

How to read our Zoning Bylaw

A Zoning Bylaw (often abbreviated as “ZB”) is a planning document that regulates land uses and development on a more detailed level than the Official Community Plan (OCP). By regulating the type, location, and intensity of land uses and buildings, the objectives and policies of the OCP are carried out through the Zoning Bylaw.

Definitions – Section 2.0

The definitions are an important part of the interpretation of the ZB. They are used often by the RM’s Development Officer to determine how a development proposal or land use fits within the ZB regulations.

General Regulations – Section 4.0

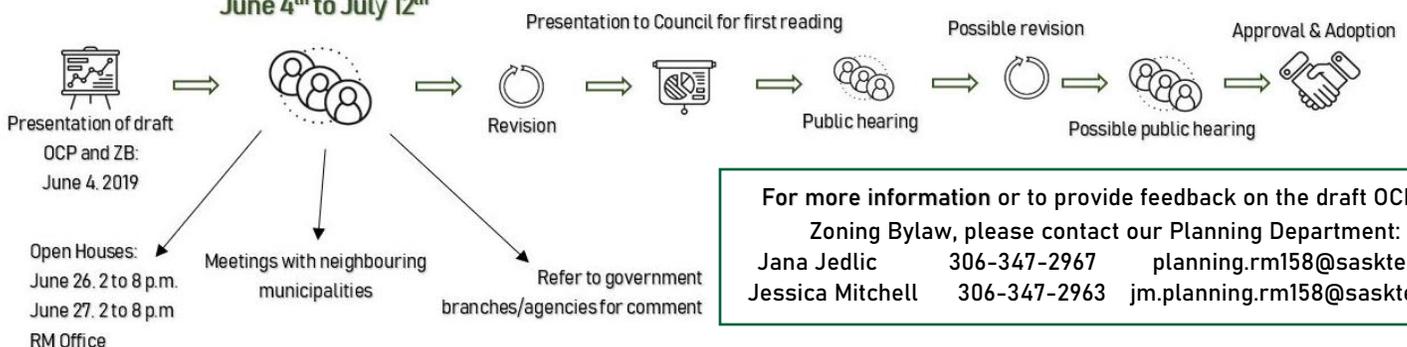
The General Regulations address a wide variety of zoning issues, including maximum fence heights, driveways, approaches, signage, sea cans, and RV parking. There are also regulations intended to prevent development from occurring on potentially hazardous land such as slopes or flood plains. This is an important section to read when planning any type of development.



OCP and Zoning Bylaw Adoption Process

Public and stakeholder consultation:

June 4th to July 12th



Administration and Interpretation – Section 3.0

This section speaks to the procedures in place for several types of development applications. Having defined procedures creates predictability and consistency so that developers and landowners know what they can expect when they consider making an application to the RM. If you’re wondering if your project needs a development permit, refer to [section 3.6 \(page 33\)](#) for the list of exemptions.

Land Use Requirements, Development Standards, and Conditions of Approval – Section 5.0

Some types of land uses have a specific set of conditions that have to be met to mitigate potential off-site impacts and ensure compatibility with other land uses. This section lists these uses and their associated standards. For example, if you’re considering storing RVs on your property, be sure to read [section 5.26 \(page 98\)](#) for the associated conditions. Home-based businesses, another common application, are subject to the regulations found in [sections 5.2 to 5.4 \(pages 80-81\)](#).

For more information or to provide feedback on the draft OCP or Zoning Bylaw, please contact our Planning Department:
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Zoning Districts – Sections 7.0 through 21.0

Every parcel of land in the RM has a zoning designation. Each zone accommodates different types of development and has an associated set of development standards. These regulations are contained within sections 7.0 through 21.0.

Zones can be grouped into more general land use categories such as residential, commercial, or industrial. Each municipality has its own zones. The zones used in the RM of Edenwold are:

District Type	Symbol	Zoning District
Agriculture	AR	Agricultural Resource
Residential	CR1	Country Residential 1
	CR2	Country Residential 2
	CR3	Country Residential 3
	R1	Urban Residential 1
	R2	Urban Residential 2
	R3	Urban Residential 3
	RMH	Residential Manufactured Home
Institutional	CS	Community Service
Commercial	SC	Shopping Centre
	HPC	High Profile Commercial
	COM1	General Commercial
Industrial	IND1	General Industrial
	EHI	Extraction and Heavy Industrial
Special Zone	FD	Future Development

Development Standards

Each zone will list setbacks and site regulations for all uses that are allowed in that zone. For example, all buildings need to be located a certain distance from each property line.

Zoning Maps

The zoning maps show the zoning designation of each parcel. The zoning maps included in the draft Zoning Bylaw are also drafts and are subject to change.

Once you find the zoning district for a parcel of land using the maps, you can look up the corresponding zoning standards in [sections 7.0 through 21.0](#).

Permitted vs. discretionary uses

As you read through the zones, you'll notice that each zone has a list of uses that are permitted and a list of uses that are discretionary.

- Permitted use applications do not have to be specifically considered by council. They are instead reviewed and processed by the Development Officer and are approved or denied based on conformance with development standards and requirements (i.e. those [sections 4.0 and 5.0](#)). Permits may be subject to conditions to restrict potential nuisances and ensure compatibility with surrounding development but are generally accepted as compatible with other permitted uses in that zone.
- Discretionary use applications are allowed only if approved by the RM council. A public hearing is required, and neighbours are sent letters notifying them of their application. At the public hearing, anyone can submit written or verbal submissions in favour of or against the application. Council considers these submissions when making their decision. Discretionary uses are subject to Council's approval because they may or may not be appropriate for a certain location depending on the intensity of the use and the surrounding land uses.

Uses that are not listed as permitted or discretionary are prohibited.