by the Municipality to be unsightly, misused, unsafe, or inappropriate in any way, must be removed at the owner's expense within a time period specified by the Municipality;
- (6) Units shall comply with any permit or building bylaw or licensing requirement in effect in the Municipality; and
- (7) Portable Storage Units must meet the National Building Code Standards where applicable.

### **3.22 GENERAL NUISANCE**

No operation or activity associated with any use in any District shall be permitted which would create a nuisance extending beyond the site boundary in terms of light, noise, dust or odour.

## **SECTION - 4 ZONING DISTRICTS**

### **4.1 DISTRICTS**

For the purpose of applying this bylaw, the municipality is divided into zoning districts. All parts of the Municipality shall be designated as A - Agricultural District except those areas specifically designated on the detailed Zoning District Map as another district.

### **4.2 BOUNDARIES**

The boundaries of all zoning districts are shown on the "Zoning District Map" which is attached to and forms part of this bylaw. Unless otherwise shown on the map, the boundaries of the said districts are site lines, center lines of streets, lanes, roads or such lines extended and the boundaries of the municipality.

### **4.3 REGULATIONS**

Regulations for the zoning districts are outlined in the following Sections.

## **SECTION - 5 A - AGRICULTURAL DISTRICT**

The intent of the Agricultural District is to support the use of land for agricultural purposes and related activities.

### **5.1 PERMITTED USES**

The following uses are permitted in this district:

- (1) Agricultural Principal Uses
  - (a) Field crops.
  - (b) Pastures for the raising of livestock (excluding ILOs).
  - (c) Farmsteads, where located on a site of one quarter Section or more.
- (2) Accessory uses and buildings, to agricultural or residential principal uses, including:
  - (a) Buildings, structures or uses secondary to, and located on the same site with a permitted use.
  - (b) A maximum of two (2) farmstead residential single detached dwelling units or mobile homes on a permanent foundation are permitted as an accessory use to the principal agricultural use.

- (c) Additional single detached dwellings or mobile homes required to accommodate full-time workers engaged in the principal agricultural use of the land will be permitted, subject to a resolution of Council.
  - (d) Dormitory dwelling(s) will be permitted, as required, to accommodate full-time workers engaged in a principal agricultural use of the land.
  - (e) Where multiple accessory farmstead residences are considered on a single agricultural holding, the residences must be located on the agricultural holding to enable the potential future application of the Agricultural Residential District yard requirements.
  - (f) Farm buildings and structures for a permitted principal agricultural use on the site.
  - (g) Facilities for the sale direct to the consumer of crops grown by the agricultural operation.
  - (h) Orchards and vegetable, horticultural or fruit gardens, where accessory to a farmstead or existing residence.
  - (i) Private garages, sheds, and buildings accessory to any single detached dwelling on the site.
- (3) *Ancillary uses*, permitted where ancillary to an agricultural principal use on the same site, including:
- (a) Beehives and honey extraction facilities.
  - (b) Facilities for the preparation for sale of crops grown by the agricultural operation.
  - (c) Fish fanning.
  - (d) Manure disposal for an ILO subject to Section 3.10.
- (4) *Resource based uses* - including accessory buildings and uses:
- (a) Petroleum pipelines and related facilities.
  - (b) Metallic or non-metallic mineral mines or extraction facilities.
- (5) *Other principal uses*, including accessory uses and buildings, but not including a residence:
- (a) Places of worship, cemeteries, and non-residential schools.
  - (b) Radio, television and microwave towers.
  - (c) Public parks and public recreational facilities.
  - (d) Historical and archaeological sites, and wildlife and conservation management areas.
  - (e) Public utilities, excluding solid and liquid waste disposal sites.

- (f) Municipal facilities.
- (g) Home occupation.
- (h) Research facilities.
- (i) Single parcel residential uses existing prior to the passage of this Bylaw to which a development permit has been previously issued.

## **5.2 DISCRETIONARY USES**

The following uses are discretionary in this district:

- (1) Agricultural discretionary principal uses:
  - (a) Intensive livestock operations subject to Section 5.4.1.
  - (b) Intensive agricultural operations
- (2) Residential discretionary uses:
  - (a) Any residence or farmstead on a site of less than a quarter section.
  - (b) Residences ancillary or accessory to a discretionary use.
- (3) Ancillary discretionary uses:
  - (a) Vacation farms, where ancillary to a farmstead on the same site.
  - (b) Bed-and-breakfast homes, where ancillary to a farmstead or residence on the same site.
  - (c) Home based businesses, where ancillary to a farmstead or residence on the same site, including personal care homes.
  - (d) Agricultural related commercial uses ancillary to a farmstead on the same site.
  - (e) Garden Suite, where ancillary to a farmstead of residence on the same site.
  - (f) Caretaker or Security Residence, only where located on the same site as a permitted use.
- (4) Commercial Principal Uses:
  - (a) Agricultural product processing.
  - (b) Agricultural equipment, fuel, and chemical supply establishments.
  - (c) Agricultural service and contracting establishments.

- (d) Grain elevators and related uses.
- (e) Gravel pits and gravel crushing operations.
- (f) Machine shops and metal fabricators.
- (g) Machinery or automotive salvage or storage yards.
- (h) Petroleum or mineral processing facilities.
- (i) Recreational commercial uses - including sports arenas, golf courses, tourist campgrounds, and other similar uses.
- (5) Other Principal Uses:
  - (a) Church residences and residential religious institutions.
  - (b) Residential Schools.
  - (c) Institutional Camps.
  - (d) Airports and private airstrips.
  - (e) Solid and liquid waste disposal facilities, including soil farms for the rehabilitation of contaminated soils.
  - (f) Clean Fill.
  - (g) Fruit, vegetable and produce stands or roadside stores.
  - (h) Recreational uses – including sports fields, golf courses, tourist campgrounds, parks and other similar uses.
  - (i) Sand or gravel development
  - (j) Secondary Suite
  - (k) Veterinary clinics and animal hospitals

## **5.3 REGULATIONS**

### **5.3.1 Subdivision:**

The subdivision of any land within the Agricultural District is subject to the policies contained in the Planning Statement and any limitations imposed by the Bylaw.,

### **5.3.2 Site Requirements:**

- (1) A quarter section, or portion thereof located within this district, may contain:
  - (a) a maximum of 3 sites for any of agricultural, residential or commercial principal uses,
  - (b) one additional site, where the site to be added is physically separated from the remainder of the Section by a registered road plan or by a railway on a registered right of way, and the site has direct access to a developed road,
  - (c) Sites for resource based uses listed in Section 5.1 (4), and
  - (d) Sites for other uses listed in Sections 5.1 (5), and 5.2 (5). (Institutional and service type uses).
- (2) Exemptions from minimum frontage and area requirements:
  - (a) Sites for resource based uses listed in Section 5.1 (4), and
  - (b) Sites for other uses listed in Sections 5.1 (5), and 5.2 (5). (Institutional and service type uses).
  - (c) Council may permit a lessor site size in order to accommodate sites fragmented from the balance of a quarter section by either natural (river, creek, coulee, etc.) or manmade (developed road, railway, etc.) barrier.

### **5.3.3 Site Area**

- (1) The minimum site area shall be 2 hectares (5 acres).

### **5.3.4 Site Frontage**

- (1) The minimum site frontage shall be 30 metres.

### **5.3.5 Yard Requirements**

- (1) The minimum side area required shall be 15 metres.
- (2) The minimum rear area required shall be 15 metres.

#### **5.3.6 Access:**

- (1) Development of a farmstead, residence, commercial use, institutional use, or other development requiring public access is prohibited unless the site abuts a developed road.
- (2) For the purposes of this Section "developed road" shall mean an existing graded all-weather road on a registered right of way, or a road for which arrangements have been made with council to provide for the construction of the road on a registered right of way to a standard approved by council.
- (3) A site to be created by subdivision shall not be permitted unless, where required for the proposed use, the proposed parcels and the remainder of the parcel being subdivided abuts, or has frontage on a registered developed road, including any road to be developed under a signed servicing agreement

#### **5.3.7 Farmsteads**

- (1) A farmstead may contain the following where located on the same parcel:
  - (a) A residence for the operator of an agricultural use.
  - (b) Facilities for the temporary holding of livestock raised in an operation, in lesser numbers than constitutes an ILO (unless approved as an ILO).
  - (c) Buildings for permitted accessory and ancillary uses.

#### **5.3.8 Building Setback Requirements**

- (1) The minimum setback of buildings, including dwellings, from the centreline of a developed road, municipal road allowance, or provincial highway shall be 45 metres (148 ft).

(Note: A greater distance may be required by the Department of Highways and Transportation.)
- (2) No building shall be located less than 91.44 metres (300 feet) from an intersection of roads.
- (3) Notwithstanding Section 5.3.8 (1) and (2), the setback may be reduced by decision of Council where land is required for road widening.
- (4) No dwelling shall be located with less than a minimum separation distance to an operation of other than the resident of the dwelling as follows:

- (a) the separation distance to an intensive livestock operation as regulated in Section 5.4.1.
- (b) 305 metres (1000 ft) from a public, or licensed private solid or liquid waste disposal facility.
- (c) 305 metres (1000 ft) from a honey processing facility.
- (5) Council may accept a lesser minimum separation distance to the above operations than required by clauses (a), (b), and (c), as a special standard in the issuing of a development permit, where the applicant submits a written agreement to Council between the land owner of the dwelling and the owner of the operation relating to such lesser distance. Council will maintain a register of all such agreements.
- (6) No residential, commercial, institutional or industrial building shall be permitted within:
  - (a) 305 metres (1000 ft) of a non-refrigerated anhydrous ammonia facility.
  - (b) 600 metres (1970 feet) of a refrigerated anhydrous ammonia facility.
- (7) No dwelling or other building shall be located within the approach surface for any airport or airstrip.

## **5.4 SPECIFIC DEVELOPMENT STANDARDS FOR DISCRETIONARY USES**

### **5.4.1 Intensive Livestock Operations**

Notwithstanding other provisions of this Bylaw, Intensive Livestock Operations (ILO) are subject to the following development standards:

- (1) An application for an ILO shall conform to the regulations provided within *The Agricultural Operations Act*.
- (2) The applicant shall be required to enter a road maintenance agreement with the RM at the sole discretion of the RM.
- (3) The applicant shall be responsible for submitting a site plan and detailed written information for applications for a new ILO and the expansion of an existing ILO including the following:
  - (a) the size and type of facility;
  - (b) a sketch plan showing the location of existing and proposed buildings and the distance from the development site to every residence within 1.6 km;



- (c) the number and type of animals including identification of any risks of disease;
  - (d) manure storage and disposal strategies including identification of all land application parcels intended to host the disposal;
  - (e) identification of surface water and residential development on or adjacent to the parcels intended for hosting the disposal of manure;
  - (f) copies of any of written agreements with land owners for all parcels intended to host the disposal of manure where the parcels are not controlled by the operator;
  - (g) identification of the location of potentially affected surface and groundwater sources on and adjacent to the site including distance measurements to these watercourses;
  - (h) identification of the reason for this site being selected including what characteristics exist that makes it suitable for hosting the operation as well as a brief discussion of the potential conflicts associated with the operation in addition to any actions to be taken to minimize these effects on adjacent land uses;
  - (i) servicing requirements associated with the operation including but not limited to road upgrades, road maintenance, and availability of adequate water sources; and
  - (j) type, volume and frequency of traffic associated with the transportation of animals, food, products and manure to and from the site.
- (4) As a condition of approval, the Council shall specify the maximum number of animal units for which the approval is made, specify land which may or may not be used for the disposal or storage of manure from an ILO to minimize potential land use conflicts with neighbouring uses and may require execution of a development agreement to formalize these conditions.
- (5) Council may issue a conditional approval of an ILO subject to:
- (a) Coverage of liquid manure storage facilities by straw or other acceptable means on a continuous basis.
  - (b) Disposal of manure produced by an ILO based on the provisions of this Bylaw.
- (6) Council will consider an approval in conjunction with the location separation criteria provided within the Planning Statement.
-

- (7) No new ILO will be considered if the operation is located less than 300 metres from a dwelling not associated with the proposed ILO.

#### **5.4.2 Intensive Agricultural Operations:**

- (1) In the application for an intensive agricultural operation the applicant shall identify the proposed supply of water for the operation where intensive irrigation is required, which supply shall be sufficient to meet the needs of that operation without detrimental effects on the supply or ground water used by neighbouring properties.
- (2) The operation may include a farmstead or dwelling on the same site subject to Section 5.3.2.
- (3) The minimum site frontage shall be 100 metres.
- (4) The minimum side area required shall be 15 metres.
- (5) The minimum rear area required shall be 15 metres.
- (6) The minimum site area shall be 2 hectares (5 acres).

#### **5.4.3 Keeping of Animals on Residential Sites other than Farmsteads.**

- (1) Two (2) large animals (horses or cattle) will be permitted on a site of at least 2 hectares (5 acres). Four (4) large animals will be permitted on a site of at least 4 hectares (10 acres) site. For each additional 1.2 hectares (3 acres), one (1) additional large animal will be permitted. All other animals shall be limited to domestic pets of the residents of the site, but in no case shall the numbers exceed that equal to one animal unit.
- (2) Animals shall not be pastured within 15 metres (70 feet) of any dwelling not owned by the operator of the pasture or owner of the animals, and no buildings or structures intended to contain birds or animals shall be located within 30 metres (100 feet) of a property line.

#### **5.4.4 Solid and liquid waste disposal facilities:**

- (1) Development and maintenance of a solid or liquid waste disposal facility shall be subject to Section 3.9.

#### **5.4.5 Home based Businesses:**

- (1) shall comply with Section 3.21.2
- (2) A personal care home must be licensed under *The Personal Care Homes Act*.
- (3) Council may apply special standards in the issuing a development permit limiting the size of operation. buildings used for the operation. and number of non resident employees. Any increase in the operation as applied for or approved shall require a new discretionary approval.

#### **5.4.6 Vacation Farms and Bed-and-Breakfast Homes:**

- (1) Shall comply with Section 3.21.5
- (2) Council may apply special standards in the issuing a development permit limiting the number of rooms, cabins or camping spaces that may be permitted in conjunction with the operation.

#### **5.4.7 Commercial Uses:**

- (1) Where ancillary to a farmstead, Council may apply special standards as a condition of discretionary approval limiting the size of the operation, buildings used for the operation, and number of non-resident employees.
- (2) An increase in the area of land for a commercial use, or the number or size of buildings used for the commercial operation. shall require a development permit subject to discretionary approval by council.
- (3) Council may require special standards for the location, set back 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.

#### **5.4.8 Campgrounds**

- (1) Shall comply with Section 3.21.6

## **SECTION - 6 R - RESIDENTIAL DISTRICT**

### **6.1 PERMITTED USES**

The following uses are permitted in this district:

- (1) Residential:
  - (a) Home occupation
  - (b) Mobile home
  - (c) Public utilities, except solid and liquid waste disposal facilities.
  - (d) Single detached dwelling unit
- (2) Uses and buildings accessory to residential principal use on the site:
  - (a) Garages, whether detached or attached to a dwelling unit.
  - (b) Garden sheds used for the storage of non-industrial yard maintenance equipment.
  - (c) Greenhouses where accessory to a residential use.
  - (d) Keeping of animals on the same site as the residence, subject to Section 6.3.6.
  - (e) Permitted barns and stables.
  - (f) Orchards and vegetable, horticultural or fruit gardens, where accessory to a residence.
  - (g) Field crops.
  - (h) A maximum of one (1) Portable Storage Unit where accessory to an approved and permitted principal building, structure, or use.

### **6.2 DISCRETIONARY USES**

The following uses are discretionary in this district:

- (1) Institutional uses:
  - (a) Non-residential schools and educational institutions.
  - (b) Places of worship, and religious institutions.
- (2) Commercial uses:
  - (a) Convenience stores with or without gas bars.

- (3) Recreational uses:
  - (a) Public sports fields and parks.
  - (b) Golf courses.
  - (c) Rinks, arenas, and community halls.
  - (d) Other public or non-profit recreational facilities.
- (4) Solid and liquid waste disposal facilities.
- (5) The following ancillary uses:
  - (a) Bed-and-breakfast homes, where ancillary to a residence on the same site.
  - (b) Home-Based Businesses, where ancillary to a residence on the same site, including personal care homes.
  - (c) Dwellings ancillary to an institutional, recreational or commercial use.
  - (d) Day care centre.
  - (e) Radio, television and microwave towers.
  - (f) Secondary Suite.
  - (g) Garden Suite, where ancillary to an approved residence on the same site.
  - (h) Caretaker or Security Residence, only where located on the same site as a permitted use.
- (6) Accessory uses and buildings which form part of an approved discretionary use are permitted.

## 6.3 REGULATIONS

### 6.3.1 Site Area Requirements:

- (1) Residential: Minimum - 0.8 hectare (2 acres).  
Maximum – 16 hectares (40 acres)
- (2) Institutional & commercial: Minimum – 900 square metres (9,688 square feet)
- (3) All other uses: Minimum – none.

### **6.3.2 Site Frontage Requirements:**

- (1) Residential: Minimum - 30 metres (100 feet).
- (2) Institutional & commercial: Minimum - 30 metres (100 feet).
- (3) All other uses: Minimum - none.

### **6.3.3 Yard Requirements:**

- (1) In any yard abutting a municipal road allowance, municipal grid road, main farm access road, or provincial highway all buildings shall be set back at least 45 metres (148 ft) from the centreline of the road or road allowance.
- (2) A yard abutting any other road: Minimum - 7.6 metres (25 feet)
- (3) Any other yard: Minimum - 3 metres (10 feet)
- (4) The yard requirements shall not apply to any public utility, municipal facility, or public recreational use.

### **6.3.4 Floor Area:**

- (1) Detached accessory buildings: Maximum – 100 m<sup>2</sup> (1,076 ft<sup>2</sup>).

### **6.3.5 Outside Storage:**

- (1) No outside storage shall be permitted in a yard abutting a road.
- (2) Outside storage located in a side or rear yard shall be screened by landscaping or vegetation so as not to be visible from a road.

### **6.3.6 Keeping of Animals**

- (1) Two (2) large animals (horses or cattle) will be permitted on a site of at least 2 hectares (5 acres). Four (4) large animals will be permitted on a site of at least 4 hectares (10 acres) site. For each additional 1.2 hectares (3 acres), one (1) additional large animal will be permitted. All other animals shall be limited to domestic pets of the residents of the site, but in no case shall the numbers exceed that equal to one animal unit.

- (2) Animals shall not be pastured within 15 metres (50 feet) of any dwelling not owned by the operator of the pasture or owner of the animals, and no buildings or structures intended to contain birds or animals shall be located within 30 metres (100 feet) of a property line.
- (3) The use of vacant residential sites for pasture of animals is prohibited

## **6.4 SPECIFIC DEVELOPMENT STANDARDS FOR DISCRETIONARY USES**

### **6.4.1 Solid and Liquid Waste Disposal Facilities:**

- (1) Development and maintenance of a solid or liquid waste disposal facility shall be subject to Section 3.21.4.

### **6.4.2 Home Based Businesses:**

- (1) Shall comply with Section 3.21.2.
- (2) No home-based business in this district shall include auto body repair or repainting operations.
- (3) No heavy construction or industrial equipment or supplies shall be stored on any site for a home-based business in this district.
- (4) Council may apply special standards in the issuing a development permit limiting the size of operation, and buildings used for the operation. Non-resident employees are not permitted in this district. Any increase in the operation as applied for or approved shall require a new discretionary approval.

### **6.4.3 Bed-and-Breakfast Homes:**

- (1) Shall comply with Section 3.21.5.
- (2) Council may apply special standards in the issuing a development permit limiting the number of rooms or buildings that may be permitted in conjunction with the operation.

## **SECTION 7: RD - RESERVOIR DEVELOPMENT DISTRICT**

### **7.1 PERMITTED USES**

The uses permitted shall be those permitted by the Reservoir Development Area Regulations under *The Environmental Management and Protection Act* as they apply to all lands within this district, and as administered by SaskWater.

#### **7.1.1 PURPOSE**

The intent of the RD – Reservoir Development District is to guide development on lands surrounding reservoirs either near or in the RM of Rosedale.

### **7.2 REGULATIONS**

The regulations governing the RD – Reservoir Development District, as outlined in *The Water Security Agency Act*, *The Environmental Management and Protection Act*, and any related regulations, shall apply to this district. Council shall inform prospective developers that any application for development within the RD – Reservoir Development District must be submitted to the Water Security Agency and/or SaskWater.

### **7.3 ADMINISTRATION**

Council shall forward any applications for development to the SaskWater for administration and approval together with any comments that the Council may have.

### **7.4 DISCRETIONARY USES**

No discretionary uses are permitted, except those explicitly approved by the Water Security Agency.

## **SECTION 8: HC – HIGHWAY-COMMERCIAL DISTRICT**

### **8.1 PERMITTED USES**

The following uses are permitted in this district:

- (1) *Agricultural Support Service*, limited to the storage, sale, or distribution of substantially processed agricultural goods to agricultural-related services.
- (2) *Auction Mart*, excluding the storage or sale of livestock.



- (3) *Commercial Storage*
- (4) *Establishments for the Servicing, Storage, and Sale of:*
  - (a) Motor vehicles;
  - (b) Marine equipment; and
  - (c) Farm equipment and machinery;
- (5) *Car Wash Establishments*
- (6) *Hotels and Motels*
- (7) *Greenhouses, Plant Nurseries and Garden Centres*
- (8) *Veterinary Clinics*
- (9) *Office or Office Building*
- (10) *Personal Car Service Business*
- (11) *Public Utilities*
- (12) *Research Facility*
- (13) *Restaurant*
- (14) *Confectionary*
- (15) *Retail Store*
- (16) *Accessory Buildings and Uses*

## **8.2 DISCRETIONARY USES**

The following uses are discretionary in this district:

- (1) *Caretaker or Security Residence, only where deemed accessory to another principal use under section 8.1.*
- (2) *Manufacturing Establishment*
- (3) *Recycling Collection Depot and Recycling Facilities*
- (4) *Solid and Liquid Waste Disposal Facilities*
- (5) *Warehousing Supply and Distribution Facility*
- (6) *Welding, Machine Shops, and Metal Fabrication*

- (7) *Data Processing or Data Storage Facility*
- (8) *Pet Recreation Area*
- (9) *General Recreation Area*, including hockey arenas and pond hockey seasonal facilities.
- (10) *Accessory Uses and Buildings*
- (11) *Portable Storage Units* where accessory to an approved and permitted principal building, structure, or use.

### **8.3 REGULATIONS**

#### **8.3.1 Site Requirements:**

- (1) The minimum front yard is measured from the center line of any municipal road allowance, municipal grid road, main farm access road, or provincial highway, or such greater distance as required by the Ministry of Highways and Infrastructure.
- (2) The yard requirements shall not apply to any public utility, municipal facility, or public recreational use.
- (3) Where a side yard abuts a municipal road allowance or provincial highway, the front yard requirements shall apply.

#### **8.3.2 Site Area**

- (1) The minimum site area shall be 1,114.8 m<sup>2</sup>

#### **8.3.3 Site Frontage**

- (1) The minimum site frontage shall be 30.5 metres.
- (2) The minimum front yard shall be at least 45.7 metres in length

#### **8.3.4 Yard Requirements**

- (1) The minimum side area required shall be 3 metres.
- (2) The minimum rear area required shall be 15 metres.

- (3) The minimum rear yard shall be required to be at least 10% of the side area.

### **8.3.5 Deemed Conformity**

- (1) Any site which does not conform to the regulations shall be deemed to be a conforming site if a Certificate of title existed in the Land Titles Office prior to the coming into force of this Bylaw.

### **8.3.6 Floor Area:**

- (1) The minimum floor area is 100 ft<sup>2</sup>.

### **8.3.7 Outside Storage:**

- (1) Outdoor storage is permitted in the side and rear yards except when they abut a municipal road or highway. Outside storage located in a side or rear yard shall be screened by landscaping or vegetation so as not to be visible from the road.
- (2) All outdoor commercial displays shall be a minimum of 5.0 metres (16.41 feet) from any site line and not block the vision of drivers both on site and within a sight triangle.
- (3) Open air operations, storage and display of goods or material are prohibited in any front yard. The storage and display of goods shall be permitted in a front yard where it is deemed essential to facilitate a permitted or approved discretionary use.
- (4) All outdoor storage must be screened from view from adjacent roadways and public lands by a solid fence, landscape materials, berm, vegetative plantings or any combination of the above at least 2.0 metres (6.57 feet) in height.
- (5) Commercial vehicles and equipment associated with a permitted use may be stored on-site provided the area used for storage of these vehicles does not exceed the area of the building used by the business to carry out operations. No vehicles, materials or equipment shall be in a state of disrepair.

## **8.4 SUPPLEMENTARY REGULATIONS**

### **8.4.1 Fuel Pumps and Fuel Storage:**

- (1) Fuel pumps or fuel storage shall be located at least 6 metres from any street, lot line, or road, and all automobile parts, dismantled vehicles and similar articles shall be stored within a building or located in a side or rear yard which shall be suitably screened to the satisfaction of Council.

### **8.4.2 Landscaping and Screening:**

- (1) Prior to the issuance of a development permit for any permitted or discretionary use within a HC, the applicant shall be required to submit a landscape plan with a schedule of completion which is reasonably satisfactory to the Development Officer and prepared in compliance with the Commercial, Business, and Industrial Landscape Standards contained herein.
- (2) In addition to the Commercial, Business, and Industrial Landscape Standards, where a commercial site abuts a residential site, a fully landscaped and vegetated buffer shall be constructed to provide a full visual separation between the sites.

### **8.4.3 Solid and Liquid Waste Disposal Facilities:**

- (1) Unless otherwise provided in this Bylaw, wastewater disposal shall be managed exclusively through the installation of a sewage holding tank where a development intends to utilize a private onsite wastewater disposal system.
- (2) Approval of any alternative form of private onsite wastewater disposal may only be considered where the applicant can provide written confirmation that the method of disposal has been approved by the applicable provincial regulatory agency.
- (3) Development and maintenance of a solid or liquid waste disposal facility shall be subject to **Section 3.21.4**.

### **8.4.4 Reassessment:**

- (1) The property shall be subject to tax reassessment once all permits and approvals have been completed and at the commencement of construction. Commencement of construction shall include site grading.

## PART II – DEFINITIONS

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

**Accessory Building:** - a subordinate, detached structure that is appurtenant to a principal building or primary use, located on the same parcel of land. Its purpose is to support, enhance, or provide a more convenient function for the main building or use, such as storage, maintenance, or shelter for equipment.

**Accessory Use:** - a use that is customarily incidental, subordinate, and directly related to the principal use or building, and is located on the same site. It must serve a supportive function that enhances or complements the primary use, without altering its character. Accessory uses are typically secondary in scale and purpose and are exclusively devoted to supporting the principal activity on the property.

**Act:** - *The Planning and Development Act, 2007*, as amended.

**Administrator:** - the official administrator for the municipality pursuant to *The Rural Municipality Act, 1989*.

**Agricultural Support Service:** - A use of land, buildings, or structures that provides goods or services essential to the operation, maintenance, or enhancement of agricultural activities, limited to the storage, sale, or distribution of substantially processed agricultural goods to agricultural-related services.

**Alteration:** - any structural change or addition made to any building or structure.

**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, boiler 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 ½
	Replacement Heifers	2
	Calves	4
Horses	Colts and ponies	2
	Other horses	1
Other	Domesticated native ungulates (deer, elk, bison, etc.)	1

**Ancillary Use:** - a use that is secondary and subordinate in size, extent and purpose to the principal use on the same site, but is not necessary for the operation of the principal use on that site.

**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:** - a development specifically intended for the auctioning of goods and equipment, including temporary storage of such goods and equipment.

**Automobile (Motor Vehicle):** - a self-propelled passenger vehicle that usually has four wheels and an internal-combustion engine, used for land transport.

**Bed-and-Breakfast Home:** - 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, and which is greater than 2 square metres in facial area.

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

**Building Permit:** - a permit issued under a building bylaw of the municipality authorizing the construction of all or part of any building.

**Bylaw:** - Shall mean the Rural Municipality of Rosedale No. 283 Zoning Bylaw.

**Cabin:** - A building or structure other than a hotel, motel, boarding house or tourist home which is maintained or offered for use as a rental unit for the travelling public and licensed under The Tourist Accommodation Regulation, 1969

**Campground:** - the seasonal operation of an area of land managed as a unit, providing temporary short-term accommodation for tents, tent trailers, travel trailers, recreational vehicles and campers, used by travellers and tourists.

**Car Wash Establishment:** - a building or portion of a building which is used for the washing of vehicles, including full service, automatic and hand operated facilities.

**Caretaker or Security Residence:** - A dwelling unit, located on the same site as a permitted use, designated for occupancy by a caretaker, security personnel, or other staff whose primary responsibility is to oversee the maintenance, security, or operation of the property. This residence is intended solely to support the needs of the principal use and may not be utilized as an independent rental or leased property separate from the primary operation.

**Clean Fill:** shall mean clean and inert concrete, reinforced concrete, stone, bricks, cindercrete, tile/ceramics, soil and sand that does not cause any adverse environmental impacts or any public health or safety concerns.

**Commercial Storage:** - The use of land, buildings, or structures for the purpose of storing goods, materials, or equipment for commercial purposes, excluding the storage of hazardous or

noxious materials unless specifically approved by Council. Does not include storage that is incidental to an on-site primary use.

**Confectionary:** - shall mean a retail establishment primarily engaged in the sale of sweets, candies, chocolates, pastries, baked goods, and other similar edible items, either pre-packaged or made on-site. This may also include the sale of beverages, ice cream, and novelty desserts, and may include associated services and products.

**Council:** - the Council of the Rural Municipality of Rosedale No. 283.

**Data Processing or Data Storage Facility:** - A building, structure, or land area used primarily for the housing, management, processing, and storage of digital data and information.

**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.

**Development Permit:** - a document authorizing a development issued pursuant to this bylaw.

**Discretionary Use:** - a use or form of development specified in this bylaw, which may be allowed following application to, and approval of the Council; and which complies with the development standards, as required by Council, contained in this bylaw.

**Dwelling, Single Detached:** - a detached building consisting of one dwelling unit as herein defined; and occupied or intended to be occupied as a permanent home or residence, but shall not include a mobile home or trailer coach as herein defined.

**Dwelling Unit:** - one or more habitable rooms constituting a self-contained unit and used or intended to be used together for living and sleeping purposes by one or more persons.

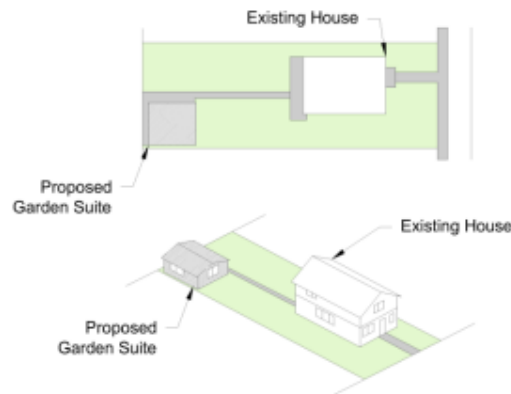
**Farmstead:** - a single site which includes the residence of the farm operator and those buildings or facilities which are related to the farm operation, and may include cropland and pastures.

**Floor Area:** - the maximum habitable area contained within the outside walls of a building, excluding in the case of a dwelling, any private garage, porch, veranda, sun lounge, unfinished basement, or attic.

**Garage Suite:** For the purposes of this Bylaw, a Garage Suite is a Secondary Suite that is either located within a private garage or attached to, or located above, a private garage. It is a self-contained residential dwelling unit that includes separate living, sleeping, cooking, and sanitary facilities, and is intended for use as a dwelling by a person or family independent of the primary dwelling on the same lot. Garage suites are considered Secondary Suites and must comply with the same requirements and regulations as outlined for Secondary Suites in this Bylaw.



**Garden Suites:** - Shall mean a self-contained unit having a kitchen, eating area, living room, bathroom, and no more than two bedrooms to allow for the unit to operate independently of the main dwelling unit (except for the sharing of services). Garden suites shall be located in an accessory building or within a detached garage (at grade or above the garage).



**General Recreation Area:** - shall mean an area of land designated for outdoor or indoor recreational activities, including but not limited to sports fields, playgrounds, walking paths, picnic areas, open spaces, and other similar public or private recreational uses.

**Golf Course:** - shall mean a publicly or privately owned tract of land that is developed and maintained for the sport of golf. Golf courses may also include related uses such as walking or cycling paths, event spaces, and recreational facilities.

**Greenhouses, Plant Nurseries and Garden Centres:** - a development for growing, acclimating, propagating, harvesting, displaying and selling of bedding, household, and ornamental plants and may include accessory uses related to storing, displaying, and selling of gardening, nursery and related products.

**Hazard Land:** - land which may be prone to flooding, slumping, subsidence, landslides, erosion, any other instability, or is located within a flood plain or watercourse. •

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

**Home-Based Business:** - Shall mean a business, occupation, trade, profession, or craft located in a residential dwelling unit or an accessory building where residents operate the business and the use is secondary to the principal use of the premises

**Home Occupation:** - Shall mean a business, occupation, trade, profession, craft, or residential office conducted entirely with a dwelling unit and operated solely by the residents

**Hotel:** - a building or portion of a building offering temporary sleeping accommodations to the general public and may provide additional services, such as restaurants, meeting rooms, entertainment, and recreational facilities.

**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 operation.

**Intensive Livestock Operation (ILO):** - the operation or facilities for the permanent or temporary rearing, confinement or feeding of poultry, hogs, sheep, goats, cattle, horses, or domesticated game animals in such numbers that the facility and portion of a site used for the operation:

- (a) will contain 100 or more animal units comprised of hogs or poultry or 300 or more animal units comprised of cattle, and
- (b) provides less than 370 square metres (4000 ft<sup>2</sup>.) of space for each animal unit contained therein.

**Manufacturing Establishments:** - shall mean the manufacturing or assembly of goods, products or equipment, limited to the final product assembly, with all production activities fully contained within the principal or accessory building.

**Marine Equipment:** - includes all watercraft and related equipment intended for use on or in water bodies.

**Mobile Home:** - a trailer coach:

- (a) that is used as a dwelling;
- (b) that has water faucets and shower, or other bathing facilities, that may be connected to a water distribution system; and,
- (c) that is equipped with facilities for washing and water closet, or other similar facility, that may be connected to a sewage system.

**Motel:** - a building or portion of a building offering temporary sleeping accommodations to the general public and may provide additional services, such as restaurants, meeting rooms, entertainment, and recreational facilities, and wherein each guest accommodation room has individual access to the exterior

**Municipality:** - the Rural Municipality of Rosedale No. 283.

**Non-Conforming Building:** - a building:

- (a) that is lawfully constructed or lawfully under construction, or in respect of which all required permits have been issued, at the date a zoning bylaw or any

- amendment to this bylaw affecting the building or land on which the building is situated or will be situated becomes effective; and
- (b) that on the date this bylaw or any amendment to this bylaw becomes effective does not, or when constructed will not, comply with this bylaw.

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

**Office and Office Building:** - a building or part of a building used 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, transhipped, sold or processed.

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

**Permitted Use:** - a use or form of development allowed as of right in a zoning district, subject to the regulations contained in this bylaw.

**Personal Car Service Business:** - any business that provides transportation services to individuals, typically through the use of private vehicles, for personal or non-commercial purposes. This includes, but is not limited to, ride-sharing services, and vehicle rental services.

**Personal Care Home:** - a facility licensed under *The Personal Care Homes Act* that provides long term residential, social and personal care, including accommodation, meals, supervision or assistance for persons who have some limits on ability for self-care, and are unrelated to the operator or owner.

**Pet Recreation Area:** - a designated outdoor or indoor space intended for the exercise, socialization, and recreation of pets. Pet Recreation Areas are designed to provide a safe and controlled environment where pets can be on or off-leash under supervision.

**Portable Storage Unit:** A transportable storage structure designed for the temporary storage of building materials, household goods, personal items, and other materials on residential properties. These units are uniquely designed for ease of loading to and from a transport vehicle. They may also include standardized reusable steel containers, commonly known as intermodal shipping containers, which are used for secure storage and the efficient movement of materials and products within a global intermodal freight transport system.

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

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

**Public Road:** - a road allowance or a legally surveyed road vested in the name of Department of Highways.

**Public Utility:** - a government or private enterprise which provides a service to the general public.

**Quarter Section:** - a quarter Section as defined by the Township Plan of Survey of record in the Land Titles Office, exclusive of any registered road, road widening, or railway right of way, but including any partial quarter Section defined on the Township Plan of Survey.

**Research Facility:** - A building, structure, or land area used primarily for scientific, medical, agricultural, industrial, or technological research and development.

**Reeve:** - the Reeve of the Rural Municipality of Rosedale No. 283.

**Residence:** - a single detached dwelling on a site which is not used as a farmstead.

**Restaurant:** - a place where food and beverages are prepared and served to patrons seated at tables or counters, in a motor vehicle on the premises, or for off-site consumption, and may include a drive-through service window.

**Retail Store (Shop):** - a building or part thereof, or a place, where goods, wares, merchandise, substances, or articles are offered or kept for sale or rent, and may include servicing and the manufacture of products on site for sale on the site so long as the gross floor area used for manufacturing does not exceed 25% of the gross floor area of the retail store.

**Recycling Collection Depot:** a building or structure used for collection and temporary storage of recyclable household material such as bottles, cans, plastic containers and paper. The following shall not be allowed at a recycling collection depot:

- (a) processing of recyclable material other than compaction;
- (b) collection and storage of paints, oil, solvents or other hazardous material(s);  
nor,
- (c) outdoor compaction.

**Recycling Facility:** - a building or structure used for the processing of recyclable material, including outdoor compactions and including the collection and storage of paints, oil, solvents and other hazardous material(s).

**School:** - a body of pupils that is organized as a unit for educational purposes, that comprises one or more instructional groups or classes, together with the principal and teaching staff and other employees assigned to such body of pupils, and includes the land, buildings or other premises and permanent improvements used by and in connection with that

**Secondary Suites:** - Shall mean a self-contained dwelling unit which is an accessory use to, and located exclusively within a single-detached dwelling unit and does not include a Garden Suite.

Secondary suites will provide a kitchen, eating area, living room, bathroom, and no more than two bed rooms to allow for the suite to operate independently.

**Sign:** - any writing (including letter or word), billboard, pictorial representation (including illustration or decoration), emblem (including devise, symbol or trademark), flag (including banner or pennant), or any other figure of similar character which:

- (a) is a structure or any part thereof, or is attached to, painted on, or in any manner represented on a building;
- (b) is used to announce direct attention to, or advertised; and
- (c) is visible from outside the building.

**Sight Triangle:** a triangular area formed by the intersecting lines and a straight line joining those lines at points which are 6.0 metres distant from the point of intersection, measured along the property lines.

**Site:** - an area of land with fixed boundaries and which has been registered in the Land Titles Office by Certificate of Title, and for which all portions of the land are consolidated under a single title.

**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.

**Street:** - a public road or thoroughfare registered by plan of survey which affords the principal means of access to abutting property, but shall not include an easement or lane.

**Structure:** - anything that is built, constructed, or erected, located in, on., or over the ground, or attached to something located in or over the ground.

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

**Trailer Coach:** - any vehicle used or constructed in such a way as to enable it to be used as a conveyance upon public roads or highways and includes a self-propelled or non-self-propelled vehicle designed, constructed or reconstructed in such a manner as to permit occupancy as a dwelling or sleeping place for one or more persons notwithstanding that its running gear is removed or that it is jacked-up.

**Planning Statement:** Shall mean the Rural Municipality of Rosedale No. 283 Basic Planning Statement.

**Outfitters:** - shall mean individuals or businesses that provide equipment, supplies, and services for outdoor recreational activities, including but not limited to hunting, fishing, camping, boating, hiking, and wildlife viewing, either as a primary service or in support of such activities.

**Use:** - the purpose or activity for which a piece of land or its buildings is designed, arranged or intended, occupied or maintained.

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

- a) rental accommodation in the farm dwelling or adjacent private cabins comprising one or more rooms furnished to enable the preparation of meals if full board is not provided;
- b) a tract of land on which one or more camping, tenting or parking sites is located, and the provision of electricity, potable water and toilet facilities to any of the persons, families, groups occupying any of such sites.

**Veterinary Clinic:** - a place for the care and treatment of animals involving outpatient care and medical procedures involving hospitalization, but shall not include the keeping of animals in outdoor pens.

**Warehousing, Supply, and Distribution Facility:** A building, structure, or land area used primarily for the storage, distribution, and supply of goods, products, or materials.

**Waste Disposal Facility; Liquid:** - a facility to accommodate any waste which contains animal, mineral 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.

**Welding, Machine Shops, and Metal Fabrication:** - shall mean establishments primarily engaged in the use of machinery, tools, and equipment to perform welding, cutting, shaping, assembling, and fabricating metal products.

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

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

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

**Yard, Required:** - the minimum yard required by a provision of this bylaw.

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

### PART III – ADOPTION

1. This bylaw is adopted pursuant to Section 46 and 75 of *The Planning and Development Act, 2007*, and shall come into force on the date of final approval by the Minister.
2. Bylaws No. 3/99 and No. 01/2022 are hereby repealed.

(SEAL)

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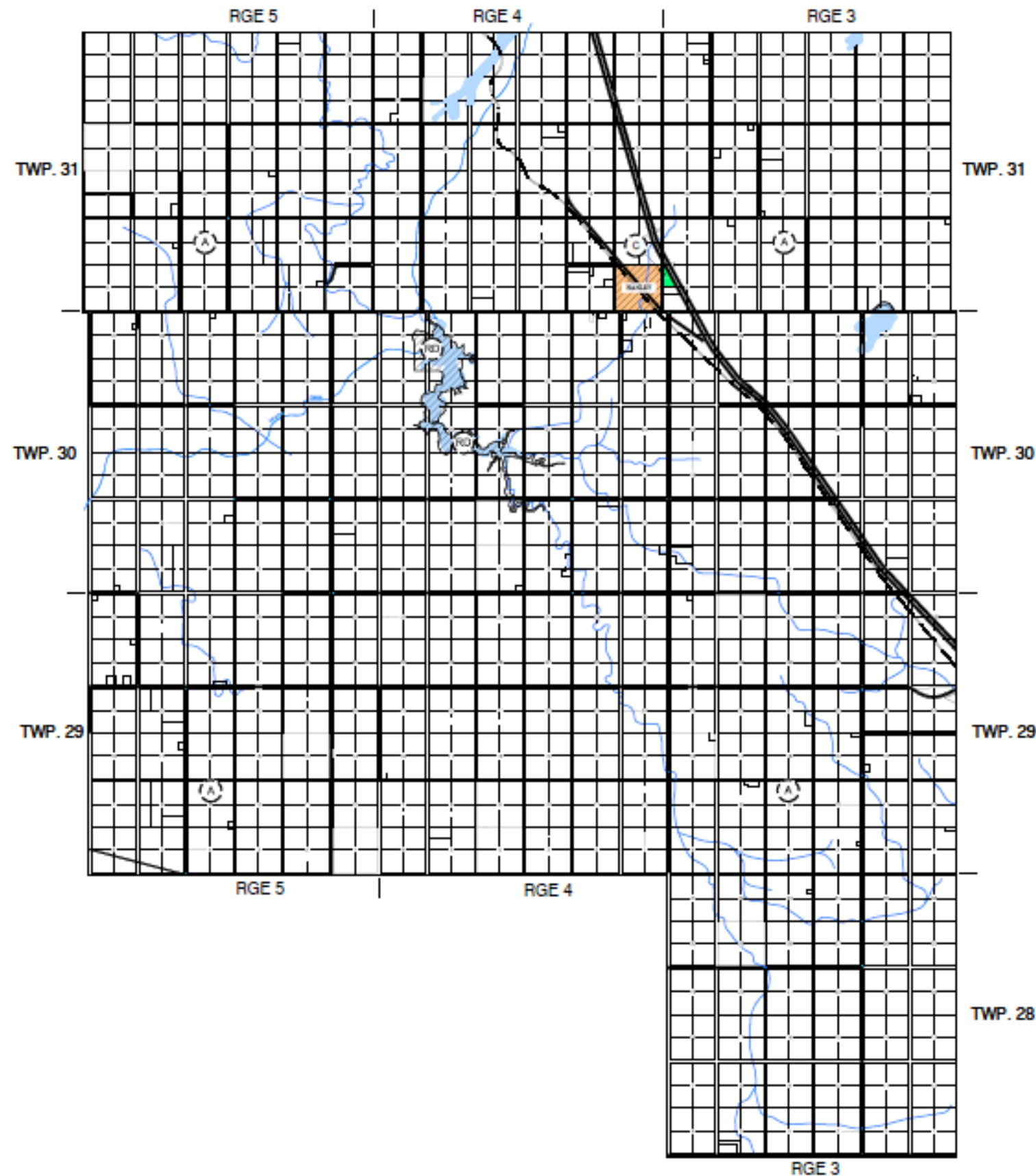
Nick Patkau, Reeve

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Danielle Thall, Administrator




Read a first time \_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_  
Read a second time \_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_  
Read a third time and passed this \_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_





THE RURAL MUNICIPALITY OF  
**ROSEDALE NO. 283**  
 ZONING DISTRICT MAP  
 SASKATCHEWAN

ZONING DISTRICTS

-  A - AGRICULTURE
-  RD - RESERVOIR DEVELOPMENT
-  C - HIGHWAY COMMERCIAL

THIS IS THE ZONING DISTRICT MAP REFERRED TO IN  
 BYLAW NUMBER \_\_\_\_\_ ADOPTED BY THE RURAL  
 MUNICIPALITY OF ROSEDALE NO. 283.

\_\_\_\_\_  
 REEVE

\_\_\_\_\_  
 ADMINISTRATOR

APPROVED ON THE \_\_\_\_\_ DAY OF \_\_\_\_\_ 20 \_\_\_\_\_

\_\_\_\_\_  
 DEPUTY MINISTER  
 SASKATCHEWAN MUNICIPAL AFFAIRS,  
 CULTURE AND HOUSING

CERTIFIED A TRUE COPY OF THE ZONING DISTRICT  
 MAP, PART OF THE BYLAW ADOPTED BY RESOLUTION  
 OF THE COUNCIL ON  
 THE \_\_\_\_\_ DAY OF \_\_\_\_\_ 20 \_\_\_\_\_

\_\_\_\_\_  
 ADMINISTRATOR

## RURAL MUNICIPALITY OF ROSEDALE NO. 283 APPLICATION FOR DEVELOPMENT PERMIT

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1. Applicant:  
Name: \_\_\_\_\_ Phone: \_\_\_\_\_  
Address: \_\_\_\_\_ Postal Code: \_\_\_\_\_
2. Registered Owner: ☐ as above or,  
Name: \_\_\_\_\_ Phone: \_\_\_\_\_  
Address: \_\_\_\_\_ Postal Code: \_\_\_\_\_
3. Property (Legal Description)  
LSD or ¼ \_\_\_\_\_ Sec \_\_\_\_\_ Twp \_\_\_\_\_ Rge \_\_\_\_\_ W \_\_\_\_\_  
[Lot(s) \_\_\_\_\_ Block \_\_\_\_\_ Registered Plan No. \_\_\_\_\_]
4. Site: Frontage \_\_\_\_\_ m, Depth \_\_\_\_\_ m, Area \_\_\_\_\_ m<sup>2</sup> or ha
5. Existing use of land and buildings: \_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_
6. Proposed use of land and buildings: \_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_
7. Proposed construction and alteration of buildings: \_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_
8. a) Proposed Date of Start \_\_\_\_\_  
b) Proposed Date of Completion \_\_\_\_\_
9. Other information (e.g. proposed sewage system) \_\_\_\_\_  
\_\_\_\_\_

10. Are there other dwellings or commercial uses located on this quarter section?

\_\_\_\_\_

11. For new construction, a **Site Plan** on a separate sheet showing, where applicable, (check those shown and attach) the following:

- a) ☐ Dimensions of the site.
- b) ☐ Location and size of all existing and proposed buildings and structures.
- c) ☐ Utility lines, easements, or topographic features.
- d) ☐ Proposed location of sewage system and water supply.
- f) ☐ Access points to provincial highway or municipal road.

**12. Declaration of the Applicant:**

I, \_\_\_\_\_ of the \_\_\_\_\_  
of \_\_\_\_\_ in the Province of \_\_\_\_\_

solemnly declare that the above statements contained within this application are true, and I make this solemn declaration conscientiously believing it to be true, and knowing that it is of the same force and effect as if made under oath, and by virtue of the *Canada Evidence Act*.

\_\_\_\_\_  
Date

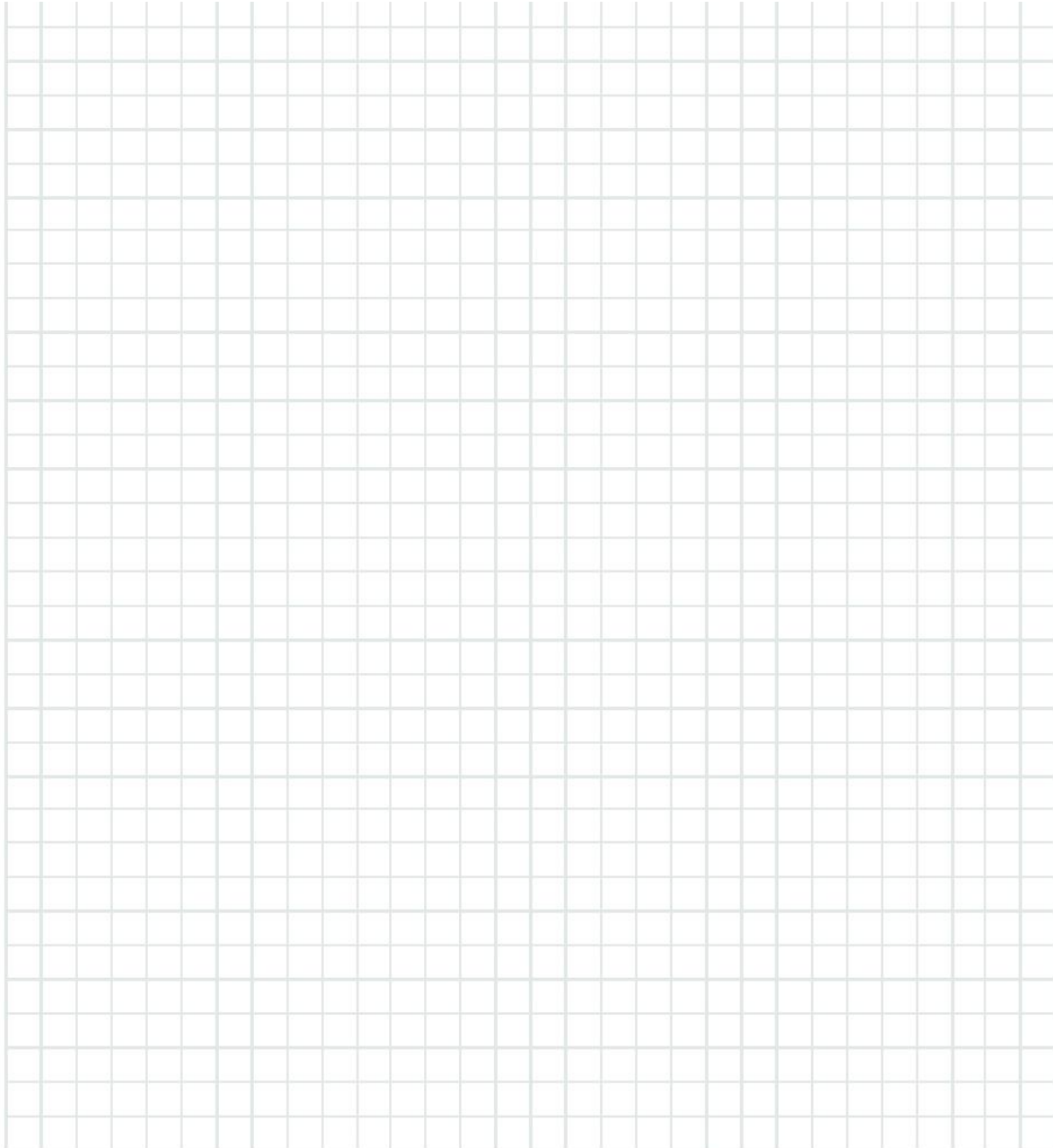
\_\_\_\_\_  
Signature

Note: The applicant is responsible for ensuring buildings comply with The Uniform Building and Accessibility Standards Act, where applicable.

Application Fee \$ \_\_\_\_\_

## Site Plan

In order to process the development permit application, all submissions must include a completed site plan map of the proposed project; submission of an incomplete site plan map will be considered as an incomplete application and returned to the applicant:



Application # \_\_\_\_\_

**RURAL MUNICIPALITY OF ROSEDALE NO. 283**  
**NOTICE OF DECISION FOR A DEVELOPMENT PERMIT**

To: \_\_\_\_\_  
(applicant) (address)

THIS IS TO ADVISE YOU THAT YOUR APPLICATION FOR A:

- ☐ Permitted use or form of development, or  
☐ Discretionary use or form of development:

HAS BEEN:

- ☐ 1. Approved.  
☐ 2. Approved subject to conditions or standards, as listed in the attached "Schedule A."  
☐ 3. Refused for the reasons stated in the attached letter dated \_\_\_\_\_.  
☐ 4. Referred to the Water Security Agency for a final decision of a development located in the Restricted Building District, or for a development of concern to the Water Security Agency within the Lake Diefenbaker Reservoir Development Area.

This document is "*Form B*" as stated in section 2.4.2 of Bylaw 10/2025, the Zoning Bylaw. If development has been approved, by this form, with or without terms and conditions, development must begin within six months, and be completed within eighteen months of date indicated on this form. An extension may be granted, in writing, by either the development officer, or the local municipal council.

**Right of Appeal**

Please be advised that under the *Planning and Development Act, 2007*:

- ☐ You may appeal the refusal of your application for a permitted use or form of development
- ☐ You may NOT appeal the refusal of your application for a use or form of development that is not permitted within the zoning district of the application.
- ☐ You may appeal the standards and conditions, which you consider excessive in the approval of the discretionary use or form of development subject to standards and/or conditions.
- ☐ You may NOT appeal the refusal of your application for a discretionary use or form of development.

Any appeal must be made within 30 days of the date indicated on this form to **The Development Appeals Board of the Rural Municipality of Rosedale No. 283**. In addition, you may appeal if you feel that the development officer has misapplied the Zoning Bylaw in the issuing of this permit. Appeals may be made to:

**Secretary, Development Appeals Board**  
**Rural Municipality of Rosedale No. 283**  
**Box 150, Hanley, SK, S0G 2E0**

\_\_\_\_\_  
(Date)

\_\_\_\_\_  
(Development Officer)

This is a permit under the Zoning Bylaw, it does not constitute approval of the building design under the *Uniform Building and Accessibility and Standards Act* where required.