



# Zoning Bylaw

Adopted: May 1st, 2020

Bylaw No. 2019-20

Consolidated June 25, 2026

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# Organization of RM of Edenwold No. 158 Zoning Bylaw

*The following is intended for information only and does not form part of the RM of Edenwold No. 158 Zoning Bylaw.*

The Zoning Bylaw establishes regulations for the use of land and buildings in the RM of Edenwold No. 158. It regulates the type, location, and intensity of land uses and buildings, and outlines the process for rezoning land and applying for permits to develop property.

The Zoning Bylaw reflects only municipal regulation and policy, including the RM's Official Community Plan (OCP). Other bylaws, regulations, and Acts of the RM, Province of Saskatchewan, and Canada must also be observed.

The bylaw is organized into twenty-six (26) sections with group related information.

Section 1.0 contains basic information on the legal framework of the bylaw and this guide on how to use the bylaw.

Section 2.0 is a glossary of definitions providing clarification on important terms found within the bylaw.

Section 3.0 contains administrative information regarding the enforcement of the bylaw, amendment procedures, and permitting procedures.

Section 4.0 contains general regulations for all uses and development types. These regulations supplement those found in the specific zoning districts.

Section 5.0 contains procedures and development standards relating to discretionary uses.

Sections 6.0 – 25.0 contains specific development standards for each zoning district.

Section 26.0 contains amendments to the bylaw.

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## How to Determine Zoning and Regulations for a Specific Site

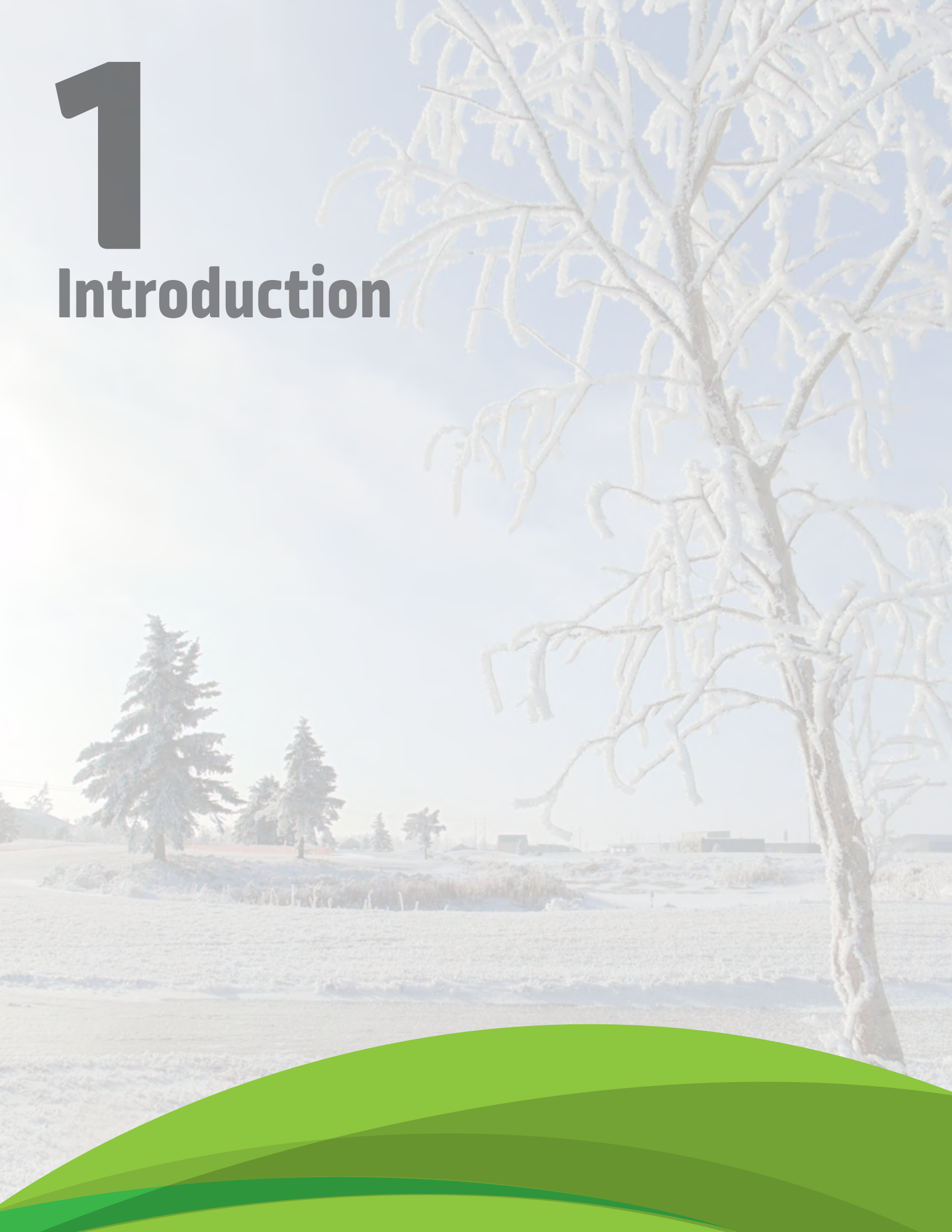
*The following steps will help users understand how to identify the proper zoning district for a specific piece of land, what land uses are permitted on that site, and the regulations to guide development within that site.*

1. To determine the Zoning District of a specific site, the user must first find that site on the attached Zoning Maps. It will be helpful to know the legal land description when reviewing the Zoning Map. All land within the RM will fall within a colour coded Zoning District, and potentially overlay districts. A legend within the Zoning Map will associate each colour with the appropriate Zoning District.
2. Each Zoning District will have its own chapter in the Zoning Bylaw. Look up the corresponding Zoning District. The district will identify a list of permitted land uses, as well as uses permitted at the discretion of council.
3. Each Zoning District will also have a table identifying the development standards (minimum areas, building setbacks, etc.) for each permitted and discretionary land use. These standards will help guide development within the lot or parcel as well as the creation of new parcels.
4. The land use may have specific requirements contained in the general regulations. Sections 4.0 and 5.0 will confirm if any apply to the specific land use.
5. Finally, all proposed development and zoning questions should be discussed with staff of the RM's Planning and Development Department.

If you require assistance with the regulations or processes contained within the Zoning Bylaw, please call or visit the RM's Planning and Development Department. The up-to-date version of the Zoning Bylaw and amendments is located in the RM's office. This version should be consulted in all cases.

# 1

## Introduction



# 1.0 Introduction

## 1.1 Authority

- 1.1.1 Under the authority granted by *The Planning and Development Act, 2007* (PDA), and in compliance with *The Statements of Provincial Interest Regulations* (SPI), and Official Community Plan (OCP), the Reeve and Council of the Rural Municipality of Edenwold No. 158 (RM) in the Province of Saskatchewan, in open meeting, hereby enact as follows:

## 1.2 Title

- 1.2.1 This Bylaw shall be known and cited as the “Zoning Bylaw” (ZB) of the Rural Municipality of Edenwold No. 158.\*

## 1.3. Purpose

- 1.3.1 The purpose of this ZB is to regulate development and to control the use of land in the RM in accordance with the OCP.\*
- 1.3.2 The intent of the ZB is to provide specific regulations pertaining to the use of land in the municipality. It is the primary tool to be used by the RM to achieve the objectives and implement the policies of the OCP. The ZB provides the municipality with actual control over development. It prescribes the uses of land, buildings or other improvements that will be allowed in different areas of the RM and defines the conditions and standards that must be met in order to allow for these land uses.

## 1.4 Scope

- 1.4.1 This Bylaw applies to all land included within the boundaries of the RM. All development within the limits of the RM shall hereafter conform to the provisions of this Bylaw.

## 1.5 Severability

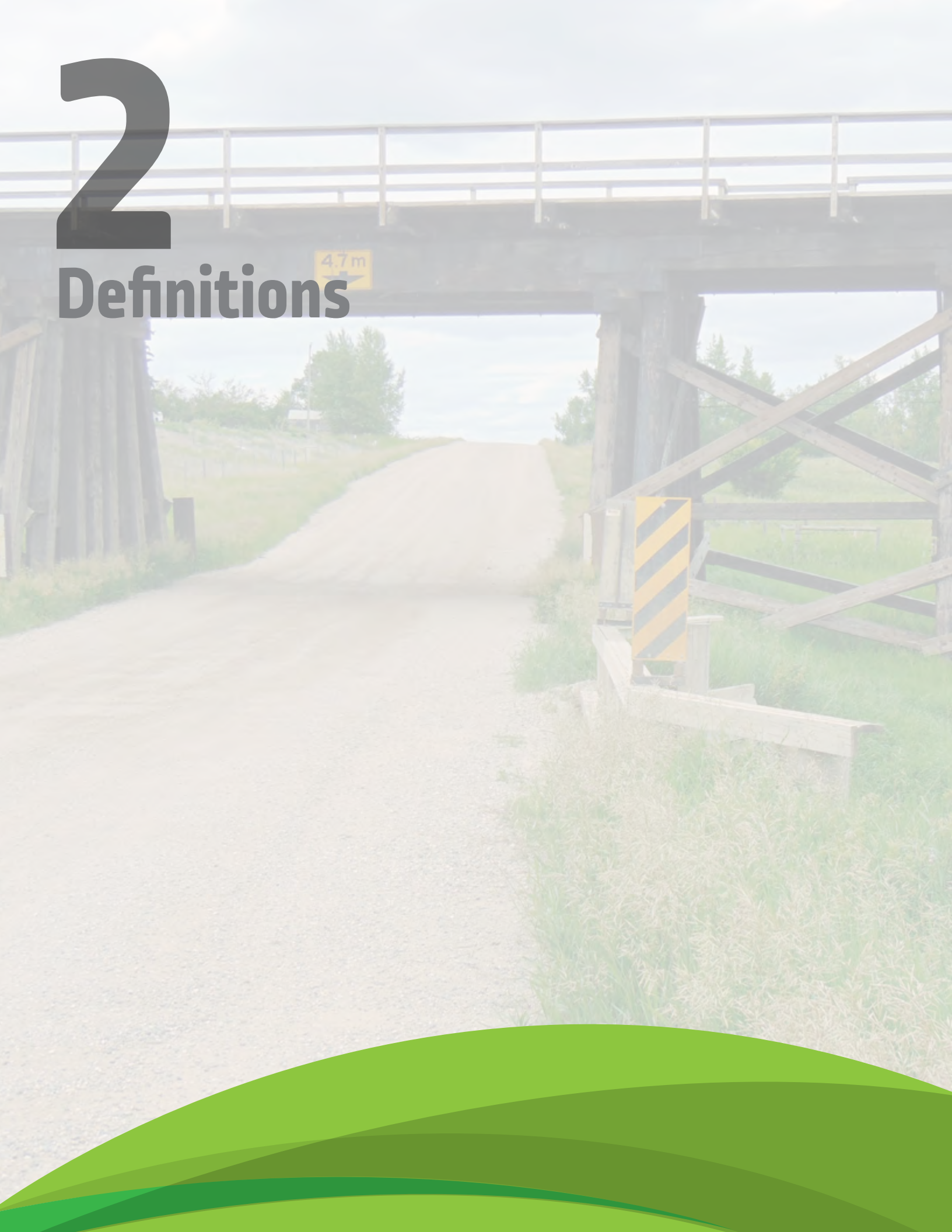
- 1.5.1 If an appeals board or court of competent jurisdiction should declare any part, section, sentence, clause, phrase, map, or other portion of this Bylaw to be invalid, that portion shall not be construed as having persuaded or influenced Council to pass the remainder of this Bylaw. The part, section, sentence, clause, phrase, map, or other portion of this Bylaw is to be deemed a separate, distinct, and independent provision, and the holding of the appeals board or court shall not affect the validity, effectiveness, or enforceability of the remaining portions of this Bylaw.\*



\* Amended No. 2022-20

# 2

## Definitions



## 2.0 Definitions

### A

**ABATTOIR (SLAUGHTERHOUSE):** a building for butchering. The abattoir houses facilities to slaughter animals; dress, cut and inspect meats; and refrigerate, cure, and manufacture by-products.

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

**ACT:** *The Planning and Development Act, 2007* (Province of Saskatchewan), as amended.

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

**ADMINISTRATOR:** the Administrator of the Rural Municipality of Edenwold No.158.

**AGGREGATE RESOURCE:** raw materials including sand, gravel, clay, earth or rock found on or under a site.

**AGRICULTURAL:** a use of land, buildings or structures for animal husbandry, fallow, field crops, forestry, market gardening, pasturage, private greenhouses and includes the growing, packing, treating, storing and sale of produce produced on the premises and other similar uses customarily carried on in the field of general agriculture; excluding game farms.\*

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

**AGRICULTURAL HOLDING OR FARM:** the cumulative total of all sites which are:

- a) Owned by a person or corporation; and
- b) Used for agricultural operations and productions; and
- c) Are situated within the Rural Municipality of Edenwold No. 158.

**AGRICULTURAL INDUSTRY:** those processing and distributing industries providing products or services directly associated with the agricultural business sector and without restricting the generality of the above may include the following, which are subject to regulations within the OCP and ZB:

- a) Grain elevator;
- b) Feed mill;
- c) Abattoir;
- d) Seed cleaning storage/distribution;
- e) Pelletizing storage/distribution;
- f) Bulk fertilizer distribution storage/distribution;
- g) Bulk agricultural chemical distribution;
- h) Anhydrous ammonia storage and distribution;
- i) Bulk fuel storage/distribution;
- j) Cannabis processing;
- k) Livestock holding;
- l) Retail sale of the goods produced or stored as part of the dominant use on the site; and
- m) Commercial compost facility.\*\*

\* Amended No. 2020-24  
\*\* Amended No. 2023-03

**AGRICULTURAL OPERATION:** a site, or sites, the principal use of which is to derive produce directly from the following activities, but shall not be residential in use:

- a) Cultivating land;
- b) Producing agricultural crops, including hay and forage;
- c) Producing horticultural crops, including vegetable, fruit, mushrooms, sod, trees, shrubs, flowers, greenhouse crops, excluding cannabis;
- d) Raising all classes of livestock, horses, poultry, fur-bearing animals, game birds, and game animals, bees and fish;
- e) Carrying on an Intensive Livestock Operation;
- f) Processing agricultural products which provide a primary source of livelihood and income to the site owner or operator;
- g) Operating agricultural machinery and equipment, including irrigation pumps and noise-scare devices;
- h) Conducting any process necessary to prepare a farm product for distribution from the farm gate;
- i) Storing, handling and applying fertilizer, manure, organic wastes, soil amendments and pesticides including both ground and aerial application; and,
- j) Any other prescribed agricultural activity or process as defined by Council from time to time.

**AGRICULTURAL TOURISM:** a tourism oriented commercial land use related to the retail sale of products or the provision of entertainment or education associated with an agricultural operation or a rural environment and without limiting the generality of the above includes:

- a) Farm zoo;
- b) Gift shop;
- c) Restaurants or cafeteria;
- d) Art gallery;
- e) Cultural entertainment facility or museum; and,
- f) Orchard/U-pick operation.

**ALTERATION OR ALTERED:** any structural change or addition made to any building, structure, use, or any other item regulated by this Bylaw.

**ANIMAL UNIT (A.U.):** the kind and number of animals calculated in accordance with Table 1 from *The Agricultural Operations Regulations, 1996*, or otherwise calculated using an approximate value of 1 animal unit per 1000 pounds of animal:\*\*

<b>Table 1 - Animal Units**</b>	
Type of Animal	Number that equals one (1) Animal Unit
<b>1. Poultry</b>	
a) Hens, cockerels, capons	100
b) Chicks, broiler chickens	200
c) Turkeys, geese ducks	50
<b>2. Hogs</b>	
a) Boars or sows	3
b) Gilts	4
c) Feeder pigs	6
d) Weanling pigs	20
<b>3. Sheep</b>	
a) Rams or ewes	7
b) Lambs	14
<b>4. Goats</b>	7
<b>5. Cattle</b>	
a) Cows or bulls	1
b) Feeder cattle	1.5
c) Replacement heifers	2
d) Calves	4
<b>6. Horses</b>	
a) Colts, ponies, miniature horses, and miniature donkeys*	2
b) other than colts or ponies	1
c) Donkeys/mules	1
<b>7. Bison</b>	
a) Cows or bulls	1
b) Calves	4
<b>8. Fallow Deer</b>	
a) Fallow deer	8
b) Fallow deer fawns	32
<b>9. Domestic Indigenous</b>	
a) Elk	5
b) Elk calves	20
c) White-tailed deer	8
d) White-tailed deer fawns	32
e) Mule deer	8
f) Mule deer fawns	32
<b>10. Camelidae**</b>	
a) Alpacas	7
b) Llamas	3
c) Crias	14

\* Amended No. 2020-24  
 \*\* Amended No. 2023-03

**APIARY:** a place where bees are kept; a collection of beehives.

**APPLICANT:** a developer, property owner, property lease or person applying for a Development Permit, Discretionary Use Permit, or rezoning under this Bylaw and/or for a subdivision approval under *The Planning and Development Act, 2007*.\*\*

**APPROACH/DRIVEWAY:** an area, construction or improvement between the roadway of a public street or road and an area of a private property intended and used for access and egress of motor vehicles.

**ARCHITECTURAL CONTROLS:** a document or series of statements that establish criteria for development to ensure consistency and compatibility with existing and proposed adjacent sites and land uses through individual lot/site characteristics such as landscaping requirements, accepted building materials and colours, building floor area, etc.

**ARTERIAL ROAD:** a street that services major traffic flows between the principal areas of traffic generation with direct access to adjacent development being limited.

**ARTIST STUDIO:** the use of a building, or portion of a building, in which the custom creation or small-scale fabrication of goods is produced in limited quantity, or a space designed for the creation, training, and rehearsal of performing arts.\*

**ASPHALT PLANT:** an industrial facility used to produce asphalt or asphalt products that are used in building or construction, and includes facilities for the administration or management of the business, the stockpiling of bulk materials used in the production's process or of finished products manufactured on the premises and the storage and maintenance of required equipment

**ATTACHED SIGNAGE:** a sign affixed to any part of the wall of a building, including entrance doors, overhead service doors, and windows. This definition includes lettering, paintings, awnings, and marquees.

**AQUIFER:** a confined or unconfined water-bearing subterranean body of water.

**AQUIFER PROTECTION PLAN:** a comprehensive document that outlines the preventative measures and actions to mitigate potential threats to the existing aquifer.

**AUCTION MART:** a building or structure or lands used for the storage of goods, materials and livestock which are to be sold on the premises by public auction and for the sale of the said goods, materials, and livestock by public auction.

**AUTO WRECKER:** an area where motor vehicles are disassembled or dismantled, or where vehicles not in operable condition, or used parts of motor vehicles, are stored or sold to the public.

## **B**

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**BED AND BREAKFAST:** a dwelling unit, licensed as an itinerant use accommodation under *The Public Accommodation Regulations, 1997*, 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, permanent free-standing sign, including supporting structures, which advertises goods, products, services, organizations, or facilities that are available from, located on, or refer to, a site other than the site on which the sign is located.

**BUFFER:** a strip of land, vegetation, berm, landscaping or land use that physically or visually separates two or more different land uses.

**BUILDING:** a structure used for the shelter or accommodation of persons, animals, or goods.

**BUILDING BYLAW:** the Bylaw of the Rural Municipality of Edenwold No.158 regulating the erection, alteration, repair, occupancy, maintenance or demolition of buildings and structures.

**BUILDING FLOOR AREA:** the greatest horizontal area of a building above grade within the outside surface of exterior walls or within the outside surface of exterior walls and the centre line of firewalls.

\* Amended No. 2021-53

\*\* Amended No. 2022-20

**BUILDING FRONT LINE:** the line of the wall of the building, or any projecting portion of the building, and production thereof excluding permitted obstructions which faces the front site line.

**BUILDING HEIGHT:** the vertical distance measured from the average grade level to the highest point on the building, exclusive of any chimney or antenna.\*

**BUILDING PERMIT:** a Permit, issued under the Building Bylaw of the Rural Municipality of Edenwold No.158 authorizing the construction of all or part of any building or structure.

**BUILDING REAR LINE:** the line of the wall of the building or any projecting portion of the building and production thereof excluding permitted obstructions which faces the rear site line.

**BUILDING SIDE LINE:** the line of the wall of the building, or any projecting portion of the building and production thereof excluding permitted obstructions, which faces the side site line.

**BULK FUEL SALES AND STORAGE:** lands, buildings, and structures for the storage and distribution of fuels and oils including retail sales or key lock operations.

**BUSINESS AND PROFESSIONAL OFFICE:** < Amended Bylaw No. 2020-24 >

**BYLAW:** this Zoning Bylaw.

## C

**CAMPGROUND:** an area of land used for a range of temporary and/or seasonal overnight camping experiences, from tenting to serviced trailer sites, including accessory facilities which support the use, such as administration offices and laundry facilities, but not including the use of mobile homes or trailers on a permanent year-round basis.

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

**(PRIME)LANDS:** Canada Land Inventory (C.L.I.)Soil Class Rating System

Class 1 – Soils in this class have no significant limitations in use for crops.

Class 2 – Soils in this class have moderate limitations that restrict the range of crops or require moderate conservation practices.

Class 3 – Soils in this class have moderately severe limitations that reduce the choice of crops or require special conservation practices.

**(MARGINAL) LANDS:** Canada Land Inventory (C.L.I.) Soil Class Rating System

Class 4 – Soils in this class have severe limitations that restrict the choice of crops, or require special conservation practices and very careful management, or both.

Class 5 – Soils in this class have very severe limitations that restrict their capability to producing perennial forage crops, and improvement practices are feasible.

Class 6 – Soils in this class are unsuited for cultivation; however, are capable of use for unimproved permanent pasture.

Class 7 – Soils in this class have no capability for arable culture or permanent pasture.

**CANNABIS:** as defined in *The Cannabis Act [Canada]*.

**CANNABIS MICRO-CULTIVATION:** a federally licensed small-scale facility for the growing of cannabis plants and harvesting of product from the plants where all plant growth activities are carried out indoors and the facility includes a maximum 200m<sup>2</sup> of total canopy space including multiple surfaces.

\* Amended No. 2020-24

**CANNABIS RETAIL OPERATION/OUTLET:** a retail business operating from a storefront location authorized by *The Cannabis Control Act [Saskatchewan]* selling any part of the cannabis plant, processed or unprocessed, including any derivative, concentrate or edible product originating from the cannabis plant.

**CANNABIS PROCESSING:** the manufacturing, packaging and labeling of cannabis products destined for direct sale to provincially authorized distributors or wholesalers and for ultimate sale to consumers for recreational or medicinal purposes.

**CANNABIS PRODUCTION FACILITY:** a federally licensed facility for the growing of cannabis plants and harvesting of product from those plants where all plant growth activities are carried out indoors; excludes processing.

**CEMETERY:** land that is set apart or used as a place for the interment of the dead or in which human bodies have been buried. "Cemetery" may include facilities for storing ashes or human remains that have been cremated, or the interment of the dead in sealed crypts or compartments.\*

**CLEAN FILL:** uncontaminated non-water soluble, non-decomposable, inert solids such as rock, soil, gravel, concrete, glass and/or clay or ceramic products. Clean fill excludes waste generated from hydro-vacuum excavation and processed or unprocessed mixed construction and demolition debris, including, but not limited to, wallboard, plastic, wood or metal or any substance deemed corrosive, combustible, noxious, reactive or radioactive.\*\*

**CLEAN FILL OPERATION:** any earth material or aggregate from outside sources, excluding waste generated from hydro-vacuum ("hydrovac") excavation, to be stored on a site and moved off site as a commercial operation.\*\*

**CLUSTER:** a group of subdivided lots with lower servicing costs, where the design of the development allows for the preservation of agricultural land and other open spaces.

**COLLECTOR ROAD:** a street that services traffic between local and arterial streets with access to adjacent development generally allowed.

**COLONY:** a queen, brood and accompanying bees living together in a hive.\*

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

**COMMERCIAL INDOOR STORAGE FACILITY:** a building or series of buildings comprising multiple storage bays intended for lease or rent by the public for the purpose of indoor storage of private goods.

**COMMERCIAL, SMALL SCALE:** commercial land uses maintaining a building or unit footprint area of 800 m<sup>2</sup> or less. Those developments where activities and uses are primarily carried on within an enclosed building intended to provide for the merchandising of refined goods and services targeted for the travelling public and the surrounding community for financial gain.

**COMMERCIAL, LARGE SCALE:** commercial land uses maintaining a building or unit footprint area greater than or equal to 801m<sup>2</sup>. Those developments where activities and uses are primarily carried on within an enclosed building intended to provide for the merchandising of refined goods and services targeted for the travelling public and the surrounding community for financial gain.

**COMMON WALL:** a wall shared by two adjoining premises which is on the property line, such as townhouses or a semi-detached dwelling.

**COMMUNITY FACILITY:** a building or facility used for recreational, social, educational or cultural activities and which is owned by a municipal corporation, non-profit organization or a not-for-profit organization.

**COMPREHENSIVE DEVELOPMENT PROPOSAL (CDP):** a text document usually submitted in support of a Concept Plan or subdivision, rezoning, Discretionary Use or development proposal, which shall provide detailed information regarding the proposal to the municipality.

**CONCEPT PLAN:** a land use design Plan or series of design Plans for a specific area, typically one quarter section of land or less that identifies infrastructure, drainage facilities, utility locations, land use densities, transportation networks, open spaces, buffers, etc. This design Plan or series of Plans is usually submitted with a Comprehensive Development Proposal (CDP).

\* Amended No. 2020-24

\* Amended No. 2025-12

**CONCRETE PLANT:** an industrial facility used to produce concrete or concrete products, that are used in building or construction, and includes facilities for the administration or management of the business, the stockpiling of bulk materials used in the production's process or of finished products manufactured on the premises and the storage and maintenance of required equipment.

**CONDOMINIUM:** as defined by *The Condominium Property Act, 1993*, means the land included in a condominium Plan together with the buildings and units and the common property and common facilities belonging to them.

**CONDOMINIUM, BARE LAND:** involves dividing a parcel of land into individually owned 'bare land units'. Each bare land unit is shown on a survey Plan. The balance of the parcel around the units is common property.

**CONDOMINIUM UNIT, BUILDING:** involves dividing a parcel of land into individually owned 'building units'. Each building unit is shown on a survey Plan. The balance of the parcel around the units is common property. †

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

**CONTRACTOR'S YARD:** the yard of a contractor or company used as a depot for the storage and maintenance of equipment used by the contractor or company and includes facilities for the administration or management of the business and the stockpiling or storage of supplies used in the business.

**CONVENIENCE STORE:** a store offering for sale primarily food products, beverages, tobacco, personal care items, and which primarily provides a convenient day to day service to residents in the vicinity.

**COOP:** the fully enclosed weather-proof primary outdoor enclosure used for the keeping of chickens.

**COUNCIL:** the elected representatives of the Rural Municipality of Edenwold No. 158 consisting of councillors and one Reeve.\*

**COUNTRY RESIDENTIAL DEVELOPMENT - MULTI-PARCEL :** involves low and medium density rural residential development and may include cluster, multi-unit, linear developments or other suitable design concepts along roadways where the essential land requirement is for a residential building site and space, rather than for productive agricultural purposes.

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

## D

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**DAY CARE FACILITY:** the use of a building or portion of a building in which care, instruction and supervision of children is provided for periods of more than 3 but less than 24 consecutive hours and for at least 12 consecutive weeks in the year. This includes all day-care centres, early childhood service facilities, and nurseries.

**DAY CARE, RESIDENTIAL:** the use of a private residence where care, instruction and supervision of children are provided for no more than twelve children for periods of more than 3 but less than 24 consecutive hours and for at least 12 consecutive weeks in the year.

**DEFORESTATION ACTIVITY AND OPERATION:** the actions associated with the clearance or removal of bush and/or trees, in which the land then is converted into a non-forest use.

**DEMOLITION PERMIT:** a Permit issued for the removal or dismantling of a building or structure within the Rural Municipality of Edenwold's boundaries as prescribed under Section 13 of *The Uniform Building and Accessibility Standards Act*.

**DEVELOPMENT:** the carrying out of any building, engineering, mining or other operations in, on or over land or the making of any material change in the use or intensity of the use of any building or land, the moving of any building or structure onto land, the moving of a manufactured home or trailer coach onto land, and the opening or strip-ping of land for the purpose of removing sand, gravel or other aggregate resources.\*\*

\* Amended No. 2020-24

\*\* Amended No. 2022-20

† Amended No. 2023-03

**DEVELOPMENT AGREEMENT:** the legal agreement between a developer and the municipality which specifies all the obligations and the terms and conditions for the approval of a development pursuant to section 171, 172, or 235 of *The Planning and Development Act, 2007*.

**DEVELOPMENT OFFICER:** an employee of the municipality appointed by the resolution of Council to act as a Development Officer to administer this Bylaw.

**DEVELOPMENT OVERLAY AREA:** is a specific area outlined in the Official Community Plan (OCP) where development is guided by specific standards and conditions. This area contains infrastructure such as paved roadways, and municipal potable water and wastewater services.

**DEVELOPMENT PERMIT:** a Permit issued by the Development Officer that authorizes development but does not include a Building Permit.

**DIGITAL SIGN:** a sign or portion of a sign that displays electronic, non-pictorial, text information that utilizes computer-generated messages involving letters, words, graphics, animation, video or dynamic text. These signs include digital displays, using incandescent lamps, LEDs, LCDs, plasma or related technology, whereby the message can be altered by electric or electronic means.

**DIRECTIONAL SIGNAGE:** signage located off site providing direction to and information about a specific enterprise or activity which does not contain general advertising.

**DISCRETIONARY USE:** a use of land or buildings or form of development that is prescribed as a Discretionary Use in this Bylaw; and requires the approval of Council pursuant to Section 56 of *The Planning and Development Act, 2007*.

**DRIVEWAY:** see "Approach/Driveway".

**DWELLING:** a building or part of a building designed exclusively for residential occupancy.

**DWELLING, APARTMENT:** a residential building containing five (5) or more dwelling units, where each dwelling unit has access to an interior common corridor system with shared exit and entrance.

**DWELLING, DUPLEX:** a building divided horizontally into two dwelling units with separate entrances.

**DWELLING, FOURPLEX:** a building divided into four dwelling units with separate entrances.

**DWELLING, MANUFACTURED:** any structure (constructed after 1976) that is designed, constructed or manufactured to provide residential accommodation and to be moved from one place to another and may be used as a dwelling all year round; has water faucets and shower or other bathing facilities that may be connected to a water distribution system; and has facilities for washing and a water closet or other similar facility that may be connected to a sewage system.

**DWELLING, MOBILE HOME:** a trailer coach (constructed before 1976) that may be used as a dwelling all year round; has water faucets and shower or other bathing facilities that may be connected to a water distribution system; and has facilities for washing and a water closet or other similar facility that may be connected to a sewage system.

**DWELLING, MODULAR HOME:** a residential structure manufactured in a production facility, transported and assembled to be permanently secured to the site and cannot be moved once built.

**DWELLING, READY –TO-MOVE (RTM):** a new single detached dwelling constructed off-site to National Building Code or CSA-A277 standards to be moved onto a new permanent residential site building foundation.

**DWELLING, SEMI-DETACHED:** a building divided vertically into two (2) dwelling units by a common interior wall extending from the base of the foundation to the roofline.

**DWELLING, SINGLE-DETACHED:** a building containing only one dwelling unit, as herein defined, and occupied or intended to be occupied as a permanent residence, including a RTM when attached to a foundation on the site, but not including a manufactured, mobile or modular home as defined.\*

**DWELLING, TOWNHOUSE:** a dwelling that fronts onto a street, has direct access to the outside at grade, is attached to at least one other townhouse dwelling by a common interior wall extending from the base of the foundation to the roofline and shares common architectural design with adjacent and attached townhouse dwellings. A townhouse may not be either wholly or partly above another dwelling. Townhouses are also known as “row housing”.

**DWELLING, TRIPLEX:** a building divided into three dwelling units with separate entrances.

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

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## E

**EDUCATIONAL SUPPORT FACILITY:** a facility which provides instructive learning service such as but not limited to a tutoring centre. Excludes schools.

**ELEVATION:** the height of a point on the Earth’s surface above sea level.

**ENVIRONMENTAL RESERVE:** lands that have been dedicated by the municipality, the approving authority or by the developer of a subdivision as part of the subdivision approval process for the protection of some environmental feature, which may include a wetland, swamp, gully, ravine, coulee, natural drainage course, archaeological site, protected or sensitive habitat or riparian area or another Environmentally-Sensitive Area, or may include lands that are subject to flooding or are considered unstable. Environmental reserve may also be a strip of land, not less than 6 meters in width, abutting the shore of any lake, river stream or other body of water for the purposes of preventing pollution or providing access to the bed and shore of the water body.

**ENVIRONMENTALLY SENSITIVE AREAS:** lands with natural features where precautions, mitigation or constraints are needed to minimize impacts of activity or development. These include the following:

- a) A ravine, coulee, swamp, natural drainage course or creek bed;
- b) Wildlife habitat, environmentally sensitive or significant natural or heritage area;
- c) Flood-prone or potentially unstable land; or
- d) Land abutting lakes streams, or rivers for pollution prevention, bank preservation or protection from flooding.

**EQUESTRIAN FACILITY (RIDING STABLES):** the use of lands, buildings, or structures for the boarding of horses, the training of horses and riders, and the staging of equestrian events, with or without charge and with or without general public involvement but does not include the racing of horses.

**EXCLUSIONARY ACTIVITIES:** certain industrial activities may be characterized as exhibiting a high potential for adversely affecting the safety, use, amenity or enjoyment of adjacent and nearby industrial and non-industrial sites to their scale, appearance, noise, odour, emissions and hazard potential. Such activities are considered exclusionary when the only means of mitigating the associated negative effects on surrounding land uses is through spatial separation.

**EXISTING:** in place, or taking place, on the date of the adoption of this Bylaw.

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## F

**FAIRGROUND:** the use of land, buildings or structures where the temporary exhibition of music, art, goods, vehicles and the like are displayed and made available for sale and may include a midway, place of amusement, rodeo or other similar activities.

**FARM BUILDING:** a building or part thereof that does not contain a residential occupancy and that is associated with and located on land devoted to the practice of farming and used essentially for the housing of equipment of livestock, or the production, storage or processing of agricultural and horticultural produce or feeds.

**FARMERS' MARKET:** an occasional or periodic sales activity held in an open area where groups or individual sellers offer new and used goods, crafts or produce for sale directly to the public but does not include a retail store, shopping centre or greenhouse.

**FARM WORKER DWELLING:** a removable dwelling unit that is accessory to an approved intensive livestock operation and occupied by persons employed by the intensive livestock operation. †

**FEEDLOT:** a fenced area where livestock are confined solely for the purpose of growing or finishing and are sustained by means other than grazing.

**FENCE:** an artificially constructed barrier erected to enclose or screen areas of land.\*\*

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

**FIREARM:** a device such as a handgun, rifle, shotgun or any other similar device, used or capable of being used to fire a projectile from a cartridge or shot shell.

**FIRING RANGE:** an indoor and/or outdoor facility that contains firing ranges with targets for firearm practice.

**FLOOD:** a temporary rise in the water level that results in the inundation of an area not ordinarily covered by water.

**FLOOD PLAIN:** the area prone to flooding from a water body or watercourse that comprises the combined area of the flood way and floodway fringe.

**FLOOD-PRONE LANDS/AREA:** any lands or any area that may be subject to periodic flooding including the floodway, the floodway fringe and lands that are expected to flood with a 1 in 500 year flood event.

**FLOOD PROOFED:** a measure, or combination of structural and nonstructural measures, incorporated into the design of a structure that reduces or eliminates the risk of flood damage to a defined elevation.

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

**FLOODWAY FRINGE:** the portion of the flood plain where the waters in the 1:500 year flood are projected to be less than a depth of one metre or a velocity of one metre per second.

**FLOOR AREA:** the space on any storey of a building between exterior walls and required firewalls, including the space occupied by interior walls and partitions, but not including exits, vertical service spaces, and their enclosing assemblies

**FREE-STANDING SIGNAGE:** any sign supported by a structure and not attached to any building.

**FREEBOARD ELEVATION:** the elevation of the design flood, plus an extra 0.5 meters.

**FRONTAGE:** the side of a lot abutting a municipal roadway. In the case of a corner lot, the frontage is considered the shorter of the sides.\*\*

**FUNERAL PARLOR:** a building used to carry out funerals, celebrations of life, or similar gathering events in memory of deceased persons, and may include facilities for the preparation of deceased persons for burial, but does not include a crematorium.\*

## G

**GAME FARM:** land and facilities on which domestic game farm animals are held for commercial purposes. (See Harvest Preserve).

\* Amended No. 2020-24

\*\* Amended No. 2022-20

† Amended No. 2024-32

**GARAGE:** a building or part of a building used for or intended to be used for the storage, servicing and repairing of personal motor vehicles but not for commercial purposes unless approved as a Home Based Business.

**GARAGE SUITE:** a small, self-contained dwelling unit attached to a private garage, which is accessory to a single family detached dwelling. \*\*

**GAS BAR:** a building or place used for or intended for the provision of gasoline or diesel fuel and may or may not include a convenience store.

**GENERAL INDUSTRY TYPE I:** those developments where activities and uses are primarily carried out within an enclosed building or buildings where no significant nuisance factor is created or apparent outside the enclosed building(s). Developments of this type shall not pose, in the opinion of a Development Officer, any significant risk of interfering with the amenity of adjacent sites because of the nature of the site, materials or processes and shall include but not be limited to the following activities:

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

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

**GENERAL INDUSTRY TYPE II:** those developments in which all or a portion of the activities and uses are carried out outdoors, without any significant nuisance or environmental factors such as noise, appearance, or odour, extending beyond the boundaries of the site. Developments of this type shall not pose, in the opinion of a Development Officer, any significant risk of interfering with the amenity of adjacent sites because of the nature of the site, materials or processes and shall include but not be limited to the following activities

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

**GENERAL INDUSTRY TYPE III (EXCLUSIONARY USES):** refers to certain industrial activities that maybe characterized as exhibiting a high potential for adversely affecting the safety, use, amenity or enjoyment of adjacent and nearby industrial and non-industrial sites due to their scale, appearance, noise, odour, emissions and hazard potential. Such activities are considered exclusionary when the only means of mitigating the associated negative effects on surrounding land uses is through spatial separation. Such uses would include but not be limited to the following: Landfill, Ethanol Plant, Transformer Stations, Uranium Refiners, Anhydrous Ammonia Storage and Distribution Centres.

**GEOTECHNICAL REPORT:** an assessment or estimation by a qualified expert of the earth's subsurface and the quality and/or quantity of environmentally mitigative measures that would be necessary for development to occur, including recommendations for the structural and construction requirements for a building to be developed safely considering the subsurface conditions.\*

**GOLF COURSE:** a public or private area operated for the purpose of playing golf, and includes a par 3 golf course, accessory driving ranges, pro-shops, and clubhouse facilities including restaurants and licensed dining rooms.

**GRANARY:** a storehouse or repository for grain.

**GREENHOUSE:** a building with glass, metal, or clear plastic walls and roof for the cultivation and exhibition of plants under controlled conditions.\*\*

**GREENHOUSE (COMMERCIAL):** a greenhouse that includes a retail aspect catering to the general horticultural needs of the general public for financial gain and includes outdoor storage of landscaping supplies but excludes the growth of cannabis.

**GROSS SURFACE AREA (SIGNAGE):** the area of the rectangle or square within which the face of a sign can be completely contained, exclusive of any supporting structure or, where a sign has more than one face or the face of the sign is not flat, the rectangle within which the largest area of the face of the sign in profile can be completely contained exclusive of any supporting structure.

## H

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**HABITABLE PORTION OF A BUILDING:** any portion of a building or structure that is used for the carrying out of the principle or accessory uses of the building or structure, excluding a basement or crawlspace.

**HAMLET:**

(i) An unincorporated community with:

- a) Five or more occupied dwellings individually situated on lots, blocks or parcels; and
- b) At least 10 subdivided lots, blocks or parcels, the majority of which are an average size of less than one acre; or

(ii) any unincorporated area declared to be a hamlet by order of the minister pursuant to the Municipalities Act, 2005 or any former Act providing for the establishment of hamlets;

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

**HATCHERY:** a place where the hatching of fish or poultry eggs is artificially controlled for commercial purposes.

**HAZARD LAND:** land that is contaminated, unstable, prone to flooding or otherwise unsuited for development or occupation because of its inherent danger to public health, safety or property.

**HAZARDOUS SUBSTANCE:** a substance that, because of its quality, concentration or physical, chemical or infectious characteristics, either individually or in combination with other substances on the site is an existing or potential threat to the physical environment, to human health or to other living organisms, as defined in *The Hazardous Substances and Waste Dangerous Goods Regulations*.

**HAZARDOUS USES:** a development which may involve or generate any of the following land uses or characteristics:

- a) Excessive noise, odour, dust, vibration
- b) Offensive emissions
- c) The use of dangerous or toxic materials, chemical and wastes including fertilizer and asphalt
- d) Air, water or soil pollution
- e) Land use incompatibility; or
- f) Potential for public safety concerns

**HEALTH FACILITY:** a building used to provide health care. This could include clinics operated by physicians, optometrists, dentists, orthodontists, chiropractors, ultrasound technicians, naturopaths, or any other health care specialist, and may include specialized care centres, outpatient care centres, and hospitals.\*

**HEIGHT OF THE SIGN:** the vertical distance measured from the highest point of the sign to grade level at the centre of the sign.

\* Amended No. 2020-24

\*\* Amended No. 2021-53

**HEAVY INDUSTRIAL OPERATIONS:** the use of land, buildings or structures for large scale manufacturing or processing businesses, that could be characterized by frequent emissions, large physical size, outside storage of raw and finished products, large production volumes and continuous movement of products and employees.

**HEN:** a domesticated female chicken.

**HERITAGE PROPERTY:** any property, whether by a work of nature or of humans, that is of interest for its archaeological, historic, cultural environmental, aesthetic or scientific value, and includes a site where archaeological, historic, paleontological, cultural or scientific property is, or may reasonably be expected to be found, or as otherwise defined in *The Heritage Property Act* and regulations.

**HERITAGE RESOURCE:**

- a) Archaeological and paleontological objects; and
- b) Any property or site that is of interest for its architectural, historical, cultural, environmental, archaeological, paleontological or scientific value.

**HIGH PROFILE ROADS:** high-capacity highways and roads that provide high visibility to adjacent businesses and easy access for the travelling public and the local community. These roads provide connectivity to the business districts.

**HOBBY BEEKEEPING:** the keeping, owning or maintaining of bees as a personal hobby, where there are no more than eight (8) colonies kept on one site at any one time.\*

**HOME-BASED BUSINESS, MAJOR, MINOR, RURAL:** development consisting of the use of a dwelling unit or residential accessory building for a business by a resident. The business must be secondary to the residential use of the building and shall not change the residential character of the dwelling or accessory building. This use does not include retail of cannabis, vacation rentals and any other listed Discretionary Use in the specific Zoning District. Rural/major/minor home-based businesses may be restricted to certain Zoning Districts where Council deems them to be appropriate based on the predicted off-site impacts. See the Sections 5.2, 5.3 and 5.4 for more details.

**HOME OFFICE:** an office located within a residence where a resident may carry out work for remuneration but does not meet with any clients or customers on site.

**HORTICULTURE:** the culture or growing of garden plants, including plant propagation, crop production, plant breeding and genetic engineering, plant biochemistry, plant physiology, and the storage, processing, and transportation of fruits, berries, nuts, vegetables, flowers, trees, shrubs, turf, or cannabis.

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

**HYDROGEOLOGICAL STUDY:** a comprehensive assessment of the distribution and movement of groundwater in the soil and rocks.

**HYDROVAC WASTE DISPOSAL FACILITY:** a site or facility intended to be used for the storage, drying, and disposal of uncontaminated waste generated from hydro-vacuum ("hydrovac") excavation.†

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**I**

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

**INDUSTRIAL ARTS:** practical arts that feature the fabrication of goods using wood or metal using a variety of hand, power, or machine tools, including, but not limited to, welding, metalwork, cabinetry, furniture making, chemical film processing, and glass blowing.\*\*

**INDUSTRIAL PARK:** an area of land set aside for industrial development and usually located close to transport facilities, especially where more than one transport mode (inter-modal) coincides, including highways, railroads, and airports.\*

\* Amended No. 2020-24

\*\* Amended No. 2021-53

† Amended No. 2025-12

**INDUSTRIAL USE:** the use of land, buildings or structures for the manufacturing, assembling, processing, fabrication, warehousing or storage of goods and materials.

**INSTITUTIONAL USE:** a use of land, buildings or structures for a public or community oriented purpose and without limiting the generality of the foregoing, may include such uses as schools, places of worship, indoor recreation facilities, community centres, and government buildings.

**INTENSIVE LIVESTOCK OPERATION (ILO):** the confining of any of the following animals, where the space per animal unit is less than 370 m<sup>2</sup>.

- a) Poultry,
- b) Hogs,
- c) Sheep,
- d) Goats,
- e) Cattle,
- f) Horses; or
- g) Any other prescribed animals

## K

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**KENNEL, BOARDING:** the temporary accommodation of dogs, cats or other domestic animals for commercial purposes.

**KENNEL, BREEDING:** the keeping of more than four dogs, cats or other domestic animals, male and female, and which are more than 12 months old, for breeding purposes.

**KENNEL, ENCLOSURE:** an accessory building or enclosure intended to house one or more domestic animals.

## L

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**LANDFILL:** a specially engineered site for disposing of solid waste on land, constructed so that it will reduce hazard to public health and safety, as per *The Environmental Management and Protection Act*.

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

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

**LANDSCAPING ESTABLISHMENT:** the yard of a landscaping contractor or company used as a depot for the storage and maintenance of equipment used by the contractor or company and includes facilities for the administration or management of the business and the stockpiling or storage of supplies used in the business.

**LANDSCAPING PLAN:** a scaled drawing submitted by the Developer to the municipality that outlines the landscaping features for the development including vegetation, natural features, site drainage, grades and all the landscaping required by the municipality.

**LAND USE MAP (FUTURE):** a comprehensive document compiled by the municipality that identifies goals and strategies for future development or preservation of land. In its projections, the map specifies certain areas for residential growth and others for agriculture, industrial, commercial and community service.

**LAND USE ZONING DISTRICT:** divisions identified in this Bylaw establishing permitted and Discretionary Uses of land or buildings with attendant regulations.

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

**LIVESTOCK OPERATION:** any agricultural use involving the raising of Animal Units, which does not qualify as an Intensive Livestock Operation (ILO).

**LOCAL STREET:** a street providing direct access to abutting properties along its length and not intended to carry through traffic, other than to adjoining streets.

**LOT:** a parcel of land of a subdivision, the Plan of which has been filed or registered in the Land Titles Office.

## **M**

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**MANUFACTURING AND/OR ASSEMBLY:** the production, processing, packaging, combining or constructing of semi-finished or finished goods, products or equipment and includes the storage and transportation of such goods, products or equipment.

**MACHINE SHOP:** a building or portion of a building used for cutting raw materials in order to convert them into the desired size and shape, which are sold to other manufacturing industries.

**MARKET GARDEN:** cultivated land, greenhouse or a combination of both used for the production of vegetables, fruits and flowers which are sold directly to consumers at an off-site location such as a Farmers' Market.

**MAUSOLEUM:** a building or other structure used as a place for the interment of the dead in sealed crypts or compartments.

**MINERAL RESOURCE EXPLORATION:** any development necessary to fulfil the rights of the lessee:

- a) To search, dig, bore and drill for oil and gas, oil sands or oil shale, as the case may be, within the lands described in a lease;
- b) To get, recover, extract, procure, carry away, dispose of and sell the oil and gas, oil sands or oil shale products or oil shale or oil shale products, as the case may be, found within those lands; and
- c) To explore for, mine, work, recover, procure, carry away and dispose of any minerals within the lease lands.

**MINERAL RESOURCES:** mineral resources as defined in *The Mineral Resources Act, 1985*.

**MINIMUM SEPARATION DISTANCE:** in respect to land uses such as Intensive Livestock Operations and heavy industrial land uses, the minimum separation distance required in the Zoning Bylaw from incompatible uses.

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

**MULTI-PARCEL DEVELOPMENT:** any development containing three or more parcels of land being subdivided, rezoned, and/or developed.\*

**MULTI-UNIT COMMERCIAL BUILDING:** a building containing three (3) or more individual commercial units in which permitted and/or discretionary uses from the COM1- General Commercial, HPC- High Profile Commercial or SC- Shopping Centre Zoning Districts are carried out.

**MULTI-UNIT INDUSTRIAL BUILDING:** a building containing three (3) or more individual industrial units in which permitted and/or Discretionary Uses from the IND1 – General Industrial Zoning District are carried out.

**MULTI-UNIT RESIDENTIAL:** a building containing three (3) or more dwelling units.

**MUNICIPALITY:** the Rural Municipality of Edenwold No. 158.

**MUNICIPAL RESERVE:** dedicated lands:

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

**MUNICIPAL ROADWAY:** < Amended Bylaw No. 2022-20 >

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

## **N**

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**NATURAL AREAS:** an area relatively undisturbed by human activities and characterized by indigenous species including remnant or self-sustaining areas with native vegetation, water, or natural features.

**NATURAL RESOURCES:** the renewable resources of Saskatchewan and includes:

- a) Fish within the meaning of *The Fisheries Act, 1994*;
- b) Wildlife within the meaning of *The Wildlife Act, 1998*;
- c) Forest products within the meaning of *The Forest Resources Management Act, 1999*;
- d) Resources lands and provincial forest land within the meaning of *The Resource Lands Regulations, 1989*;
- e) Ecological reserves within the meaning of *The Ecological Reserves Act, 1980*; and
- f) Other living components of ecosystems within resource lands, provincial forest lands and other lands managed by the department.

**NON-CONFORMING BUILDING:** a building:

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

**NON-CONFORMING SITE:** a site, consisting of one or more contiguous parcels, that, on the date a Zoning Bylaw or any amendment to a Zoning Bylaw becomes effective, contains a use that conforms to the Bylaw, but the site area or site dimensions do not conform to the standards of the Bylaw for that use.

**NON-CONFORMING USE:** a lawful specific use:

- a) To be carried out on certain lands or in a building or intended to be carried out on certain lands or in a building lawfully under construction or with respect to which all required municipal Permits have been issued, at the date a Zoning Bylaw or any amendment to a Zoning Bylaw affecting the land or building becomes effective; and
- b) That on the date a Zoning Bylaw or an amendment to a Zoning Bylaw becomes effective does not or in the case of a building under construction or with respect to which all required Permits have been issued will not comply with the Zoning Bylaw.

**NOXIOUS:** physically harmful or destructive to human beings.

## O

**OFFICIAL COMMUNITY PLAN (OCP):** an OCP contains policies that guide the physical, economic, cultural, social and environmental development of a community.

**OFFICE OR 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, trans-shipped, sold or processed.

**OILFIELD SUPPLY AND SERVICE:** all products and services associated with the oil and gas exploration and production process, including but not limited to locating energy sources, energy data management, drilling and formation evaluation, well construction and production and completion services.

**OPEN SPACE:** passive and structured leisure and recreation areas that enhance the aesthetic quality and conserve the environment of the community. Urban and rural open space includes parks, recreation and tourism sites, and natural areas.

## P

**PARKING LOT:** an open area, other than a street, used for the temporary parking of four or more vehicles and available for public use and the use of employees working on, or from, the site.

**PARKING SPACE:** a space within a parking lot or area used for the temporary accommodation of one (1) stationary vehicle, which provides convenient access to a public lane or road.\*

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

**PEDESTRIAN ACCESS PLAN:** a comprehensive drawing showing existing or future safe pedestrian access routes through or along the site of the development, showing all the connections to the principal buildings and possible connections to existing or planned pedestrian access routes or facilities.

**PERMANENT FOUNDATION:** the lower portion of a building; usually concrete, masonry, or an engineered wood basement which renders the structure fixed and immobile.

**PERMITTED USE:** the use of land, buildings, or other structures that shall be permitted in a Zoning District where all requirements of this Bylaw are met.

**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 limit on ability for self-care and are unrelated to the operator or owner.

**PERSONAL SERVICE TRADE:** a business associated with the grooming of persons or the maintenance or repair of personal wardrobe articles and accessories and may include:

- a) Beauty salons and barber shops;
- b) Shoe repair;
- c) Self-serve laundry;
- d) Tailor or seamstress;
- e) Massage services; and
- f) Tanning beds;

but does not include the provision of health-related services.

**PLACE OF WORSHIP:** a facility used for worship and related religious, philanthropic or social activities and includes accessory rectories, manses, meeting rooms and other buildings, and includes churches, chapels, mosques, temples, synagogues and parish halls.

**PORTABLE SIGN:** a sign mounted on a trailer, stand or similar support structure which is designed in such a manner that the sign can be readily relocated to provide advertising at another location, and may include copy that can be

\* Amended No. 2020-24

changed manually through the use of attachable characters.

**POTABLE WATER:** water that is suitable and safe for human consumption and that meets the Canadian Drinking Water Quality Guidelines.\*\*

**POTASH MINING OPERATION:** the actions associated with removing potash from the earth including but not limited to mine offices, maintenance and processing buildings, headframes, wells, pipelines, stockpiles, and storage facilities.

**PRE-ENGINEERING REPORT:** a document prepared by a certified engineer which establishes assumptions, standards, or parameters for the proposed subdivision or development's engineering components.\*

**PRINCIPAL BUILDING, STRUCTURE OR USE:** the main or primary activity, for which a site or its buildings are designed, arranged, developed or intended, or for which it is occupied or maintained.

**PRINCIPAL USE ESTABLISHED:** when the occupancy inspection of the building has been completed and passed and an occupancy Permit has been issued by the RM's Building Official.

**PRIMARY ACCESS:** the principal means of vehicular entry to or from a site or building but shall not include a lane.

**PRIMARY BUILDING FACES:** the exterior building walls facing a street, not including lanes, and any other exterior building wall that contains a public entry to the principal building.

**PRIVATE AIRSTRIP:** any area of land or water designed and prepared for the arrival or departure of aircraft. Refer to section 5.31 of this Bylaw.

**PROVINCIAL HIGHWAY:** as defined in the *Highways and Transportation Act 1997*, a public highway or a proposed public highway that is the subject of a departmental plan or is prescribed as a provincial highway.

**PUBLIC HIGHWAY:** as defined in the *Highways and Transportation Act 1997*, a road allowance or a road, street or lane vested in the Crown in right of Saskatchewan or set aside for the purposes of the Crown in right of Saskatchewan pursuant to *The North-West Territories Act* or any Act, and includes anything erected on or in connection with the public highway.

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

- a) Communication by way of telephone lines, optical cable, microwave, and cable television services;
- b) Delivery of water, natural gas and electricity;
- c) Public transportation by bus, rail, or other shared transportation mode, excluding rideshare;
- d) Collection and disposal of sewage, garbage and other wastes; and
- e) Fire, police and other emergency services and facilities.

**PUBLIC WORKS:** a facility as defined under *The Planning and Development Act, 2007*.

## Q

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**QUARTER SECTION:** 64.8 ha (160 acres) or a lesser amount that remains due to the original township survey, a registered subdivision for residential or other purposes, road widening, road right-of-way or railway plans, drainage ditch, pipeline or transmission line development, other public utilities, or natural features such as water courses or water bodies.\*

## R

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

\* Amended No. 2020-24

\*\* Amended No. 2023-14

**REAL ESTATE SIGNAGE:** signage directly associated with the sale or lease of the property on which it is located.

**RECREATIONAL USE:** a public facility or amenity, a joint-use site or a park or playground that serves the surrounding neighbourhood or community.

**RECREATIONAL (COMMERCIAL):** a private or not-for-profit facility or amenity, a joint-use site or a park or playground that serves the surrounding neighbourhood, excluding firing ranges, golf courses, and equestrian facilities.

**RECREATIONAL VEHICLE:** a vehicle used for personal pleasure or travels by an individual or a family which may or may not be towed behind a principle vehicle. Notwithstanding the generality of the above may include:

- a) Motor homes;
- b) Camper trailers;
- c) Boats;
- d) Snowmobiles;
- e) All-terrain vehicles (ATVs);
- f) Motorcycles; or
- g) A trailer used to transport any of the above vehicles.

**RECYCLING AND COLLECTION DEPOT (COMMERCIAL):** a building or series of buildings intended to accommodate the collection, sorting, processing and temporary storage of recyclable materials including the collection and storage of oil, solvents or other hazardous materials, processing of recyclable material other than compaction and accommodates compaction or storage.

**REEVE:** the elected official designated as the Reeve of the Rural Municipality of Edenwold No. 158.

**REGIONAL ROAD:** a township and/or range road within the municipality.\*

**RESEARCH FARM:** a use of land, buildings or structures for a public, private or not-for-profit purpose and without limiting the generality of the foregoing may include research and technology transfer activities for the benefit of the agricultural community at large.

**RESIDENTIAL:** the use of land, buildings, or structures for human habitation.

**RESIDENTIAL CARE HOME (LARGE):** a facility that:

- a) Provides permanent accommodation for at least eleven (11) residents, excluding staff. There is no maximum number of permitted residents;
- b) Provides means, lodging, supervisory nursing or personal care to persons who reside therein for a period of not less than thirty (30) days;
- c) Is duly licensed by the Province of Saskatchewan or certified as approved by the Province of Saskatchewan under an Act which provided for such licensing or certification as the case may be; and
- d) May include the principal residence of the operator or administrator.

**RESIDENTIAL CARE HOME (SMALL):** a facility that:

- a) Provides permanent accommodation for a maximum of ten (10) residents, excluding staff;
- b) Provides means, lodging, supervisory nursing or personal care to persons who reside therein for a period of not less than thirty (30) days;
- c) Is duly licensed by the Province of Saskatchewan or certified as approved by the Province of Saskatchewan under an Act which provided for such licensing or certification as the case may be; and
- d) May include the principal residence of the operator or administrator

\* Amended No. 2022-20

**RESTAURANT:** a building or part of a building wherein food and/or beverage is prepared and offered for sale to the public primarily for consumption within the building, and may include a drive-through window or windows. Limited facilities may be permitted to provide for a take-out food function or catering, provided such facility is clearly secondary to the primary restaurant use.\*

**RIDESHARE:** see “vehicles for hire”.

**RIGHT-OF-WAY:** the land set aside for use as a roadway, railways or linear utility corridor.

**RIDING HALL (PRIVATE):** the use of lands, buildings or structures for the boarding of horses and the training of horses and riders but does not include any spectator or staging areas for public or commercial events such as races, competitions, shows or auctions.

**RIPARIAN:** the areas adjacent to any streams, rivers, lakes or wetlands.

**ROOSTER:** a domesticated male chicken.

## S

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**SAFE BUILDING ELEVATION, ESTIMATED:** the elevation estimated to be 0.5 meters above the 1:500 year flood elevation.

**SALVAGE YARD (AUTO WRECKING):** a parcel of land where second-hand, discarded or scrap materials are bought, sold, exchanged, stored, processed or handled. Materials include scrap iron, structural steel, rags, rubber tires, discarded goods, equipment, appliances or machinery which are stored or sold to the public.

**SAND AND GRAVEL:** sand and gravel products, excluding ceramic clays, found on or under the surface of lands and obtainable by either stripping off the surface, excavation, or both methods.

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

**SCREENING OR SCREENING DEVICE:** the use of vegetation, berms, fences, walls and similar structures to visually shield, block or obscure land uses and/or developments from another, or from the public.

**SEA/RAIL CANS:** standardized reusable steel box used for the secure storage and movement of materials and products.

**SECONDARY BUILDING FACES:** the exterior building walls which are not classified as primary building faces.

**SECONDARY SUITE:** an additional dwelling unit located within a principal single detached dwelling.

**SECTOR PLAN:** a land use design plan for a specific area; typically, larger than one quarter section of land, which identifies general infrastructure, drainage, utility plans, land use densities, transportation networks, open spaces, buffers, etc.

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

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

**SETBACK:** the distance between two points required to obtain the front yard, rear yard, side yard, or any other provision of this Bylaw.\*\*

\* Amended No. 2020-24

\*\* Amended No. 2021-53

**SHOULD, SHALL OR MAY:**

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

**SIGHT TRIANGLE:** formed by the two roads or rights-of-way and a third line at an intersection. See section 4.18 for sight triangle policies.

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

**SIGN CORRIDOR:** a strip of land that is parallel and adjacent to the right of way of a provincial highway and for which the minister has issued a Permit in accordance with Part IV of the Provincial Highway Sign Control Regulations, as a location for community promotional signs or identification signs.

**SITE:** an area of land, consisting of one or more lots consolidated under a single certificate of title, considered as a unit devoted to a certain use or occupied by a building, and the customary accessories and open spaces belonging to the same.

**SITE AREA:** the total horizontal area within the site lines of a site.

**SITE 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. See section 4.13 for more information.

**SITE LINE:** any boundary of a site, front, rear or side.

**SPECIAL EVENT SIGNAGE:** a temporary sign for the purpose of directing and notifying persons of an event that, in the Development Officer's opinion, has municipal, provincial, national or international importance occurring within the vicinity of the sign.

**SOLAR ENERGY SYSTEM (PRIVATE):** a solar energy conversion system consisting of solar panels and associated control or conversion electronics, where the priority and intention is to provide electrical power for use on-site (either behind the meter or off-grid).

**SOLAR ENERGY SYSTEM (COMMERCIAL):** a solar panel energy conversion system consisting of solar panels and associated control or conversion electronics, which is intended to produce power for resale or off-site distribution.

**SPORTS FIELD:** an open space set aside for the playing of sports and may include benches or bleachers for observers.\*

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

**STOCKYARD:** an enclosed yard where livestock is kept temporarily.

**STOREY:** the space between the top of any floor and the top of the next floor above it and if there is no floor above it, the portion between the top of the floor and the ceiling above it. In this Zoning Bylaw, when storeys are used as a development standard or restriction, one storey shall be considered equal to 6m.

**STREET (ROAD):** a site owned by the Crown which provides the principal legal public vehicular access to abutting sites 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, on, or over the ground.

\* Amended No. 2020-24

**SUBDIVISION:** a division of land that creates separately titled parcels, lots or unit and includes a division of a quarter section into legal subdivisions as described in the regulations made pursuant to *The Land Surveys Act, 2000*.

## T

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**TELECOMMUNICATION FACILITY:** a structure situated on a non-residential site that is intended for transmitting or receiving television, radio, or telephone communications, excluding telecommunication towers and those used exclusively for dispatch communications.

**TELECOMMUNICATION TOWER:** any structure used for the transmission or reception of radio, television, telecommunications for industrial, commercial, private or public uses.

**TEMPORARY:** for a fixed and pre-approved period of time with the intent to discontinue such use upon the expiration of the time period, or a specific time frame as outlined in this Bylaw.\*\*

**TEMPORARY SIGN:** a sign which is not permanently installed or affixed in position, advertising a product or activity on a limited basis.

**THIRD PARTY SIGNAGE:** a sign that is located separate and apart from the land on which the business or activity is located.

**TOP OF BANK:** the line where the gradient of the slope measured from the upland leading down to the water body or watercourse first exceeds 15%.

**TOURIST FACILITY:** a building or facility used for the travelling public and which is owned by a municipal corporation, non-profit organization, or a not-for-profit organization.

**TOWER HEIGHT:** the height above-ground of the fixed portion of the tower (tower base) to the tallest portion of the tower.

**TRAFFIC CONTROL SIGNAGE:** a sign, signal, marking or any device placed or erected by the municipality or the Province of Saskatchewan, meant to control the movement of vehicles.

**TRAFFIC IMPACT ASSESSMENT:** a study completed to evaluate the traffic and safety implications of a proposed development on specific roadways or intersections or within a specific area and includes:

- a) An evaluation of the existing traffic conditions, future conditions without the development and future conditions with the development in place;
- b) An estimate of the potential generated traffic from the proposed development;
- c) An assessment of the impact of the additional traffic on road network systems; and
- d) Identification of roadway improvements and changes on or off-site that are required to minimize traffic impacts and ensure public safety.

**TRAFFIC NOISE STUDY:** a study completed to estimate current noise levels in an area, determine the potential future noise in the area as a result of a proposed development and the cumulative effects of other nearby developments and determine mitigation measures to minimize nuisances related to noise either on or off-site. A Traffic Noise Study may form part of a Traffic Impact Assessment.

**TREE NURSERY:** a place where trees and/or shrubs are grown, primarily outdoors, and sold to either the general public or to commercial businesses for resale purposes.\*

**TRUCK WASH FACILITY:** an establishment designed for the cleaning of the interior or exterior of commercial vehicles including construction equipment and large motor vehicles such as trailer trucks (semis), buses, etc.

**TRUCKING FIRM ESTABLISHMENT:** the use of land, buildings or structures for the purpose of storing, servicing, repairing, or loading trucks, transport trailers and/or buses, but does not include automobile service stations, transportation sales or rental outlets or truck wash facility.

\* Amended No. 2020-24

\*\* Amended No. 2023-03

## U

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

## V

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**VACATION RENTAL:** the short-term rental of a dwelling unit for accommodations by a person or group of persons where a rental fee is paid as a lump sum for a set period of time lasting no longer than 6 weeks or based on a daily or weekly rate to the dwelling unit owner or manager for the rental of the dwelling unit.

**VALUE-ADDED:** the increase in value generated by a company or individual through the additional processing or sale of raw materials along the production chain.

**VEHICLE FOR HIRE:** a service provided by a driver affiliated with a transportation network company for the pre-arranged transportation of passengers for compensation through the use of a transportation network but does not include a taxi service as per *The Vehicle for Hire Act*.

**VEHICLE REPAIR, LARGE SCALE:** an establishment engaged in the provision of maintenance or repair for goods or equipment excluding the areas of automotive, building and specialized trade, construction, major appliances and farm machinery with a minimum of four repair bays.

**VEHICLE REPAIR, SMALL SCALE:** an establishment engaged in the provision of maintenance or repair for goods or equipment excluding the areas of automotive, building and specialized trade, construction, major appliances and farm machinery with a maximum of three repair bays.

**VETERINARY CLINIC, TYPE I:** a place for the care and treatment of small animals focusing on companion animals that live in or near the home (excluding livestock), involving outpatient care and medical procedures involving hospitalization, but shall not include the keeping of animals in outdoor pens.\*

**VETERINARY CLINIC, TYPE II:** a place for the care and treatment of small animals and large animals, including companion animals, livestock, and wildlife, involving outpatient care and medical procedures involving hospitalization. Clinic facilities may consist of indoor and outdoor pens.\*

## W

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**WAREHOUSE:** a building used for the storage and distribution of wholesale goods and materials.

**WASTE DISPOSAL FACILITY, LIQUID:** a facility used to accommodate any waste which contains animal, aggregate or vegetable matter in solution or suspension, but does not include a septic system for a single residence or farmstead, a manure storage area for an intensive livestock operation or wastewater treatment plant, lagoon or facility.

**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, excluding dangerous goods, hazardous waste or biomedical waste.

**WHOLESALE:** the sale of commodities to retailers and shall include the sale of commodities for the purpose of carrying on any trade or business.

**WATERBODY:** any location where water flows are present, whether or not the flow or the presence of water is continuous, intermittent or occurs only during a flood, and includes but is not limited to lakes, wetlands and aquifers.

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

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

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

**WIND ENERGY SYSTEM (PRIVATE):** wind energy conversion system consisting of wind turbine(s), a tower and associated control or conversion electronics, where the priority and intention is to provide electrical power for use on-site (either behind the meter or off-grid).

**WIND ENERGY SYSTEM (COMMERCIAL):** wind energy conversion system consisting of wind turbine(s), a tower and associated control or conversion electronics, which is intended to produce power for resale.

**WIND TURBINE/WIND POWER UNIT:** a single rotating machine which converts kinetic wind energy into mechanical energy and then electrical energy primarily for private use.

**WORK CAMP:** a temporary residential complex used to house workers/contractors on a temporary basis of more than 28 days and less than two years. The camp is made up of three or more mobile units or travel trailers, clustered in such fashion as to provide sleeping, food preparation/eating, recreation, parking and other basic living facilities. Mobile homes, manufactured homes and dwellings on permanent foundations are not permitted. Typically, this use is required seasonally to support the short-term housing demands of a large-scale construction workforce.

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## Y

**YARD:** the open, unoccupied space on a lot between the property line and the nearest wall of a building unless authorized in this Bylaw.

**YARD, FRONT:** that part of a site which extends across the full width of a site between the front property line and the nearest main wall of a principle building.

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

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## Z

**ZONING DISTRICT:** a specifically delineated area of the municipality within which certain uniform requirements and regulations, or various combinations thereof, govern the use, placement, spacing, and size of land and structures.\*

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# 3

## Administration and Interpretation



## 3.0 Administration and Interpretation

### 3.1 Development Officer

- 3.1.1 The Administrator of the Rural Municipality of Edenwold No. 158 shall be the Development Officer responsible for the administration of this Bylaw. In addition, Council may appoint other RM of Edenwold employees to be a Development Officer, by motion of Council.
- 3.1.2 The Development Officer shall:
- a) Receive, record, and review Development Permit applications and issue decisions in consultation with Council, particularly those decisions involving subdivision, Discretionary Uses, Development Permit conditions, minor variances, and development and servicing agreements;\*
  - b) Maintain a copy of this Bylaw, zoning maps and amendments for public inspection during office hours, and ensure that copies are available to the public at a reasonable cost;
  - c) Collect application and development fees; and
  - d) Determine and apply development standards for Direct Control Districts, in consultation with Council as necessary;
  - e) Maintain a record of approved minor variances; and\*
  - f) Perform other duties as determined by Council.\*
- 3.1.3 The Development Officer shall be empowered to make a decision, regarding a Development Permit application for a "Permitted Use."
- 3.1.4 The Development Officer shall receive, record, review and forward to Council:
- a) Development Permit applications for Discretionary Uses;
  - b) Rezoning applications;
  - c) Zoning Bylaw and Official Community Plan amendments;
  - d) Subdivision applications;
  - e) Development and servicing agreements; and
  - f) Applications for minor variances.
- 3.1.5 The Development Officer, as applicable and at their sole discretion, may waive part of the application requirements stated in this Bylaw and Official Community Plan, when doing so will not jeopardize compliance with the Official Community Plan goals, objectives, policies or Zoning Bylaw requirements.

### 3.2 Council

- 3.2.1 Council shall make all decisions regarding Discretionary Uses, development and servicing agreements, and OCP and Zoning Bylaw amendments.
- 3.2.2 Council shall make a recommendation regarding all subdivision applications circulated to it by Saskatchewan Ministry of Government Relations, prior to a decision being made by the Minister.
- 3.2.3 Council shall act on Discretionary Use, Rezoning, and Subdivision applications in accordance with the procedures established by *The Planning and Development Act, 2007* and in accordance with the goals, objectives and policies as stated in the Official Community Plan.
- 3.2.4 Council, as applicable and at their sole discretion, may waive part of the application requirements stated in this Bylaw and Official Community Plan, when doing so will not jeopardize compliance with the Official Community Plan goals, objectives, policies or Zoning Bylaw requirements.

\* Amended No. 2020-24

### 3.3 Interpretation

- 3.3.1 Where any provision of this Bylaw appears unclear, Council shall make the final Bylaw interpretation.
- 3.3.2 All Bylaw requirements shall be based on the stated metric units.
- 3.3.3 No existing development or site shall be deemed non-conforming due to non-compliance with the metric units used in the Zoning Bylaw.

### 3.4 Bylaw Compliance

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

### 3.5 Application for Development Permit

- 3.5.1 Every person shall apply for a Development Permit before commencing any development within the RM, except as listed in Section 3.6 of this Bylaw.
- 3.5.2 Application for a Development Permit must include the following:
  - a) Completed Development Permit Form, included in the municipality's *Form Policy*;\*\*
  - b) Site Plan showing setbacks from all property lines and existing buildings on the site;
  - c) Any other Plans and additional information as required by the Development Officer; and
  - d) Submission of the Development Permit Fee.

### 3.6 Development Not Requiring a Development Permit

- 3.6.1 Development Permits are not required for the following developments, but all developments shall conform to all other Bylaw requirements (e.g., building Permits, setbacks, environmental and development standards):
  - a) Accessory Non-Farm Buildings: All non-farm buildings or structures with a maximum size of 10 m<sup>2</sup> and that are accessory to the established permitted use. All buildings or structures are required to meet the minimum setbacks in that Zoning District.\*
  - b) Granaries and Bins: provided they meet the required minimum setbacks in that Zoning District.
  - c) The erection of any landscape wall or gate.
  - d) Municipal Facilities: Uses and buildings undertaken, erected, or operated by the Rural Municipality of Edenwold.
  - e) Election-Related Temporary Uses: The use of all or part of a building as a temporary polling station, returning officer's headquarters, candidates' campaign offices and any other official temporary use in connection with a federal, provincial or municipal election, referendum or census.
  - f) Clearing of brush and other vegetation on lands under 0.4 hectares in size.



\* Amended No. 2021-53

\*\* Amended No. 2022-20

### 3.7 Development Permit Procedure

- 3.7.1 The following procedures shall apply to Development Permits:
- a) Applicants must file a completed Development Permit application with the Development Officer, along with a Site Plan, any other plans, and additional information as required by the Development Officer. The Applicant must also pay the required application fee.\*
  - b) The Development Officer shall examine the application for conformance with the Official Community Plan, this Bylaw, and any other applicable policies and regulations.
  - c) The Development Officer may refer the application to any government agencies, neighbouring municipalities, interested groups, engineering, legal, or other professionals for consideration and comment with the cost of this review to be the responsibility of the applicant.
  - d) A copy of all approved Development Permit applications, involving the installation of water and sanitary services, shall be sent to the Saskatchewan Health Authority.
  - e) Upon approval of a permitted or accessory use, the Development Officer shall issue a Development Permit for the use at the location and under such terms and development standards specified by the Official Community Plan and this Bylaw.
  - f) A Development Officer may incorporate specific development standards in a Development Permit for a permitted use to ensure development and application conformity with this Bylaw. The development standards shall be based on the provisions of the General Development Standards and other defined requirements of the Zoning Bylaw or Official Community Plan.
  - g) The applicant shall be notified in writing of the decision on their application. The applicant shall be advised of their right to appeal a decision to the Development Appeals Board on a permitted or accessory use application or any terms and conditions attached to a Development Permit.
  - h) If the use or form of development associated with a Development Permit has not commenced within twelve (12) months from the date of issue of the Development Permit, it will no longer be valid unless otherwise stipulated on the Permit. **An extension up to twelve (12) months** may be requested in writing from the Development Officer. In order to be considered, the written request must be received prior to the expiration date.

### 3.8 Temporary Development Permits

- 3.8.1 The Development Officer may issue a Temporary Development Permit, with specified conditions for a specific period of time, to accommodate developments incidental to approved construction including the placement of a single temporary accommodations unit.
- 3.8.2 The Development Officer shall take the following factors into account when determining if a building, structure or use is temporary:
- a) The nature of the principle use, if any, with which it is associated;
  - b) The practicality of removing the use at the end of the approval period, with consideration given factors such as the time of year, and the equipment required to remove it; and
  - c) The actual duration of similar uses in the municipality.
- 3.8.3 Every Temporary Development Permit shall be approved for a specified period, but in no case shall it exceed twelve (12) months.
- 3.8.4 Upon request, and at the discretion of the Development Officer, a temporary development permit may be renewed up to two times, with a maximum period of no more than three years from the initial date of issue.

\* Amended No. 2022-20



- 3.8.5 An applicant may be required to enter into a Development Agreement with the municipality to ensure the temporary development or use complies with all relevant requirements of the Bylaw.
- 3.8.6 All temporary uses must be located on an existing site; no subdivision will be permitted for a temporary development or a temporary development use.
- 3.8.7 Any buildings or structures placed or assembled on a site to facilitate the carrying out of a temporary development or temporary use, must be removed on or before the expiry date stated in the Temporary Development Permit for the temporary development or temporary use.
- 3.8.8 All buildings or structures that are permitted to be constructed as part of a Temporary Development Permit are required to be movable with or without assembly and disassembly. Permanent buildings and structures can only be permitted through application for a Development Permit or a Discretionary Use Permit, as applicable.
- 3.8.9 A Temporary Development Permit may be approved for a development or use in any zone, unless specified elsewhere in this Bylaw and must conform to the use provisions, setbacks and other requirements of the Zoning District which the temporary use is located.
- 3.8.10 Temporary Development Permits can be provided for permitted or accessory uses only. All discretionary uses, whether intended to be carried out temporarily or permanently, shall be applied for under the discretionary use procedure as outlined in Section 3.16 Discretionary Use Procedure.

### **3.9 Seasonal Development Permits**

- 3.9.1 The Development Officer may issue a Seasonal Development Permit, with specified conditions for a specific period of time, to accommodate developments which are exclusively operational during specific seasons of the year.
- 3.9.2 The Development Officer shall take the following factors into account when determining if a building, structure or use is temporary:
  - a) The nature of the principle use, if any, with which it is associated;

- b) The practicality of removing the use at the end of the approval period, with consideration given to factors such as the time of year, and the equipment required to remove it; and
  - c) The actual duration of similar uses in the municipality.
- 3.9.3 All seasonal Development Permits shall be approved for a specified period, but in no case shall it exceed six (6) months.
- 3.9.4 An applicant may be required to enter into a development agreement with the municipality to ensure the seasonal development complies with all relevant requirements of the Bylaw.
- 3.9.5 All seasonal uses must be located on an existing site; no subdivision will be permitted for seasonal uses.
- 3.9.6 Any temporary structures, signage or other objects placed or assembled on a site to facilitate the carrying out of a seasonal use or seasonal development must be removed on or before the expiry date as stated on the Seasonal Development Permit.
- 3.9.7 All structures that are permitted to be constructed as part of a Seasonal Development Permit are required to be movable with or without assembly and disassembly. Permanent structures can only be permitted through an application for a Development Permit or a Discretionary Use Permit, as applicable.
- 3.9.8 A Seasonal Development Permit may be approved for development in any zone, unless specified elsewhere in this Bylaw and must conform to the use provisions, setbacks and other requirements of the Zoning District which the temporary use is located.

### **3.10 Concurrent Processing of Development Permits and Building Permits**

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

### **3.11 Refusal of Development Permit**

- 3.11.1 An application for a Development Permit shall be refused if it does not comply with all Zoning Bylaw requirements.
- 3.11.2 The reasons for a Development Permit refusal shall be stated on the refused Development Permit application.
- 3.11.3 The Development Officer shall not accept another application for the same development until six (6) months have passed from the date of a refusal by either Council, the Development Officer, the local Development Appeals Board or the Saskatchewan Municipal Board.
- 3.11.4 If an application for the same development is submitted within six (6) months of the refusal, Council may accept the application by resolution.
- 3.11.5 The applicant shall be notified of the right to appeal a decision to refuse an application for a Development Permit for a permitted or accessory use to the local Development Appeals Board in accordance with the requirements of *The Planning and Development Act, 2007*.

### **3.12 Development Appeals Board**

- 3.12.1 Section 219 of *The Planning and Development Act, 2007*, provides the right to appeal the Zoning Bylaw where a Development Officer:
- a) Is alleged to have misapplied the Zoning Bylaw in issuing a Development Permit;
  - b) Refuses to issue a Development Permit because it would contravene the Zoning Bylaw; or
  - c) Issues an order, based on inspection, to the owner, operator, or occupant of land, buildings, or premises considered to contravene the Zoning Bylaw.

- 3.12.2 Applicants also may appeal where they are of the opinion that development standards prescribed by the municipality with respect to a Discretionary Use exceed those necessary to secure the objectives of the Zoning Bylaw and the Official Community Plan. This right of appeal extends thirty (30) days after the issuance or refusal of a Development Permit or order.
- 3.12.3 Council shall appoint a Development Appeals Board in accordance with Section 213 to 227 inclusive, of *The Planning and Development Act 2007*.

### **3.13 Invalid and Cancellation of a Development Permit**

- 3.13.1 A Development Permit shall be automatically invalid, and development shall cease, in all of the following cases:
  - a) If the proposed development has not commenced within the period for which the Permit is valid;
  - b) If the proposed development had commenced at one time, but has been legally suspended, or discontinued, for a period of six (6) or more months, unless otherwise indicated by Council or the Development Officer;
  - c) < Amended Bylaw No. 2020-24 >
- 3.13.2 Council or the Development Officer may cancel a Development Permit:
  - a) Where the Development Officer or Council is satisfied that a Development Permit was issued based on false or mistaken information;
  - b) Where new information is identified pertaining to the suitability of the site for that specific type of development; and/or
  - c) When a developer requests a Development Permit modification.
- 3.13.3 In the event of cancellation, once the issue or issues impeding the development have been resolved to the satisfaction of the Development Officer or Council, as applicable, a new Development Permit application for the proposed development must be submitted to the municipality and a new Development Permit issued.

### **3.14 Development Permit Enforcement and Stop Work**

- 3.14.1 The Development Officer may authorize action to stop any development which does not conform to this Bylaw, the Official Community Plan, a development or servicing agreement, a Development Permit or condition, or a caveat under this Bylaw. The notice that all action on the development or a specific action, actions, activity or activities must cease shall be provided in the form of a Stop Work Order.
  - a) In any case where, in the opinion of the Development Officer, the contravention causes immediate safety concern, nuisance or may require considerable additional investment on the part of the developer, the Development Officer shall immediately take enforcement action in the form of a Stop Work Order.
  - b) In any case where, in the opinion of the Development Officer, the contravention does not cause immediate public safety concern or nuisance or does not significantly impact project investment by the developer, the municipality shall send written notice to the applicant to provide notification of the contravention and the expected remedy prior to the issuance of a Stop Work Order. If possible, the notice shall provide options for how the contravention may be remedied. The notice shall also provide a deadline for the remedial action to be complete.

### 3.15 Discretionary Use Application

- 3.15.1 Discretionary Use Applications must include the following:
- a) Completed Discretionary Use application form including Development Permit application information;
  - b) Site Plan showing setbacks from all property lines and existing buildings on the site;
  - c) Any other Plans and additional information as required by the Development Officer; and
  - d) Submission of the Discretionary use application fee.

### 3.16 Discretionary Use Procedure

- 3.16.1 The following procedures shall apply to Discretionary Use applications:
- a) Applicants must file with the Development Officer the prescribed application form, a Site Plan, any other Plans and additional information as required by the Development Officer and pay the required application and advertising fees;
  - b) The Development Officer shall examine the application for conformance with the Official Community Plan, this Bylaw, and any other applicable policies and regulations and shall advise the Council as soon as practical;
  - c) Council or the Development Officer may refer the application to whichever government agencies or interested groups Council or the Development Officer may consider appropriate. Council or the Development Officer also may require the application to be reviewed by planning, engineering, legal, or other professionals, with the cost of this review to be the responsibility of the applicant;
  - d) The Development Officer shall provide the details of the scheduled public hearing in an advertisement placed within a local newspaper and, no less than 7 days prior to Council considering the application, within a letter mailed to the assessed owner within<sup>1</sup>:\*
    - i. Emerald Park: 150m radius of the proposed development
    - ii. Within the Development Overlay Area, outside of Emerald Park: 800m radius of the proposed development. Refer to future land use map in the Official Community Plan, 2019-19.
    - iii. Outside of the Development Overlay Area: 1.6km radius of the proposed development.
  - e) The applicant is responsible for all advertising costs including the newspaper insert and the letters for the mail out, regardless of the decision on the Discretionary Use Application.
  - f) Council shall consider the application together with the reports of the Development Officer and any written or verbal submissions received by Council during the Public Hearing.
  - g) Council may reject the application with reasons or approve the application with or without conditions, including a condition limiting the length of time that the use may be conducted on the site.\*
  - h) The applicant shall be notified of Council's decision. The applicant shall be advised of their right to appeal any terms and conditions attached to a Discretionary Use approval to the Development Appeals Board.
- 3.16.2 The following criteria shall be considered when evaluating a discretionary use application:\*\*
- a) Conformance with all relevant sections of the Official Community Plan, the Zoning Bylaw, and any applicable sector or concept plans;
  - b) Compatibility with the purpose and character of the zoning district and surrounding area;

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<sup>1</sup> The radii shall be determined based on the property lines of the site or lot proposed for development.

- c) The ability of the proposal to be economically serviced including roadways, water and sewer services, and other supportive utilities and community facilities;
  - d) The ability to adequately mitigate potential off-site impacts through conditions of approval; and
  - e) The proposal must not be detrimental to the health, safety, or general welfare of persons residing or working in the vicinity or injurious to property, improvements or potential development in the vicinity.
- 3.16.3 In approving a Discretionary Use application, Council may prescribe specific development standards with respect to that use or form of development, provided those standards are necessary to secure the following objectives:
- a) The proposal, including the nature of the proposed site, the size, shape and arrangement of buildings, and the placement and arrangement of lighting and signs, must be generally compatible with the height, scale, setbacks and design of buildings in the surrounding area, and with land uses in the general area, including safeguards to prevent noise, glare, dust, or odour from affecting nearby properties.
  - b) The proposal must provide adequate access and circulation for the vehicle traffic generated, as well as providing an adequate supply of on-site parking and loading spaces.
  - c) The proposal must provide sufficient landscaping and screening, and, wherever possible, shall preserve existing vegetation.
- 3.16.4 Council may approve a Discretionary Use application for a limited time period where it is considered important to monitor and re-evaluate the proposal and its conformance with the provisions of this Bylaw.
- 3.16.5 Upon approval of a Discretionary Use by resolution of Council, the Development Officer shall issue a Development Permit for the Discretionary Use at the location and under such terms and development standards specified by Council in its resolution.
- 3.16.6 If the use or form of development associated with a Development Permit has not commenced within twelve (12) months from the date of issue of the Development Permit, it will no longer be valid unless otherwise stipulated on the Permit. **An extension up to twelve (12) months** may be requested in writing from the Development Officer. In order to be considered, the written request must be received prior to the expiration date
- 3.16.7 The applicant has the right to appeal the conditions of an approved Discretionary Use Permit to the Development Appeals Board.

### 3.17 Zoning Bylaw Amendment Applications

- 3.17.1 Zoning Bylaw Amendment Applications must include the following:
- a) A completed Zoning Bylaw amendment application form;
  - b) A copy of the Plan of Proposed Subdivision is required if the amendment involves a subdivision;
  - c) A copy of the certificate of title for the lands affected, copies of any registered interests or other document verifying that the applicant has a legal interest in the land, for at least the period of time necessary to process the application to a public hearing;
  - d) Where the applicant is an agent acting for the owner, a letter from the owner shall be provided verifying the agent's authority to make the application;
  - e) A statement of the reasons for the request to amend the Bylaw;

\* Amended No. 2022-20

\*\* Amended No. 2023-58

- f) A payment for cost of advertising and other administrative costs, authorized by *The Planning and Development Act, 2007*, for processing the application. Refer to the RM's Planning and Development Fee Bylaw.
- 3.17.2 When an application is made to Council for an amendment to this Bylaw, the applicant making the request shall bear the actual cost of advertising the Zoning Bylaw Amendment as permitted by *The Planning and Development Act, 2007*. Council also may require the applicant to pay all costs incurred in professional review of the application and in carrying out a public hearing.
- 3.17.3 Council may amend this Bylaw, either upon request or at any time upon its own initiative, in order to achieve compliance with the Official Community Plan goals, objectives and policies, or to alter any zoning regulations or districts while ensuring conformity with the Plan.
- 3.17.4 The Development Officer may request additional information as part of an application to amend the Zoning Bylaw, in order to evaluate and make a recommendation regarding the application, to effectively administer this Bylaw.

### 3.18 Zoning Bylaw Amendment Procedure

- 3.18.1 The following procedures shall apply for Zoning Bylaw amendments:
- a) Applicants must file with the Development Officer the prescribed application form, any other Plans and additional information as required by the Development Officer and pay the required application and advertising fees.
  - b) The Development Officer shall examine the application for conformance with the Official Community Plan, this Bylaw, and any other applicable policies and regulations and shall advise the Council as soon as practical.
  - c) Council may refer the application to whichever government agencies or interested groups Council may consider appropriate. Council also may require the application to be reviewed by planning, engineering, legal, or other professionals, with the cost of this review to be the responsibility of the applicant.
  - d) For rezoning applications: The Development Officer shall give notice by regular mail that the application has been filed and include the details of the scheduled Public Hearing, to the assessed owner of each abutting property and each assessed owner of property within<sup>2</sup>:
    - i. Emerald Park: 150m radius of the proposed development
    - ii. Within the Development Overlay Area, outside of Emerald Park: 800m radius of the proposed development. Refer to future land use map in the Official Community Plan, 2019-19.
    - iii. Outside of the Development Area: 1.6km radius of the proposed development.
  - e) The Development Officer shall give notice of a Zoning Bylaw amendment application by advertisement inserted in a newspaper circulating in the municipality for a least two weeks. The advertisement must appear in the newspaper at least one clear week before the public hearing is held.
  - f) The applicant is responsible for all advertising costs including the newspaper insert and the letters for the mail out, regardless of the decision on the Zoning Bylaw Amendment Application.
  - g) The Development Officer will prepare a report concerning the application which may contain recommendations, including recommendations that conditions of approval be applied in accordance with Section 54 of *The Planning and Development Act, 2007*.
  - h) Council shall consider the application together with the reports of the Development Officer and any written or verbal submissions received by Council during the Public Hearing.

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<sup>2</sup> The radii shall be determined based on the property lines of the site or lot proposed for development.

- i) The applicant shall be notified of Council's decision by regular mail.

### 3.19 Minor Variance

- 3.19.1 The Development Officer may vary the requirements of this Bylaw subject to the following requirements:
  - a) A minor variance may be granted for the following only:
    - i. Minimum required distance of a building from a property lot line; or
    - ii. The minimum required distance of a building from any other building on the lot.
  - b) The maximum amount of a minor variance shall be 10% variation from the requirements of this Bylaw.
  - c) The development must conform to all other requirements of this Bylaw.
  - d) The relaxation of the Bylaw requirement must not injuriously affect a neighbouring property.
  - e) No minor variance shall be granted for a Discretionary Use, or in connection with an agreement to rezone land to a Contract Zone pursuant to Section 60 of *The Planning and Development Act, 2007*.
- 3.19.2 A completed Development Permit Application shall be submitted to the Development Officer for a minor variance and shall be accompanied by an application fee as set in the RM's Planning and Development Fee Bylaw.
- 3.19.3 Upon receipt of a Development Permit Application for a minor variance the Development Officer may:
  - a) Approve the minor variance;
  - b) Approve the minor variance with conditions; or
  - c) Deny the minor variance.
- 3.19.4 Conditions of an approval shall be consistent with the general development standards in this Bylaw.
- 3.19.5 Where a minor variance is refused, the Development Officer shall notify the applicant in writing, providing reasons for the refusal.
- 3.19.6 Where a minor variance is approved, with or without 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.
- 3.19.7 The written notice shall contain:
  - a) A summary of the application;
  - b) Reasons for and an effective date of the decision;
  - c) Notice that an adjoining assessed owner(s) have twenty (20) days to submit a written objection to the Development Officer, which will result in the approval of the minor variance being revoked; and
  - d) Where there is an objection received and the approval is revoked, the applicant shall be notified of the right to appeal to the Development Appeals Board.
- 3.19.8 A decision to approve a minor variance, with or without conditions, does not take effect until twenty-three (23) days from the date the notice was provided.
- 3.19.9 If an assessed owner of a property having an adjoining property with the applicant's land objects to the minor variance in writing to the Development Officer within the prescribed twenty (20) days, the approval is deemed to be revoked and the Development Officer shall notify the applicant in writing:
  - a) Of the revocation of the approval; and
  - b) Of the applicant's right to appeal the revocation to the Development Appeals Board within thirty (30) days of receiving the notice.

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

### **3.20 Additional Information**

3.20.1 Developers and applicants may be required to prepare and provide additional information as part of any application to the municipality relating to development, as requested by the Development Officer or Council, as applicable, including:

- a) Concept Plan;
- b) Comprehensive Development Proposal;
- c) Geotechnical Report;
- d) Engineered Water and Sewer Plan;
- e) Storm-water Management Plan;
- f) Fire and Protective Services Capacity Report;
- g) Site Grading and Elevation Plan;
- h) Hydrogeological Impact Assessment and Flood Risk Study;
- i) Traffic Impact Assessment;
- j) Sensitive Environmental Area Analysis;
- k) Landscaping Plan;
- l) Compaction Tests, Study and Plans;
- m) Water Testing;
- n) Noise and Vibration Impact Study;
- o) Wildlife Habitat Study;
- p) Mineral Extraction Study;
- q) Historical and Cultural Analysis;
- r) Heritage Resource Impact Assessment (HRIA);
- s) Pedestrian Access Plan;
- t) Public Consultation Plan;
- u) Comment and recommendations from other Government Agencies;
- v) Cost-Benefit Analysis; and\*
- w) Any other professional study, report, assessment and analysis which would provide additional information to assist the Development Officer or Council with the examination of the proposed development.

### **3.21 Sector Plan**

3.21.1 Sector Plans are required to be created and submitted to the municipality for areas where a proposed future subdivision or development covers more than one quarter section. The municipality may require a Sector Plan for a smaller area than one quarter section where it is deemed appropriate and necessary. In most cases, the municipality will determine which areas require a Sector Plan in advance of any development activity and will lead the Sector Planning process. It may be carried out with the support of relevant professionals and consultants and with the involvement of the potentially affected landowners. There may be unique cases where the municipality will require a developer to create a Sector Plan for a defined area.

- 3.21.2 Sector Plans are expected to be preliminary and to provide general plans that will be further refined at the time of subdivision or development. Public engagement will necessarily form part of the Sector Plan process. The municipality may adopt a Sector Plan as an amendment to the Official Community Plan.
- 3.21.3 All Sector Plans must be prepared in accordance with the overall goals and objectives of the Official Community Plan.
- 3.21.4 The Development Officer may require a Comprehensive Development Proposal (CDP) be prepared in support of a Sector Plan to provide additional information.\*\*
- 3.21.5 Sector Plans must include the following:
  - a) Overall layout of the area;
  - b) Intended land uses;
  - c) Development phasing;
  - d) General infrastructure plans (water sewer, stormwater sewer, etc);
  - e) General drainage network and facility locations;
  - f) Preliminary utility plans (power, gas, communications);
  - g) Anticipated land use densities;
  - h) Transportation network design plan;
  - i) Recreation and/or institutional land use plans;
  - j) Plans for open spaces, pathways and buffer areas; and
  - h) Any other information required at the discretion of Council or the Development Officer.

### 3.22 Concept Plan

- 3.22.1 A Concept Plan shall be required for subdivisions and developments that include numerous lots or land uses and generally, cover a quarter section or more or the remaining portion of a quarter section that has already been subdivided or developed. The municipality may require a Concept Plan for a smaller area than one quarter section where it is deemed appropriate and necessary. When subdivision is required, the Concept Plan is expected to be a preliminary document, establishing general site information and plans that will be further refined as part of the Servicing Agreement. For proposals that do not require subdivision, the Concept Plan is expected to be detailed and to provide comprehensive plans and analysis. The municipality may adopt a Concept Plan as an amendment to the Official Community Plan.
- 3.22.2 All Concept Plans must be prepared in accordance with the overall goals and objectives of the Official Community Plan.
- 3.22.3 A Comprehensive Development Proposal (CDP) is required to be submitted with all Concept Plans.
- 3.22.4 Concept Plans must include the following:
  - a) Overall layout of the area;
  - b) Intended land uses;
  - c) Growth Plan in a phased approach;
  - d) General infrastructure plans (water, sewer, etc);
  - e) General drainage network and facility locations;
  - f) Preliminary utility plans (power, gas, communications);
  - g) Anticipated land use densities;

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- h) Transportation network design plans;
- i) Recreation and/or Institutional plans;
- j) Plans for open spaces, pathways and buffer areas; and
- k) Any other information required at the discretion of Council or the Development Officer.

3.22.5 A Public Consultation Plan must be submitted to the RM for approval prior to the commencement of any public engagement activities. The municipality shall endeavor to participate in the engagement program to provide information on process and obtain first-hand feedback from the community.

### 3.23 Comprehensive Development Proposal (CDP)

- 3.23.1 A Comprehensive Development Proposal (CDP) is a written report that provides required information to the municipality, other review agencies or approving authorities to evaluate a proposed development.
- 3.23.2 A CDP must be submitted to the RM alongside an application to rezone, subdivide, re-subdivide or re-develop three (3) or more lots/sites. The municipality may require a CDP for a smaller area than three (3) lots/sites where it is deemed appropriate and necessary. The purpose of the CDP is to identify and address any issues related to the proposed development appropriately and to encourage high quality and compatible developments. The scope and required detail of the CDP will be based on the scale and location of the proposed development. When subdivision is required, the CDP is expected to be a preliminary document, establishing general site information that will be further refined as part of the Servicing Agreement. For proposals that do not require subdivision, the CDP is expected to be detailed and to provide comprehensive information and analysis.\*
- 3.23.3 The CDP must be prepared in accordance with the overall goals and objectives of the Official Community Plan and any approved Sector Plan or Concept Plan for the area.
- 3.23.4 The responsibility for undertaking all technical investigation and hosting public engagement sessions as required by the CDP lies solely with the applicants.
- 3.23.5 Council shall not consider any development application until all required information has been received.
- 3.23.6 The CDP must be prepared by a certified professional or combination of professionals in the relevant fields.
- 3.23.7 The following items shall be included in the CDP:
  - a) Description of the purpose and objectives of the proposed development.
  - b) Identification of the characteristics of the proposed subdivision or development area including:
    - i. Physical site characteristics, regional context and the size and intensity of the development proposed;
    - ii. Identification of potentially hazardous lands and environmentally sensitive lands within the site area;
    - iii. Identification of natural, cultural and heritage sensitive areas within the site area;
    - iv. Identification of existing infrastructure within the site area and within the surrounding area; and
    - v. Identification of adjacent existing and proposed land uses.
  - c) Complete description of the development proposal using explanations, illustrations and tables, as appropriate, along with any technical and professional analysis required to identify the following:
    - i. Proposed land uses;
    - ii. The subdivision design which shall include a phasing plan, the allocation of municipal and environmental reserves and buffering from adjacent use(s);

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- iii. Identification of required utilities including, but not limited to power, natural gas, telecommunications;
  - iv. Details regarding on-site water and wastewater systems and off-site water and sewer connections, including any expansion to existing infrastructure or the construction of new infrastructure. Engineered drawings must be prepared for all new construction and expansion of any water and sewer infrastructure;
  - v. An engineered Drainage Plan for the site area;
  - vi. The landscaping standards for the development accompanied by a Landscaping Plan;
  - vii. A Transportation Plan for the area, identifying connections to major transportation routes, the layout of all the internal roads and the potential impact of development on current roadway infrastructure;
  - viii. Active Transportation Access Plan for the site area to show all the routes for pedestrian traffic and other active transportation modes such as walkways, bike lanes, etc;\*
  - ix. Confirmation of the local capacity of fire and protective services, schools and other supportive community and recreation facilities; and
  - x. An engineered Geo-technical Report shall be required to be submitted for the site area.
- d) A report summarizing any public engagement that has occurred related to the proposed development, including but not limited to:
- i. A public consultation plan outlining the public engagement program including open houses or other public engagement session(s), written or digital information sharing, and any other methods used to engage with citizens.
  - ii. A summary of findings clearly identifying ideas and areas of support and challenges presented through the public engagement process; and
  - iii. Identification of strategies to address the challenges or incorporate the suggestions received through the public consultation program.

### **3.24 Pre-Engineering Report**

- 3.24.1 A Pre-Engineering Report may be required for subdivisions and/or developments which are proposing new infrastructure or expansions to existing infrastructure. This could include but is not limited to water, sewer, storm water management, drainage or transportation infrastructure drawings.
- 3.24.2 A Pre-Engineering Report will be required at the discretion of Council or the Development Officer.

### **3.24B Cost-Benefit Analysis\***

- 3.24B.1 A Cost-Benefit Analysis may be required in support of a development or subdivision application or as part of a Sector Plan and Concept Plan at the discretion of the municipality or the Community Planning Branch of the Ministry of Government Relations, as appropriate. The Cost-Benefit Analysis is a written report that provides comprehensive project-related information to determine the anticipated costs and benefits for the municipality for the long term. It will be used by Council to make informed decisions about the project through all phases of development.
- 3.24B.2 The developer shall provide up-to-date and accurate information about the project including the following, as applicable:
- a) On-site/direct use infrastructure requirements and costs for the planning, design and construction phases (i.e. water, sewer, stormwater, roads, pathways, etc.);

- b) On-site/direct use facility requirements and costs for the planning, design and construction phases (i.e. parks, playgrounds, municipal buildings, etc.);
- c) Off-site/indirect use infrastructure or facility requirements and costs for the planning, design and construction phases (i.e. school sites, protective services facilities, recreation facilities, water and sewer treatment facilities, etc.);
- d) Anticipated population to be accommodated by the development;
- e) Anticipated floor area of commercial and industrial space to be included in the development;
- f) Anticipated value of construction for each assessable building and structure;
- g) Anticipated land use densities; and,
- h) Any other information that may be relevant for consideration of the costs and benefits of the project.

3.24B.3 The municipality will supplement the information provided by the developer or project proponent with information regarding maintenance, operations and replacement costs for relevant infrastructure and facilities during the lifecycle of the project. The timeframe considered as part of the Cost-Benefit Analysis may vary for each project depending upon the scale of the project, the local circumstances and the affected types of infrastructure and facilities.

### **3.24C Aquifer Protection Plan\*\***

- 3.24C.1 Where deemed necessary by the municipality as part of an application for a Development Permit, Discretionary Use Permit, rezoning, subdivision, or re-development of a site, the developer will be required to submit an Aquifer Protection Plan.
- 3.24C.2 The Aquifer Protection Plan shall provide site-specific information regarding groundwater and the local aquifer and the sensitivity of these systems with respect to potential breach, contamination, depletion, or other concerns.
- 3.24C.3 The Plan must also consider the impact the proposed development or subdivision may have on the quantity and quality of groundwater and the aquifer and the proposed mitigation measures that will be implemented in order to preserve and protect the ground water/aquifer.

### **3.24D Public Consultation Plan\*\***

- 3.24D.1 Where deemed necessary by the municipality as part of an application for a Development Permit, Discretionary Use Permit, rezoning, subdivision, or re-development of a site, an applicant will be required to undertake public consultation and submit a Public Consultation Plan.
- 3.24D.2 The Public Consultation Plan must outline planned consultation or engagement activities and be approved by the municipality before commencement.
- 3.24D.3 The applicant must provide a report on any public engagement program carried out in support of any application to the municipality upon completion of all activities. This report must outline all communications, public and stakeholder meetings or sessions, open houses, surveys, and other quantitative and qualitative tools that have been completed for the application. The report must also include a summary of the outcome of the public engagement program, which should include all feedback, comments, etc. Finally, the report should identify how this feedback was considered in the application, including any alterations made to the proposal in response to the feedback received.

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 \*\* Amended No. 2022-20

### **3.24E Active Transportation Access Plan\***

- 3.24E.1 Where deemed necessary by the municipality as part of an application for a Development Permit, Discretionary Use Permit, rezoning, subdivision, or re-development of a site, the developer will be required to submit an Active Transportation Access Plan.
- 3.24E.2 The Active Transportation Access Plan must show safe pedestrian access routes through or along the site, which connect to all principle buildings on the site. If there are existing pedestrian access routes or facilities on adjacent sites, the Plan must show connectivity to these routes or facilities.
- 3.24E.3 The pedestrian access routes through the site must be a minimum of 1.5 metres in width, must include painting or signage designating the routes as pedestrian access routes, can include facilities such as side-walks, paved walkways, and raised crosswalks and must meet universal design standards.

### **3.24F Traffic Impact Assessment\***

- 3.24F.1 Where deemed necessary by the municipality as part of an application for a Development Permit, Discretionary Use Permit, rezoning, subdivision, re-development of a site, or other developments or subdivisions where the existing traffic counts and patterns are expected to be significantly altered because of the proposal, an applicant will be required to submit a Traffic Impact Assessment (TIA).
- 3.24F.2 The Traffic Impact Assessment shall include:
- a) A summary of existing traffic patterns and counts in the affected area;
  - b) The potential local impact of the proposal on land use on the roads and transportation system surrounding the development;
  - c) An analysis to determine if it is possible to accommodate the proposal without the implementation of off-site changes;
  - d) A list of mitigation measures and improvements recommended and required to accommodate the proposal, in addition to a timeline for when these would be required; and
  - e) Additional information as required by Council as part of a specific proposal.

### **3.24G Noise Impact Study\***

- 3.24G.1 Where deemed necessary by the municipality as part of an application for a Development Permit, Discretionary Use Permit, rezoning, subdivision, re-development of a site, or when a development or re-development is located near a railway, highway, or other similar corridor with the potential to cause noise-related nuisances within an adjacent development, an applicant will be required to submit a Noise Impact Study.
- 3.24G.2 The Noise Impact study must be completed by a qualified acoustic consultant and shall include:
- a) Calculation of the external noise exposure;
  - b) Confirmation with measurements if there are special conditions;
  - c) Calculation of the resultant internal sounds levels;
  - d) Recommendations of the required outdoor as well as indoor control measures; and
  - e) Additional information as required by Council as part of a specific proposal.
- 3.24G.3 It is recommended that Section 2.4 of the Canadian Transportation Agency (CTA) report "Railway Noise Measurement and Reporting Methodology, 2011" be reviewed for guidance on the content and format of the Noise Impact Study.
- 3.24G.4 The Noise Impact Study shall typically be carried out alongside a Vibration Impact Study.

### 3.24H Vibration Impact Study\*

3.24H.1 Where deemed necessary by the municipality as part of an application for a Development Permit, Discretionary Use Permit, rezoning, subdivision, re-development of a site, or when a development or re-development is located near a railway, highway, or other similar corridor with the potential to cause noise-related nuisances within an adjacent development, an applicant will be required to submit a Vibration Impact Study.

3.24H.2 The Vibration Impact Study must be completed by a qualified acoustic consultant or vibration consultant and shall include:

- a) Vibration measurements;
- b) Calculation of the resultant internal vibration levels;
- c) Recommendations of the required control measures; and
- d) Additional information as required by Council as part of a specific proposal.

3.24H.3 The Vibration Impact Study shall typically be carried out alongside a Noise Impact Study.

### 3.24I Landscaping Plan\*

3.24I.1 Where deemed necessary by the municipality as part of an application for a Development Permit, Discretionary Use Permit, rezoning, subdivision, re-development of a site, an applicant will be required to submit a Landscaping Plan.

3.24I.2 Landscaping Plans shall include:

- a) Location of all hard surfaces, including sidewalks, curbing, fences, retaining walls, driveways, patios, parking, and other hard surfaces;
- b) Location of all above- and below-ground utilities, including water, sewer, gas, electrical, power lines, and other utilities;
- c) Location, height, and material of any proposed screening, fencing, and berms;
- d) Complete description of plant materials, including names, locations, quantities, heights, and spacing at installation;
- e) Size, location, and material of proposed seating, lighting, planters, sculptures, and water features;
- f) Location, size, and type of existing vegetation to be preserved;
- g) A description of how the applicant will protect existing vegetation during construction;
- h) A schedule of completion; and
- i) Additional information as required by Council as part of a specific proposal.

### 3.25 Holding Zone Provision

3.25.1 Any lands designated on the Zoning District Map with the holding symbol "H" shall be subject to a holding provision in accordance with Section 71 of *The Planning and Development Act, 2007*.

3.25.2 The purpose of the holding provisions shall be to enable Council to manage development and subdivision proposals in phases.

- a) The application and management of the holding provision shall be at Council's discretion;
- b) Council may rezone and manage development and subdivision in phases by designating portions of land with a holding symbol (e.g. "H"), in conjunction with any zone design (i.e. R1-H);

- c) The holding provision and symbol shall mean that:
  - i. New development shall be restricted in the area subject to the holding provision; and
  - ii. Existing uses may continue, subject to the Official Community Plan and Zoning Bylaw development and subdivision standards.
- d) The holding designation may only be removed by amendment to the Zoning Bylaw. All Bylaws removing the holding designation shall conform to the Official Community Plan and the provisions of *The Planning and Development Act, 2007*.

### 3.26 Referral Under Public Health Act

- 3.26.1 The Development Officer shall provide a copy of any approved Development Permit application involving installation of water and sanitary services upon request by a provincial official under *The Public Health Act* and Regulations.
- 3.26.2 All required submissions are the responsibility of the developer. No decision on any application will be issued by the municipality prior to the receipt and evaluation of all required information by the Development Officer, the Saskatchewan Health Authority and any other relevant agency deemed necessary by the municipality.

### 3.27 Non-conforming Uses, Buildings and Structures

- 3.27.1 Any use of land, any building or structure, or any site lawfully existing at the time of passing this Bylaw that is rendered non-conforming by the enactment of this Bylaw or any subsequent amendments, may be continued, transferred, or sold in accordance with provisions of Section 88 to 93 inclusive, of *The Planning and Development Act, 2007*.\*
- 3.27.2 An existing non-conforming use may be continued if the use conformed to the Bylaw that was in effect at the time of the development and has not been discontinued for twelve (12) consecutive months.
- 3.27.3 Non-conforming buildings or sites may continue to be used, maintained and repaired in their present form.
- 3.27.4 No enlargement, additions, or reconstruction of a non-conforming use, building or structure shall be undertaken, except in conformance with these provisions.
- 3.27.5 No existing use, building or structure shall be deemed to be nonconforming by reason only of the conversion of this Bylaw from the imperial system of measurement to the metric system of measurement.
- 3.27.6 No existing non-conforming site shall be deemed to be non-conforming by reason only of its dimensions or area failing to at least equal the standards prescribed for proposed sites in the zoning district in which the site is located.\*



### **3.28 Inspection of Premises**

- 3.28.1 The Development Officer, or any official or employee of the municipality, is hereby authorized to enter, upon any property or premises if there is reason to believe that the provisions of this Bylaw are not being complied with on that property or within that premise, for the purpose of carrying out their duties under this Bylaw.

### **3.29 Moving Buildings**

- 3.29.1 A Development Permit is required to authorize the movement of any building or portion of building within, into or out of the area covered by this Bylaw. The Development Permit shall be obtained from the Development Officer and shall be paid in full prior to the initiation of any moving of the building or portion of the building. Payment is required in accordance with the RM's Planning and Development Fee Bylaw and Building Bylaw.
- 3.29.2 The building being transported must be in compliance with the RM's Building Bylaw.

### **3.30 Demolition of Buildings**

- 3.30.1 A Demolition Permit is required to authorize the demolition of any building or portion of a building within the area covered by this Bylaw. The Demolition Permit shall be obtained from the Development Officer and shall be paid in full prior to the initiation of any demolition activities. Payment is required in accord with the RM's Planning and Development Fee Bylaw and Building Bylaw.
- 3.30.2 A separate Development Permit is required for any redevelopment of the site.
- 3.30.3 The demolition must comply with the RM's Building Bylaw.

### **3.31 Replacement of Dwelling**

- 3.31.1 Where a property owner has made an application to construct a new dwelling, the purpose of which is to replace an existing dwelling, which is either occupied or unoccupied, the Development Officer may issue a conditional Development Permit for the new dwelling subject to the following conditions:
- a) All of the following activities shall be completed within six (6) months of the date on which an occupancy Permit is issued by the municipality's Building Inspector for the new dwelling:
    - i. The existing dwelling shall either be removed from the property or demolished (a Demolition Permit is required for the removal or demolition);
    - ii. The clean fill shall be removed; and
    - iii. The site shall be leveled, properly graded and compacted.
  - b) The applicant shall either deposit cash, a certified cheque or another irrevocable Performance Security, to be held by the municipality until the requirements of Section 3.31.1.a have been met. The Performance Security shall be in the amount of five thousand dollars (\$5,000.00), and it shall not be returned to the applicant until all requirements have been met. The municipality may cash or redeem the Performance Security to cover any costs associated with removal of the buildings or structures, including legal costs if the applicant has failed to remove or demolish the buildings or structures within the specified time period. The balance of the deposit, if any, shall be refunded to the applicant.
- 3.31.2 The replacement of existing dwellings is only permitted within the Agricultural Resource (AR), Country Residential 1 (CR1) Country Residential 2 (CR2), and Country Residential 3 (CR3) districts. In all other Zoning Districts, the existing dwelling must be demolished or removed prior to the issuance of a building Permit for a new dwelling.

### 3.32 Servicing Agreement

- 3.32.1 Where a development proposal involves subdivision, Council may require a developer to enter into a Service Agreement to ensure appropriate servicing for the subdivision pursuant to *The Planning and Development Act, 2007*.
- 3.32.2 In accordance with Sections 172 to 176 inclusive of *The Planning and Development Act, 2007*, the agreement may provide for:
- a) The undertaking and installation of storm sewers, sanitary sewers, drains, water mains and laterals, hydrants, sidewalks, boulevards, curbs, gutters, street lights, graded, graveled or paved streets and lanes, connections to existing services, area grading and levelling of land, street name plates, connecting and boundary streets, landscaping of parks and boulevards, public recreation facilities, or other works that Council may require, including both on-site and off-site servicing; and
  - b) The payment of levies and charges, in whole or in part, for the capital cost of providing, altering, expanding or upgrading sewage, water, drainage and other utility services, public highway facilities or park and recreation space and facilities located within or outside the proposed subdivision and that directly or indirectly serve the proposed subdivision.

### 3.33 Development Levy Agreement

- 3.33.1 Where development requiring a Permit is proposed in the absence of subdivision that results in additional capital cost incurred by the municipality, the developer shall be required to enter into a Development Levy Agreement to address the specifications of the development and provisions for payment of any levies deemed necessary by Council pursuant to the provision of *The Planning and Development Act, 2007* and the municipality's Development Levy Bylaw.
- 3.33.2 This Development Levy Agreement will also ensure development conformity with the OCP and this Bylaw.

### 3.34 Other Development Agreements

- 3.34.1 When a developer is responsible for installing or upgrading a service, facility or infrastructure component at his/her own cost to service a development that does not require subdivision and for which there are no development levies required, but the service, facility or infrastructure component shall connect to a municipal service or facility (such as water main or municipal roadway) or is intended to be owned by the municipality following construction and a warranty period, the municipality may require the developer to enter into an agreement to specify the following:
- a) The required development standards for the service, facility or infrastructure component;
  - b) The required construction methods or procedures;
  - c) The required submissions;
  - d) The warranty period;
  - e) Any required Performance Security; and
  - f) Any other information required to ensure that the construction or installation is carried out in accordance with the requirements of the municipality and any other applicable authority and meets all requirements of the Zoning Bylaw and the goals, objectives and policies of the Official Community Plan.
- 3.34.2 As a condition of a Development Permit, a Development Agreement may be required to specify requirements, standards or conditions for the development to ensure that it is carried out in accordance with the requirements of the municipality and any other applicable authority and meets all requirements of this Zoning Bylaw and the goals, objectives and policies of the Official Community Plan.

### **3.35 Water and Sewer Connection Fee**

3.35.1 Refer to the RM of Edenwold's Water and Sewer Connection Fee Bylaws.

### **3.36 Planning and Development Fee**

3.36.1 Refer to the RM of Edenwold's Planning and Development Fee Bylaw.

### **3.37 Performance Security**

3.37.1 As a condition of a Development Permit or Discretionary Use Permit, Council may require a developer to post and maintain a Performance Security, which may be a performance bond or letter of credit, to ensure developer performance and to protect the public interest. Where a Performance Security is required, a Development Agreement shall be executed by the developer and the municipality to define the applicable conditions.

### **3.38 Liability Insurance**

3.38.1 As a condition of a Development Permit and Discretionary Use Permit, Council may require a developer to provide and maintain liability insurance to protect the municipality, developer and public. Where liability insurance is required, a Development Agreement shall be executed by the developer and the municipality to define the applicable conditions.

### **3.39 Interest and Registration**

3.39.1 Council may require that Development Agreements, Servicing Agreements and other documents be registered or caveated against affected lands, to protect municipal and public interests. The cost of the registration of an interest/caveat will be the responsibility of the developers or applicant(s).

### **3.40 Severability**

3.40.1 If any part of this Bylaw, including anything shown on the Zoning District Map, is declared to be invalid, by an appropriate authority, the remainder of the Bylaw shall continue in full legal force.

### **3.41 Offences and Penalties**

3.41.1 Any person who violates this Bylaw may be charged and liable on summary conviction to the penalties as per *The Planning and Development Act, 2007*.

# 4

## General Regulations



## 4.0 General Regulations

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

### 4.1 General Compliance Requirements

- 4.1.1 The provisions of this Bylaw shall be held to be the minimum requirements adopted for the promotion of public health, safety, and general welfare.
- 4.1.2 In addition to this Bylaw, compliance with the Official Community Plan, the RM's Building Bylaw and all other Bylaws in force within the municipality is required.
- 4.1.3 A copy of any license, permission, Permit, or approval required by this or any other Bylaw of the municipality or any law of the Province of Saskatchewan or Canada is required to be submitted to the municipality.
- 4.1.4 Where requirements in this Bylaw conflict with those of any other municipal, provincial, or federal requirements, the more stringent regulations shall prevail.
- 4.1.5 All development and subdivision proposals shall meet the requirements of *The Planning and Development Act, 2007*, the Statements of Provincial Interests Regulations, The Subdivision Regulations, the Official Community Plan and this Zoning Bylaw and no person shall develop, subdivide, use, repair or occupy land, building and structures in a manner which contravenes this Bylaw, Official Community Plan, approved Development Permits and Permit conditions, subdivision approvals or *The Planning and Development Act, 2007*.
- 4.1.6 Compliance with the requirements of this Bylaw shall not exempt any person from the requirements of any federal, provincial or municipal legislation or complying with any easement covenant agreements, caveat or contract affect the development site.

### 4.2 Site Size Adjustments

- 4.2.1 In all Zoning Districts, all minimum site size requirements shall be as stated, except that the site size of the remnant shall be deemed to be conforming in any of the following instances:
  - a) Where roads, railways, pipeline and other linear public utilities, including their widening are subdivided or registered as easements; or
  - b) Where adjustments are required due to irregularities in the primary survey system.
- 4.2.2 In all Zoning Districts, a deviation from the minimum or maximum site size requirements may be approved by motion of Council when a lot line rearrangement is proposed to an existing site or sites and all resulting site sizes are consistent with the intent of the zone.\*

### 4.3 Prohibited and Noxious Development and Uses

- 4.3.1 Any land use that is not specified in this Bylaw or in a Zoning District as described in this Bylaw as a permitted, discretionary or accessory use shall be prohibited.
- 4.3.2 No land, building or structure shall be used for any purpose that is noxious.
- 4.3.3 No land, building or structure shall be developed in a location where the intended use is likely to become a nuisance or offence or both:
  - a) By the creation of noise or vibration;
  - b) By the emission of light and glare;
  - c) By reason of the emission of gas, fumes, smoke, dust or objectionable odour;

- d) By reason of the unsightly storage of goods, wares, merchandise, salvage, refuse matter, motor vehicles, trailers or parts of vehicles or trailers, machinery, or other such material; or
- e) By any combination of things in this subsection.

#### 4.4 Uses Permitted in all Zoning Districts

- 4.4.1 Nothing in this Bylaw shall prevent the following:
  - a) The use of any land as public street or public park;
  - b) The erection of any authorized traffic sign/signal;
  - c) The erection of any sign or notice for the municipality or provincial or federal government;
  - d) The use of any land for the erection of building/structures or installation of facilities essential to the operation of the municipality's public works department.

#### 4.5 Principal Use Established

- 4.5.1 In any Zoning District in this Bylaw, the principal use of the land must be established prior to any accessory buildings, structures, or uses being permitted.
- 4.5.2 The principal use is established when the municipality's Building Official completes the Occupancy Inspection for the principal building and issues an Occupancy Permit or otherwise deems the building approved for occupancy in writing. If the principal use does not contain any buildings, the principal use is established when, in the opinion of the Development Officer, the site has been developed to a completion state of approximately 80% for the carrying out of the principal use or when activities are being carried out on the site that are consistent with the primary activities that would be required to facilitate the principal use.
- 4.5.3 Within the Agricultural Resource (AR) Zoning District and on agricultural operation or farm sites only accessory buildings are permitted to be constructed, erected or moved onto the site prior to the construction of a principal building (such as dwelling) when the purpose of the accessory building is to store farm and agricultural equipment or materials/products.

#### 4.6 Accessory Buildings, Structures and Uses

- 4.6.1 An accessory building, use or structure is permitted in any Zoning District when a principle building, use or structure has been established and permitted.
- 4.6.2 Where applicable, a Development Permit must be obtained from the municipality before any construction may occur on an accessory building, structure or use.
- 4.6.3 In all Zoning Districts, there is no maximum number of accessory buildings per site, ensuring that all site regulations and development standards are met.
- 4.6.4 Unless otherwise specified in this Bylaw, a residential use shall not qualify as an accessory use. Accessory structures shall not be used as a dwelling unless approved as a garage suite.



## 4.7 Number of Principal Buildings Per Site

- 4.7.1 Only one (1) principal building shall be permitted on any one site except for the following uses, which may have more than one principal building to accommodate the use: \*
- a) Public utilities;
  - b) Apartment buildings (multi-unit residential buildings containing 5 or more units);
  - c) Recreational uses;
  - d) Agricultural uses;
  - e) Commercial uses;
  - f) Industrial uses;
  - g) Other uses allowed in accordance with a specific Contract Zoning agreement; or
  - h) Municipal buildings, facilities and structures.
- 4.7.2 In the case of semi-detached dwellings and townhouses, where a common wall separates two adjacent dwelling units, each dwelling unit is considered to be a principle building.\*
- 4.7.3 In the case of triplexes or fourplexes, a building consisting of three or four units respectively shall be considered a principle building. A unit within a building shall not be considered a principle building.\*
- 4.7.4 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.

## 4.8 Height of Buildings

- 4.8.1 Where a maximum height of buildings is specified in any Zoning District, the maximum height shall be the vertical distance measured from the average grade level to the highest point on the building, exclusive of any chimney or antenna.\*
- 4.8.2 The height of any building or structure located within any Zoning District in the municipality must not exceed 4 storeys in height.
- 4.8.3 < Amended Bylaw No. 2023-03 >

## 4.9 Restoration to a Safe Condition

- 4.9.1 The Development Officer may require the following for the structural improvement or restoration of any building, structure or site to a safe standard:
- a) A Development Permit;
  - b) An inspection from the municipality's Building Inspector; and/or
  - c) Installation of a fence surrounding the building, structure or site.
- 4.9.2 All costs associated with the required restoration to a safe condition of a site will be the responsibility of the developer and/or the property owner.

## 4.10 Grading and Levelling of Sites

- 4.10.1 Every development shall be graded and leveled at the owner's expense to provide for adequate surface drainage that does not adversely affect adjacent property, or the stability of the land.
- 4.10.2 A Development Permit is required for any excavations, grading, leveling and filling of any site.
- 4.10.3 All grading and levelling of a site must comply with the approved subdivision Grading Plan, where applicable.
- 4.10.4 All excavations or filling shall be re-vegetated immediately after other construction activities conclude, with a suitable ground cover as may be necessary to prevent erosion and in accordance with the following:
  - a) All vegetation and debris in an area to be re-graded or filled must be removed from the site prior to site grading and leveling; and
  - b) All topsoil from an area that is to be re-graded must be stripped, stockpiled, and replaced on the re-graded area, or re-located to a site approved by the municipality.
- 4.10.5 Where excavation or filling is proposed for any development in a potentially flood-prone area, the municipality shall consult with the Water Security Agency prior to making a decision on the Development Permit application.
- 4.10.6 Any potential impact to underground utilities (such as a reduction to the frost cover above linear utilities) must be considered and addressed prior to the removal of any topsoil or material.
- 4.10.7 All costs concerning excavations, grading, leveling and filling of a site will be the responsibility of the developer or the property owner.
- 4.10.8 In cases where noncompliant site grading causes off-site impacts such as flooding, the landowner shall be held responsible.



## 4.11 Fences and Hedges

- 4.11.1 Landowners are responsible for ensuring all hedges and other landscaping features are contained within their property lines, which may require hiring a surveyor at their cost in the case of a dispute.
- 4.11.2 Fences can be erected within the property lines or on the property line.
- 4.11.3 Barbed wire fences are only permitted in the Agricultural Resource (AR) and the Country Residential (CR1) Zoning Districts.
  - i. If the property line abuts a provincial highway right-of-way, required setbacks should be confirmed with the Ministry of Highways and Infrastructure.
- 4.11.4 Fences and screening devices shall not exceed the permitted heights listed in Table 1b unless otherwise stated as part of a discretionary use approval.\*
- 4.11.5 Screening devices shall not be located within a sight triangle as defined in this Bylaw.
- 4.11.6 Screening fences shall be consistent across all the property lines of one site that require fencing and shall complement the quality of building design and materials of the principle building.

Table 1b - Fences and Hedges Maximum Height †			
Zone	Maximum height		
	Front Yard	Side Yards	Rear Yards
Urban Residential 1 (R1) Urban Residential 2 (R2) Urban Residential 3 (R3) Country Residential 1 (CR1) Country Residential 2 (CR2) Country Residential 3 (CR3)	1.2m	2.0m	2.0m
Shopping Center (SC) Community Service (CS)	1.2m	2.0m	2.0m
General Commercial 1 (COM1) High Profile Commercial (HPC) General Industrial (IND1) Agricultural Resource (AR)	1.2m	2.0m**	2.0m
Extraction and Heavy Industrial (EHI)	No max	No max	No max
Future Development (FD)	2.0m	2.0m	2.0m

## 4.12 Trees and Other Vegetation

4.12.1 Minimum setback for trees are as follows:

### In Urban Residential Zoning Districts:

- a) 2.0m from the property line of a local street
- b) 0.3m from all other property lines

### In Country Residential Zoning Districts:

- c) 5.0m from the property line of a local street
- d) 0.3m from all other property lines
- e) 30m from the centre line of any regional road\*†

### In Commercial and Industrial Zoning Districts:

- f) 2.0m from the property line of a local street
- g) 0.3m from all other property lines
- h) 30m from the centre line of any regional road\*†

### In Community Service Zoning District:

- i) 2.0m from the property line of a local street
- j) 0.3m from all other property lines
- k) 30m from the centre line of any regional road\*†

### In the Greater municipality:

- l) 30m from the centre line of any regional road\*†
- m) 0.3m from all other property lines

\* Amended No. 2021-17

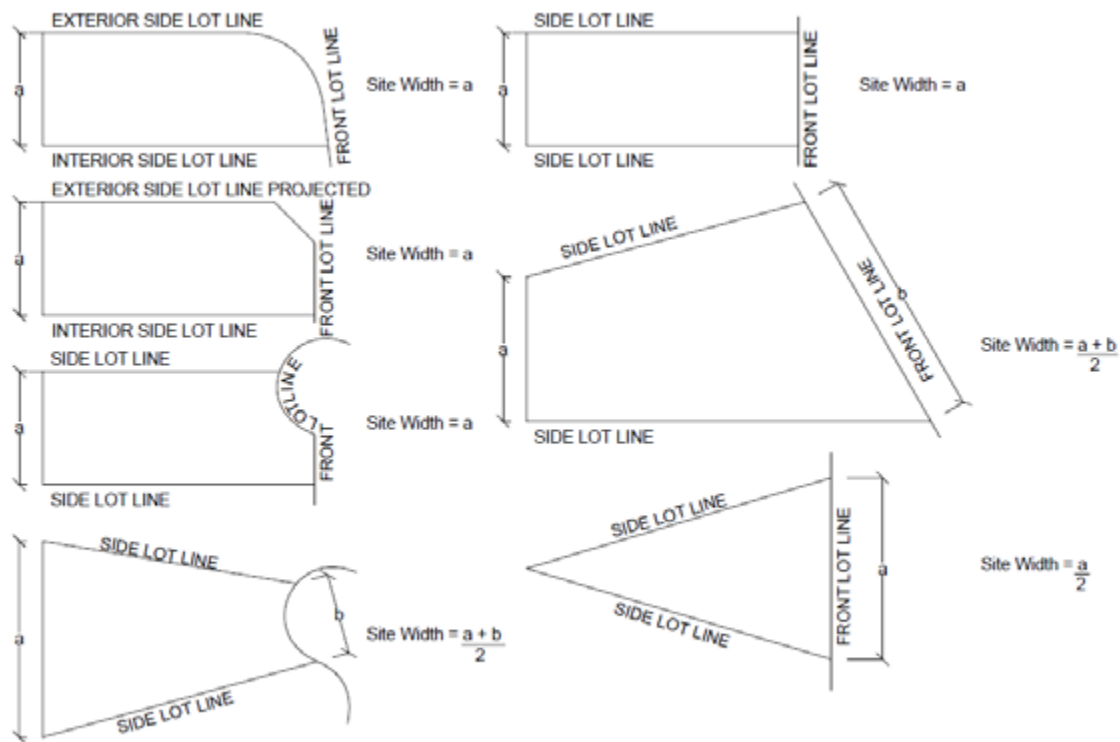
\*\* Amended No. 2021-33

† Amended No. 2022-20

- 4.12.2 A permit is required from the Ministry of Highways and Infrastructure for any trees and vegetation planted within 90 meters of the right-of-way of a provincial highway.
- 4.12.3 A Development Permit is required for the clearing of brush or other vegetation on land over 0.4 hectares in size. This includes both private and public lands and regional road allowances.\*
- 4.12.4 A Development Permit is not required for the clearing of brush or other vegetation on lands under 0.4 hectares in size.

### 4.13 Frontage and Access

- 4.13.1 Development of a residential use, commercial use, industrial use, community services use or other development requiring public access must have frontage on an all-weather registered road, unless satisfactory arrangements have been made with Council for the improvement or building of a road.
- 4.13.2 The requirement or the development of a service road or local street to provide access may be imposed as a condition of approval for any new development.
- 4.13.3 Where feasible, multi-parcel subdivisions with one or more local streets should provide no less than two points of connection to a public roadway to ensure sufficient emergency access and egress. The Municipality will consult with local emergency response personnel when determining access requirements.\*\*
- 4.13.4 All site access from roads shall be to the satisfaction of Council with respect to location, design, and construction standards. Council shall take into account the physical capability and safety of the roads that are proposed to serve the development.
- 4.13.5 The site frontage for irregularly shaped lots shall be determined using the following diagram:



\* Amended No. 2022-20

\*\* Amended No. 2024-10

## 4.14 Approaches

- 4.14.1 All approaches/driveways adjacent to public roads require the approval of the municipality. If the approach/driveway is adjacent to a provincial highway, the approach/driveway requires approval from the Ministry of Highways and Infrastructure.
- 4.14.2 The Development Officer, in consultation with the Public Works Department, shall decide upon all approach/driveway applications and, based on location, drainage, traffic flow, sight lines, road standards, construction timelines, and safety considerations, may approve or refuse an application for an approach/driveway.\*
- 4.14.3 No approach shall be constructed in such a manner as to restrict sight lines or in any way adversely affect traffic safety.
- 4.14.4 All construction and all costs of construction are the responsibility of the applicant.
- 4.14.5 Material from within the municipal right-of-way shall not be used for construction of the approach.
- 4.14.6 The approach shall be constructed with no resulting damage to the road shoulder, road surface side slopes and/or ditches.
- 4.14.7 The applicant shall be responsible for locating all utilities within the right-of-way and ensuring that construction does not result in any damage or interference.
- 4.14.8 The applicant is responsible for ensuring that the engineered drainage design is not compromised by the development of the approach or driveway which may include the following:
  - a) Drainage enhancements, such as a swale, culvert, or grate, required as part of driveway or approach at any location in the municipality.
  - b) The Development Officer shall indicate on the approach/driveway Permit of any required drainage enhancements and if they need to be installed at a specific elevation.
- 4.14.9 At no time during construction shall the road be closed to traffic. If a temporary traffic closure is required for safe construction, the applicant must contact the municipality to arrange for adequate public notice and ensure proper signage.
- 4.14.10 The maintenance of the approach is the sole responsibility of the landowner of the property to which access is granted from the approach.
- 4.14.11 When the municipality becomes aware of a non-conforming approach, written notice shall be provided to the landowner of the approach specifying the remedial work that must be completed and the timeframe for completion.
  - a) If the owner has not completed the remedial work to the satisfaction of the municipality or has not completed it within the specified time frame, Council may require that the remedial work be completed by the municipality at the landowner's expense, and all costs incurred by the municipality in completing the remedial work shall be paid by the landowner.
- 4.14.12 The applicant shall indemnify the RM of Edenwold, the elected officials, employees and agents from all claims, liabilities, losses, damages, costs (including legal fees) and expenses from causes or actions arising out of any breach or failure to perform by the applicant loss of property caused by negligence or willful misconduct on the part of the applicant or their employees, contractors, subcontractors, officers and/or agents.

### Approach/Driveway Design

- 4.14.13 Agricultural Approaches:
  - a) All approaches used for agricultural access to a parcel or for access to an agricultural residence require an Approach Permit.

- b) Approaches must have a minimum top width of 4 meters and a maximum top width of 7.5 meters with a 4:1 side slope construction.
- c) The approach must be a minimum of 100 meters from the nearest existing approach on the same quarter section or on the same roadway unless granted an exception by the Development Officer due to special circumstances.
- d) All approaches shall be at least 75 meters from an intersection.
- e) The installation of a culvert within the approach may be required following the site inspection completed by a municipal employee. All culverts shall be a minimum size of 400mm to ensure proper drainage. A larger culvert may be required at the discretion of the Development Officer.
- f) The ditch shall be free of excess material and rock upon completion of the approach.
- g) Approaches proposed across a regional road from an existing approach shall be aligned with the existing approach where possible.\*\*

#### 4.14.14 Country Residential Subdivisions

- a) All approaches accessing a country residence from a regional road or an internal subdivision road require an Approach Permit.\*\*
- b) Slag is prohibited for the construction or extension of a driveway or approach.
- c) Approaches must have a minimum top width of 4 meters and a maximum top width of 7.5 meters with a 4:1 side slope construction, unless otherwise indicated on the Approach Permit.
- d) When adjacent to a municipal grid road, the approach must be a minimum of 50 meters from the nearest existing approach on the same quarter section or on the same roadway. Driveways accessing residential lots in multi-parcel country residential subdivisions from local roads are exempt from this requirement.
- e) The installation of a culvert within the approach may be required following the site inspection completed by a municipal employee. All culverts shall be a minimum size of 400mm to ensure proper drainage. A larger culvert may be required at the discretion of the Development Officer.

#### 4.14.15 Commercial and Industrial Approaches

- a) All approaches used for access to a commercial or industrial parcel require an Approach Permit.
- b) Slag is prohibited for the construction or extension of a driveway or approach.
- c) Commercial or industrial approaches must have a minimum top width of 8.5 meters with 4:1 side slopes.
- d) A larger minimum top width may be required to accommodate large vehicles or a higher intensity of use.
- e) Commercial and industrial lots situated on the corner of two roads may request approaches onto both adjacent roads and may be approved at the discretion of the Development Officer.

#### 4.14.16 Urban Residential Driveways (Emerald Park)

- a) Slag is prohibited for the construction or extension of a driveway.
- aa) All approaches used to access an urban residential parcel from a regional\*\* or internal subdivision road require an Approach Permit.\*
- b) Landowners shall not alter the elevations of a previously constructed driveway in a way that obstructs or in any way affects the drainage in the area.
- c) Landowners are expected to keep culverts, swales, and grates free and unobstructed at all times.

\* Amended No. 2021-53

\*\* Amended No. 2022-20

- d) Urban residential approaches must have a minimum top width of 4.0 meters and a maximum top width of 7.5 meters with a 3.5:1 side slope construction, unless otherwise indicated on the Development Permit.
- e) Extensions of existing driveways shall:
  - i. Not exceed 7.5 meters in total width;
  - ii. Be constructed of material consistent with the existing driveway; and
  - iii. Require a Permit.
- f) Municipally-owned trees may not be removed for the construction of a residential driveway, except where permitted by the Development Officer due to special circumstances.
- g) Any location may be subject to additional driveway standards as identified by the Development Officer during the building permit application process.



## 4.15 Roadways

- 4.15.1 Council may establish regulations or other policies for road construction standards apart from the Zoning Bylaw. Road standards may be established to provide service to specific forms of development.
- 4.15.2 The required standards for any road shall be determined based on the location, type of anticipated development adjacent to the roadway and environmental conditions. The standards shall be specified in the development or servicing agreement.
- 4.15.3 Council may require applicants and developers to pay for any or all costs associated with road construction and short-term maintenance where the costs are directly related to or caused by the development or subdivision.
- 4.15.4 Development adjacent to a provincial highway shall meet all requirements of the Saskatchewan Ministry of Highways and Infrastructure.
- 4.15.5 When required, all Provincial Permits from the Ministry of Highways and Infrastructure must be obtained by the applicant or developer and a copy must be provided to the municipality.
- 4.15.6 Notwithstanding any regulations passed by the Province of Saskatchewan which apply to highways, this Bylaw may establish more stringent standards than those required by the Province for developments adjacent to highways and intersections.
- 4.15.7 When any development is approved on land adjacent to an unconstructed road allowance and access is required from the said road allowance, the owner/applicant shall be responsible for all costs related to the construction of the road to municipal standards.

## 4.16 Regional Road Allowances and Municipal Property\*

- 4.16.1 The municipality must have access at all times to the regional road allowances, municipal utilities and all municipal property.\*
- 4.16.2 Written permission is required from the municipality before constructing, placing or moving anything onto municipal property.

\* Amended No. 2022-20

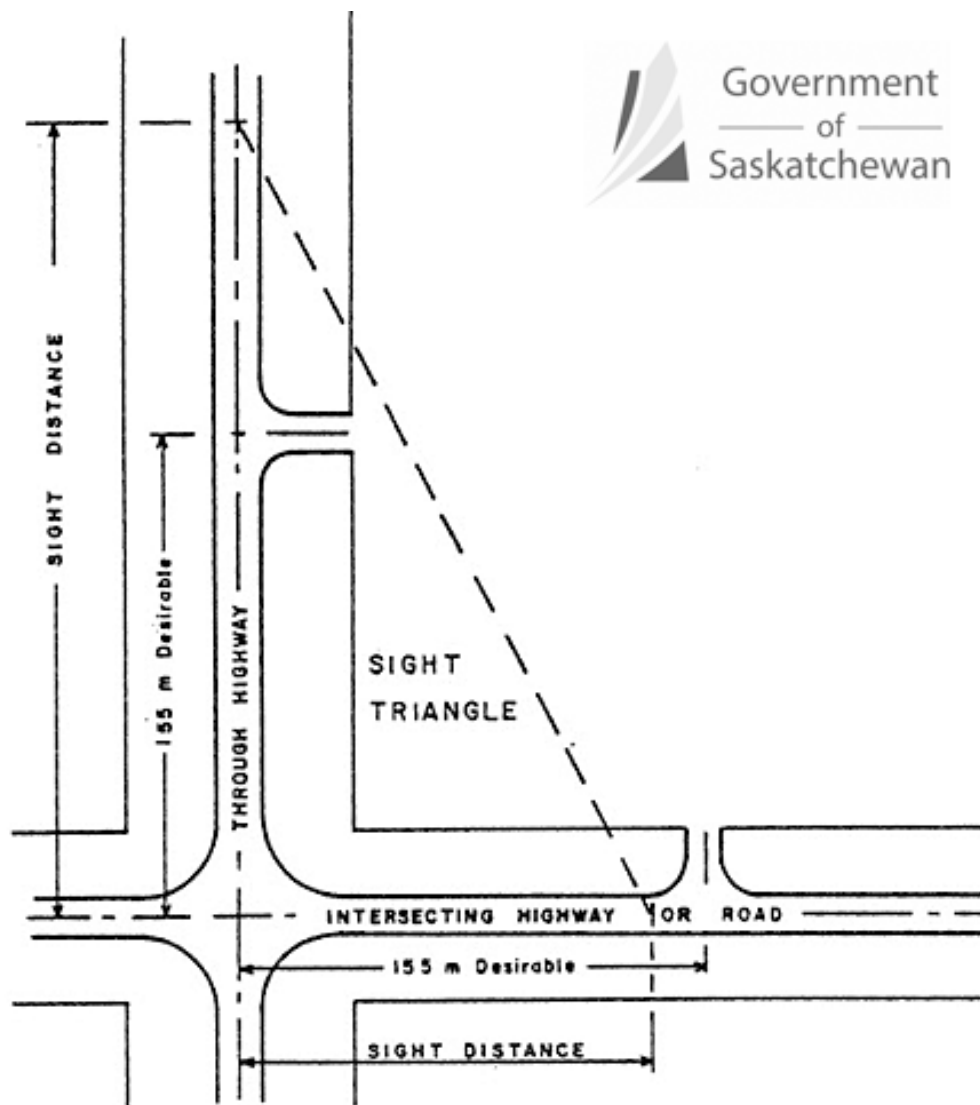
- 4.16.3 Any vegetation planted on municipal property may be removed by the municipality without notice to adjacent property owners.
- 4.16.4 No storage of any kind is permitted on municipal property, excluding the storage needs of the municipality.
- 4.16.5 The municipality shall be permitted access to all municipal utilities.

### 4.17 Road Closings

- 4.17.1 In the event that a dedicated street or lane shown on the Zoning District Map is closed, the property formerly in such street or lane shall be included within the Zoning District of the adjoining property on either side of such closed street or lane. If a closed street or lane is the boundary between two or more different Zoning Districts, the new district boundaries shall be the former centre line of the closed street or lane.

### 4.18 Sight Triangle

- 4.18.1 In all Zoning Districts no building, structure, signage, earth pile, vegetation, or other object shall obstruct the vision of drivers.
- 4.18.2 In the AR-Agricultural Resource District, the minimum separation distance from the centreline of the intersecting roadway to the centerline of an approach is 90m, unless a greater setback is required due to topographical constraints.



4.18.3 The diagram on the previous page demonstrates the calculation of the sight triangle, where distances “x” and “y” are determined by the Ministry of Highways and Infrastructure depending on the design speed of the through highway and the type of intersecting road:

#### **4.19 Public Utilities and Municipal Services**

- 4.19.1 Public Utilities, as defined in this Bylaw, and Municipal Services including protective and emergency services shall be permitted uses in all Zoning Districts.
- 4.19.2 A Development Permit shall be required for the installation of any public utility line, services, or facility, unless otherwise exempted in this Bylaw.
- 4.19.3 Public utilities shall be subject to the following requirements:
- a) Public Utilities except solid waste disposal, liquid waste disposal and clean fill sites, unless otherwise specified in this Bylaw, shall be exempt from the site size requirements and setbacks of every Zoning District;
  - b) Public Utility uses shall conform to the site size, frontage and setback requirements of each Zoning District where possible;
  - c) Underground utility lines inside or within 90 meters of a provincial highway right-of-way or 30 meters of a municipal right-of-way requires a Private Utility Permit from the Ministry of Highways and Infrastructure.
- 4.19.4 The developer is responsible for obtaining and providing a copy of all required external approvals to the municipality.
- 4.19.5 The developer is responsible for the preparation, execution and registration of any easement that is required for the utility prior to installation.
- 4.19.6 All municipal utilities on private property not already subject to an easement shall require a minimum setback of 1 meter within which no development, building, or structure shall be permitted.

#### **4.20 Keeping of Domestic Animals**

- 4.20.1 The keeping of domestic animals is permitted in all districts, subject to relevant bylaws and legislation governing noise and public health. Breeding kennels and boarding kennels are not included under this provision and are discretionary uses with select zoning districts.
- 4.20.2 For the purpose of this section, domestic animals shall include cats, dogs, domestic rodents, domestic birds, and any other animal that is provided regular care and kept mostly indoors, but shall exclude domestic chickens.

#### **4.21 Swimming Pool Regulations**

- 4.21.1 Refer to the municipality’s Swimming Pool Bylaw for all swimming pool regulations.

#### **4.22 Lighting**

- 4.22.1 All outdoor lighting for any development shall be located and arranged so that no direct rays of light;
- a) are directed toward any adjoining properties
  - b) interfere with the use and enjoyment of neighbouring lands; or
  - c) interfere with the effectiveness of any traffic control devices or the vision or safety of motorists.

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

4.22.3 Public access areas shall be well-lit in keeping with the principles of Crime Prevention Through Environmental Design and adequate site lighting shall be required to encourage pedestrian safety and allow for the casual surveillance of parking and walkways from adjacent buildings and roads.

## 4.23 Signage

### 4.23.1 Permanent Signage

- a) For the purposes of this Bylaw, a sign shall be considered permanent if it is to be displayed indefinitely.
- b) For the purposes of this Bylaw, a portable sign that is to remain in the same location for a period longer than 6 months shall be regulated as a temporary sign.
- c) A Development Permit is required for the erection, display, alteration, relocation or replacement of any permanent sign.
- d) Larger sign dimensions than what are outlined in Table 2 may be permitted in any Zoning Districts by resolution.\*
- e) No permanent sign shall be placed on or over public property unless approved by the Development Officer.
- f) A permit may be required from the Ministry of Highways and Infrastructure for erecting any sign within 400m of the highway property line. If a permit is required, it must be obtained prior to applying for a municipal permit.
- g) Signs shall be constructed in a permanent manner of materials suitable for the purpose and life of the sign and shall be maintained and mounted in a condition that is safe, neat, clean, and not unsightly or dangerous.
- h) When a panel on a multi-panel sign is removed, it must be replaced with a blank panel until such time as a new panel is installed.
- i) Statements, words, or pictures considered offensive and that do not conform to the amenities of the neighbourhood shall be prohibited.
- j) Signs or sign structures shall not be located where they may interfere with, distract from, obstruct the view of, or be confused with any authorized traffic sign, signal, or device.



\* Amended No. 2022-20

**Table 2 – Permanent, Temporary, and Third Party Sign Size and Placement\***

Zoning District	Permanent										Temporary <sup>1</sup>		Third Party signage allowed
	Freestanding Signs			Attached Signs							Minimum distance between temporary signs	Maximum allowable size	
	Maximum number of freestanding signs per site	Maximum height of freestanding signs	Maximum sign dimensions per side of the sign	Maximum number of attached per building signs		Maximum attached sign dimension	Home-based businesses Max # & Size		Digital signs allowed <sup>2</sup>	Trailer signs			
AR	No max	No max	24 m <sup>2</sup>	No max	No max	No max	2	5 m <sup>2</sup>	✓	✓	10m	6 m <sup>2</sup>	✓
CR1							1	3 m <sup>2</sup>	✗	✓			✓
CR2							1	3 m <sup>2</sup>	✗	✗			✗
CR3							1	3 m <sup>2</sup>	✗	✗			✗
R1, R2, R3, RMH							1	1.5 m <sup>2</sup>	✗	✗			✗
CS	2	9m	10 m <sup>2</sup>	1 per land use	1 per land use	No max			✗	✗	25m	6 m <sup>2</sup>	✓
HPC, COM1	2	12m	10 m <sup>2</sup>	No max	No max	No max			✓	✗	10m	6 m <sup>2</sup>	✓
SCD	2	9m	10 m <sup>2</sup>	1 per leasable unit	1 per leasable unit	No max			✗	✗	25m	6 m <sup>2</sup>	✓
IND1, EHI	2	12m	24	No max	No max	No max			✓	✓	25m	6 m <sup>2</sup>	✓

1 Must be set back 0.5m from the property line.

2 All digital signs need Ministry of Highways approval prior to making an application to the RM

- k) A Development Officer may require that a sign be enhanced with landscaping or architectural features to improve aesthetics.
- l) Permits for permanent signs are subject to the fees outlined in the RM of Edenwold’s Planning and Development Fee Bylaw.
- m) For the purpose of regulation under this Bylaw, an unlicensed vehicle or trailer unit which in the opinion of the Development Officer is acting as a sign shall be considered a sign and require a Permit, if placed in a zone where such signage is permitted, or otherwise removed immediately.
- n) See Table 2 for permanent sign size and placement for each Zoning District.

4.23.2 Temporary and/or Portable Signage

- a) No portable sign shall be erected or displayed within a vehicle parking space required by this Bylaw.
- b) Signs made from part of, or that are attached to, a fence are permitted in every Zoning District, with the following conditions: \*
  - i. The sign must be made of a durable material and attached securely to the fence; and
  - ii. The sign shall not be located where it may obstruct vehicle or pedestrian sight lines at an intersection or where it may otherwise jeopardize vehicle or pedestrian safety.
- c) Temporary signs must not be attached to any municipal property such as fences, benches, trees, street light poles or traffic signal poles.
- d) Signs shall not be located in sight triangles as defined in Section 4.18 of this Bylaw.\*
- e) Incidental signage as defined in Section 2.0 of this Bylaw shall not exceed 1.0m<sup>2</sup> in gross surface area.\*
- f) A permit may be required from the Ministry of Highways and Infrastructure for erecting any sign within 400m of the highway property line. If a permit is required, it must be obtained prior to applying for a municipal permit.
- g) Signs shall be constructed of materials suitable for the purpose and life of the sign and shall be maintained and mounted in a condition that is safe, neat, clean, and not unsightly or dangerous.

\* Amended No. 2022-20

- h) See Table 2 for temporary sign size and placement regulations for each Zoning District.
- i) Statements, words, or pictures considered offensive and that do not conform to the amenities of the neighbourhood shall be prohibited.
- j) Signs or sign structures shall not be located where they may interfere with, distract from, obstruct the view of, or be confused with any authorized traffic sign, signal, or device.
- k) For the purpose of regulation under this Bylaw, an unlicensed vehicle or trailer unit which in the opinion of the Development Officer is acting as a sign shall be considered a sign and require a permit, if placed in a zone where such signage is permitted, or otherwise removed immediately.

#### 4.23.3 Temporary Sign Permits

- a) A Temporary Sign Permit is required for the erection, display, alteration, relocation, or replacement of any temporary sign except as listed in Section 4.23.4.
- b) Temporary signs require Development Officer approval, which can be obtained by submitting a Temporary Sign Permit Application Form to the RM, along with the appropriate supporting documentation. This form is included in the municipality's *Form Policy*.\*
- c) Where third-party signage is placed on a site owned by someone other than the business being advertised, landowner permission must be obtained in writing at the time of Permit application. The RM will not issue a Temporary Sign Permit unless express permission is granted from the landowner.
- d) Temporary Sign Permits shall be valid for a maximum of twelve (12) months from the Permit's approval date. The expiry date of the Permit will be determined by the Development Officer and stated on the approved Permit.
- e) Temporary Sign Permits are subject to the fees outlined in the RM of Edenwold's Planning and Development Fee Bylaw.
- f) Each temporary sign erected in the RM must display a current registration sticker. A registration sticker shall not be transferable from one sign to another.
- g) The Development Officer may deny or revoke a sign Permit for any of the following reasons:
  - i. Erection of the sign has not commenced within six months from the date of issue of the Permit;
  - ii. The sign does not conform to all relevant provisions of this Bylaw;
  - iii. The sign being constructed or erected does not conform to the approved drawings;
  - iv. The sign as placed is dangerous or not in a proper state of repair;
  - v. The sign, in the opinion of the Development Officer, disregards the scale and architectural character of the building and the land use characteristics of surrounding development; or
  - vi. The sign, in the opinion of the Development Officer, is actually permanent in nature.

#### 4.23.4 Temporary Signs Not Requiring a Permit:

- a) The following signage types do not require a Permit but are subject to all conditions listed in Section 4.23.2 of this Bylaw:
  - i. Signs affixed to fences;
  - ii. Garage sale/estate sale;
  - iii. Election signage;
  - iv. Special Event signage;
  - v. Traffic control;

- vi. Real estate advertising displayed for less than six months;
  - vii. Agricultural signage including notice of herbicide, insecticide, or other chemical application, or input promotional signage only if located on private property;
  - viii. Signs placed for the guidance, warning, or restraint of the public;
  - ix. Regular maintenance including painting and repairs due to deterioration;
  - x. Municipal and provincial agency signage;
  - xi. Incidental signs containing traffic and pedestrian controls;
  - xii. Signage intended to regulate hunting or trespassing on private property;
  - xiii. Residential name plates;
  - xiv. Works of art containing no advertising; or
  - xv. Signs advertising short-term residential construction projects (e.g. shingling).
- b) A temporary sign for a private sale may be displayed beginning 5 days prior to the start of the sale and 12 hours after its conclusion.
  - c) A temporary sign for a Special Event may be displayed 5 days prior to the start of the special event and 12 hours after its conclusion.
  - d) Election signage is permitted as temporary signage and is permitted only if it is erected no earlier than 30 days prior to the date of the election, by-election, referendum or plebiscite and removed 24 hours following the close of voting stations.
  - e) Signs advertising short-term residential construction projects may be displayed for a period of no more than 21 days.

#### 4.23.5 Removal of Signs by the Municipality

- a) Signs which impede or interfere with the repair or maintenance work of municipal employees on any property owned or controlled by the municipality may be removed by the municipality without notice.
- b) Signs which are deemed to be in disrepair, cause immediate danger to the public by impeding traffic or pedestrian site lines may be removed without notice at the discretion of the municipality.
- c) The RM will retain any signs removed for five business days, during which time the signs may be reclaimed.
- d) The RM may without notice dispose of any signs which are not reclaimed within five days of the owner being notified.
- e) The RM is not responsible for the loss or damage to any temporary signs removed or stored by the RM.
- f) The RM may, if necessary, enter upon private property in order to remove a temporary sign from a street or buffer strip.

#### 4.23.6 Third Party Signage

- a) Where permitted according to Table 2, businesses with a valid RM of Edenwold business license may place advertising off-site where the landowner has provided proof of consent to the Development Officer.
- b) A permit may be required from the Ministry of Highways and Infrastructure for erecting any sign within 400m of the highway property line. If a permit is required, it must be obtained prior to applying for a municipal permit.
- c) Portable/temporary signs are subject the permitting process as stated in Section 4.23.2.

#### 4.23.7 Digital Signs

- a) A permit may be required from the Ministry of Highways and Infrastructure for erecting any sign within 400m of the highway property line. If a permit is required, it must be obtained prior to applying for a municipal permit.
- b) The location of any digital sign on a parcel of land must be approved by the Development Officer, as per Table 2.
- c) Portable digital signs are prohibited in all Zoning Districts.
- d) The gross surface area of a digital sign must not exceed 75 m<sup>2</sup>.
- e) The height of any digital sign must not exceed 8.0m.
- f) The foundation for all free-standing digital signs exceeding 6.0m in height above the finished grade shall be structurally designed by a Registered Architect or Professional Engineer of the Province of Saskatchewan.
- g) Flashing images or flashing lights are not permitted on digital signs.
- h) Sound and live video feeds are not permitted on digital signs.
- i) Digital signs must be set back a distance of no less than 25m from any residential dwelling.
- j) Digital signs must be equipped with a dimmer switch which must be adjusted in accordance with any direction given by the Development Officer.
- k) When adjacent to parcel zoned R1, R2, R3, CR1, CR2, CR3 or RMH, a digital sign must be dimmed between the hours of 11:00 p.m. and 7:00 a.m. and must face away from any residential building.
- l) Applications for digital signs must be accompanied by contact information that includes the name and telephone number of person(s) having access to the technology controls for the digital sign, and who can be contacted 24 hours a day.

#### 4.24 Outdoor Storage

- 4.24.1 All sites at all times shall be maintained clean and free from waste and debris.
- 4.24.2 Outdoor storage is permitted in side and rear yards adjacent to regional roads and highways when a screening fence is provided in accordance with Section 4.11.\*
- 4.24.3 All outdoor storage must be screened from view from adjacent roadways and public lands by a solid fence, landscape materials, berm, vegetative plantings or any combination of the above at least 2m in height.
- 4.24.4 All outdoor commercial displays, including outdoor display of vehicles or equipment, shall be a minimum of 5m from any site line and not block the vision of drivers both on site and within a sight triangle.
- 4.24.5 Open air operations, storage and display of goods or material are prohibited in any front yard, except where it is deemed essential to facilitate a permitted or approved Discretionary Use.
- 4.24.6 Commercial vehicles and equipment associated with a permitted use may be stored on-site provided no vehicles, materials or equipment are in a state of disrepair.

#### 4.25 Vehicle Storage

- 4.25.1 The parking and/or outdoor storage, for a period exceeding ten (10) consecutive days, of a non-registered motor vehicle or motor vehicle that is not in running order, shall be limited to:
  - a) One (1) such vehicle on any site zoned Country Residential 2 (CR2), Country Residential 3 (CR3), Urban Residential 1 (R1), Urban Residential (R2), Urban Residential 3 (R3) or Residential Manufactured Home (RMH);

- b) Two (2) such vehicles on any site zoned Country Residential 1 (CR1);
  - c) Eight (8) such vehicles on any site zoned Agricultural Resource (AR), excepting permitted vehicle storage establishments, auto wreckers or the parking and/or storage of nonregistered motor vehicles directly appurtenant to an agricultural operation; and
  - d) Four (4) such vehicles on any site zoned General Commercial (COM1), High Profile Commercial (HPC), General Industrial (IND1), excepting permitted vehicle storage establishments, permitted vehicles sales establishments, and auto wreckers.
- 4.25.2 Where any outside storage of vehicles is proposed, the site shall be kept in a tidy and neat manner. The municipality may require that the outside storage of vehicles be screened from roadways or neighbouring properties by landscape features or fences or a combination of these elements
- 4.25.3 The parking of a semi-trailer truck is prohibited within any of the following residential zoning districts; Country Residential 2 (CR2), Country Residential 3 (CR3), Urban Residential 1 (R1), Urban Residential 2 (R2), Urban Residential 3 (R3), Residential Manufactured Home (RMH) and Community Service (CS). This includes both the tractor (cab) and the trailer.

#### 4.26 Sea and Rail Containers

- 4.26.1 No person shall park or store on any part of a site, any unlicensed rail or sea container for the purpose of advertising within any hamlet, organized hamlet, or any residential Zoning District (CR1, CR2, CR3, R1, R2, R3 and RHM).
- 4.26.2 Where permitted in accordance with Table 3, sea/rail cans shall be considered accessory to the principle use.\*
- 4.26.3 Where sea/rail cans are deemed to be essential to the principle use, the restrictions in this section may not apply.\*
- 4.26.4 The following sea/rail container regulations must be met in all Zoning Districts where the outdoor placement of a sea/rail container is permitted:\*
- a) A Development Permit from the municipality is required for every sea/rail container;
  - b) A Site Plan of the location of the sea/rail container on the site is required and must be approved by the Development Officer;
  - c) Sea/rail containers shall meet the setback distances for the Zoning District;
  - d) Sea/rail containers shall be located in the rear yard of the site;
  - e) A deposit of \$1,000.00 is required with each Development Permit and will be refunded once the sea/rail container meet all the requirements. If the sea/rail container does not comply with the Bylaw within 12 months of the date of the approved Development Permit, then the municipality will keep the full deposit amount and remove the sea/rail container. The cost of the removal of the rail/sea container will be the full responsibility of the applicant/property owner;
  - f) Sea/rail container shall not be on a permanent foundation;
  - g) The purpose of the sea/rail can shall be for storage only;
  - h) Sea/rail containers shall not be stacked one on top of the other;
  - i) Exterior finish of the sea/rail can shall match the colour of the exterior finish of the principal building;
  - j) No windows, plumbing, electrical and mechanical improvements or modifications are permitted within a sea/rail container;

\* Amended No. 2020-54

- k) No human or animal habitation is permitted within a sea/rail container;.
- l) No dangerous or hazardous materials or goods can be stored within the sea/rail container; and
- m) All sea/rail containers shall meet *The National Building Code Standards* as applicable.

**Table 3 – Number of Permitted Sea/Rail Cans as an Accessory Use in each Zoning District\***

Zoning Districts	Regulations
AR- Agricultural Resource COM1- General Commercial IND1- General Industrial EHI – Extraction and Heavy Industrial District	No maximum amount of sea/rail cans
FD – Future Development	A maximum of 5 sea/rail containers per hectare and a maximum total of 10 sea/rail containers per site.
CR1 – Country Residential 1	A maximum of one (1) sea/rail containers for every 2 hectares and a maximum total of three (3) sea/rail containers
CR2 – Country Residential 2	A maximum of one (1) sea/rail can
CR3 – Country Residential 3 R1 – Urban Residential 1 R2 – Urban Residential 2 R3 – Urban Residential 3 CS – Community Service RMH – Residential Manufactured Home HPC – High Profile Commercial SC – Shopping Centre	Not Permitted

#### 4.27 Personal Vehicle Parking

- 4.271 No person shall erect, enlarge or extend any building or structure permitted under this Bylaw unless the required additional parking space(s) are provided.
- 4.272 All required parking spaces shall be located on the same site as the principle building or use. Remote parking may be approved by Council where it can be demonstrated that the walking route to the remote parking area is considered to be both safe and within reasonable distance from the principle building or use. In these cases, accessible spaces may still be required on the site where the principle building is located.
- 4.273 When the calculation of parking space requirements results in a fractional number, this fractional number shall be rounded up to the nearest whole number.
- 4.274 All required parking facilities are intended for the purpose of accommodating the vehicles of clients, customers, employees, members, residents or visitors in connection with the principal building or use for which the parking and loading facilities are provided. Required parking and loading facilities shall not be used for driveways, access or egress, commercial repair work, display, sale or storage of goods of any kind.

\* Amended No. 2020-54

- 4.275 Any parking facility shall be developed to the satisfaction of the municipality within one year of occupancy of the development for which the Development Permit was issued.
- 4.276 The municipality must approve the location of all parking spaces including the location of the barrier-free parking space(s) designated for persons with limited mobility.
- 4.277 One (1) barrier-free parking space shall be provided per every 50 required parking spaces. A minimum of one (1) barrier-free parking space shall be provided for any required parking facility with four (4) or more required parking spaces.
- 4.278 With the exception of barrier-free parking spaces, where rationale is presented for a reduction in parking space requirements and, in the opinion of the Development Officer, the requested reduction is reasonable and the basis for the request is valid, the number of required parking spaces may be reduced by no more than 20%.
- 4.279 All required parking spaces shall be clear of any access driveways, aisles, ramps, columns, signs, bins or similar obstructions and shall conform to the following minimum dimensions within Table 4.

<b>Table 4 – Minimum Dimensions for each Type of Parking Spaces</b>	
<b>Type of Parking Space</b>	<b>Minimum Dimensions</b>
Accessible Parking Spaces	3.9m by 6.0m for one space; or 6.3m by 6.0m for two spaces side by side
Parallel parking spaces	2.7m by 6.7m
Small vehicle parking spaces	2.43m by 4.9m
Parking spaces other than the above	2.7m by 6.0m

- 4.2711 The minimum off-street parking standards for the residential districts (CR1, CR2, CR3, R1, R2, R3 and RMH) are as follows in Table 5:

<b>Table 5 – Minimum Off-Street Parking Standards for Residential Districts</b>	
<b>Uses</b>	<b>CR1, CR2, CR3, R1, R2, R3 and RMH</b>
Residential Dwellings, mobile homes, manufactured homes and/or modular dwellings	Two (2) parking space per residential unit
Apartment Building	1.25 parking spaces per residential unit
Bed and Breakfast Homes	Two (2) parking spaces and one (1) parking space for visitors
Residential Care home	One (1) parking space per staff member plus one (1) parking space per five (5) persons enrolled in the facility
Secondary Suite	One (1) parking space for the secondary suite occupant (additional to the parking requirements for the principal building)
Garage Suite	One (1) parking space for the garage suite occupant (additional to the parking requirements for the principal building)
Places of Worship	One (1) parking space per 10 seats in main assembly area or one (1) parking space per 20 m <sup>2</sup> of gross floor area of main assembly area, whichever is greater

Residential Day Care	Two (2) parking spaces plus one (1) parking space per ten (10) persons enrolled in the facility
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4.2712 The minimum off street parking standards for the Community Service District are as follows in Table 6:

<b>Table 6 – Minimum Off-Street Parking Standards for the Community Service District</b>	
<b>Uses</b>	<b>Zoning District: CS</b>
Elementary School	One (1) parking space per each staff member
High School	One (1) parking space per each staff member plus five (5) parking spaces per classroom.
Community Centres	One (1) parking space per 34 m <sup>2</sup> of the building floor area
Educational Institutes	One (1) parking space per classroom plus one (1) parking space per eight (8) students.
Recreational Uses	One (1) parking space per 24 m <sup>2</sup> of gross floor area or for outdoor recreational uses one (1) space per four (4) persons at design capacity
Places of Worship	One (1) parking space per 10 seats in main assembly area or one (1) parking space per 20 m <sup>2</sup> of gross floor area of main assembly area, whichever is greater.
Day Care facility	One (1) parking space plus one (1) parking space per ten (10) persons enrolled in the facility

4.2713 The minimum off-street parking standards for the Commercial and Industrial Zoning Districts, excluding the Shopping Centre Zoning District, are as follows in Table 7:

<b>Table 7 – Minimum Off-Street Parking Standards for the Commercial and Industrial Zoning Districts</b>	
<b>Uses</b>	<b>Zoning Districts: HPC, COM1, IND1</b>
Day Care facility	One (1) parking space plus one (1) parking space per ten (10) persons enrolled in the facility
Convenience store; Cannabis retail store; Offices and office buildings; Personal Service Trade; Service stations, gas bars; Medical or dental clinics	One (1) parking space per 34 m <sup>2</sup> of gross leasable floor area
Restaurant	One (1) parking space per 10 m <sup>2</sup> of gross floor area devoted to the public
Places of Worship	One (1) parking space per 10 seats in main assembly area or one (1) parking space per 20 m <sup>2</sup> of gross floor area of main assembly area, whichever is greater
Recreational Uses	One (1) parking space per 24 m <sup>2</sup> of gross floor area or for outdoor recreational uses one (1) space per four (4) persons at design capacity
Educational Institutions	One (1) parking space per classroom plus one (1) parking space per eight (8) students at design capacity
Hotels/motels	One (1) parking space per guest room
Residential dwelling unit	One (1) parking space per residential dwelling unit.
Veterinary Clinics	One (1) parking space per 100 m <sup>2</sup> of gross floor area
All manufacturing, fabricating, warehousing uses; storage buildings and yards; handling, loading, distribution and/or shipping facilities; builders' or contractors' yards and shops; data centres; and other industrial uses	One (1) parking space per three (3) employees at the peak period but not less than one (1) parking space per 150 m <sup>2</sup> of gross floor area

4.2714 The minimum off-street parking standards for the Shopping Centre Zoning District are as follows in Table 8:

<b>Table 8 – Minimum Off-Street Parking Standards for the Shopping Centre Zoning District</b>	
<b>Uses</b>	<b>Zoning Districts: SC</b>
Hotel/motel	One (1) parking space per guest room
Recreational Uses	One (1) parking space per 24 m <sup>2</sup> of gross floor area or for outdoor recreational uses one (1) space per four (4) persons at design capacity
All other uses	One (1) parking space per 50 m <sup>2</sup>

- 4.2715 Shared parking may be permitted within the Shopping Centre District (SC) between two more uses to satisfy all or a portion of the minimum off-street parking requirements. Shared parking may be allowed between uses with different hours of operation and located within 20m of the parking facility or lot. A registerable agreement between the RM, owner of the lot on which the parking is being provided and the owner of the lot(s) for which the shared parking is required, shall be executed and registered by the applicant on the associated titles.
- 4.2716 Dedicated parking spaces may be allocated to use by taxicabs or vehicles-for-hire (rideshare). These are required to be shown on the Site Plan for consideration by the Development Officer.

#### 4.28 Bicycle Parking and Facilities

- 4.28.1 Bicycle parking spaces may be required by the Development Officer in any zone where a Development Permit is issued for a land use that would benefit from increased cyclist accessibility.
- 4.28.2 Each bicycle parking space shall be a minimum 0.7m in width and 1.8m length with a vertical clearance of 2m.
- 4.28.3 Bicycle parking spaces shall be located in a place that is visible from adjacent buildings or public roadways, wherever possible, and shall be well-lit.
- 4.28.4 A bicycle parking structure that accommodates secure bicycle parking shall be provided within the space.
- 4.28.5 Elements that may be provided on site to encourage and support the use of bicycles as a viable method of transportation include:
- a) Secure bicycle storage rooms;
  - b) Lockers;
  - c) Showers; or
  - d) On-site dedicated cycle pathways to connect the parking spaces with nearby cycle pathway/trails.



## 4.29 Seasonal Recreational Vehicle Parking

- 4.29.1 < Amended Bylaw No. 2020–32 >
- 4.29.2 < Amended Bylaw No. 2020–32 >
- 4.29.3 < Amended Bylaw No. 2020–32 >
- 4.29.4 < Amended Bylaw No. 2020–32 >
- 4.29.5 < Amended Bylaw No. 2020–32 >
- 4.29.6 < Amended Bylaw No. 2020–32 >
- 4.29.7 A Discretionary Use application is required for storage of three (3) or more recreational vehicles on one lot within the Country Residential 1 (CR1), Country Residential 2 (CR2), General Commercial (COM1) and General Industrial (IND1) Zoning Districts.
- 4.29.8 A Discretionary Use Application is required for storage of five (5) or more recreational vehicles on one lot within the Agricultural Resource (AR) and Future Development (FD) Zoning Districts.
- 4.29.9 The total number of motor homes, travel trailers, fifth wheel trailers, boats, or any similar vehicle stored per residential property cannot exceed two (2) without a Discretionary Use application. This total includes both unlicensed and licensed vehicles.\*

## 4.30 Loading Requirements

- 4.30.1 Where the use of a building or site involves the receipt, distribution, or dispatch by vehicles of materials, goods, or merchandise, adequate space for such vehicles to stand for loading and unloading without restricting access to all parts of the site shall be provided on the site.
- 4.30.2 The locations of off-street loading spaces must be complementary to the development and surrounding areas and allow safe and convenient access for heavy truck traffic.
- 4.30.3 The minimum off-street loading spaces can be found within Table 9:

<b>Table 9 – Minimum Off-Street Loading Requirements</b>	
Width	5.5 meters
Length	12 meters
Height Clearance	4.2 meters

- 4.30.4 The required minimum loading spaces can be found within Table 10:

<b>Table 10 – Required Minimum Loading Spaces</b>	
Between 93m <sup>2</sup> and 800m <sup>2</sup> of gross floor space	1 space
Between 800m <sup>2</sup> and 5,500 m <sup>2</sup> of gross floor space	2 spaces
Between 5,501m <sup>2</sup> and 10,000m <sup>2</sup> of gross floor space	3 spaces
Greater than 10,000m <sup>2</sup> of gross floor area	3 spaces plus one for each additional 4,000 m <sup>2</sup> of gross floor area or fraction thereof.

\* Amended No. 2020-32



### 4.31 Performance Standards for Commercial and Light Industrial Development

- 4.31.1 An industrial and commercial operation including production, processing, cleaning, testing, repairing, storage or distribution of any material shall conform to the following standards:
- a) Noise – minimal noise of industrial or commercial production audible beyond the boundary of the lot on which the operation takes place;
  - b) Smoke – no process involving the use of solid fuel is permitted;
  - c) Dust or ash – no process involving the emission of dust, fly ash or other particulate matter is permitted;
  - d) Odor – the emission of any odorous gas or other odorous matter is prohibited;
  - e) Toxic gases – the emission of any toxic gases or other toxic substances is prohibited;
  - f) Glare or heat – no industrial or commercial operation shall be carried out that would produce glare or heat discernible beyond the property line of the lot;
  - g) Industrial and Commercial wastes – waste which does not conform to the standards established by the municipality or the WCRM 158 Wastewater Management Authority shall not be discharged into any municipal lagoons.
- 4.31.2 The onus of proving to the Development Officer that a proposed development does and will comply with these requirements rests with the developer.

### 4.32 Waste Disposal

- 4.32.1 All liquid, solid and gaseous wastes and all toxic and hazardous substances shall be disposed of, handled, transported and managed according to federal, provincial and municipal requirements.
- 4.32.2 Dumping of chemicals or other noxious materials into the sanitary sewer system is strictly prohibited.
- 4.32.3 Dumping of liquid, solid or gaseous wastes into any stream, creek, river, lake, pond, slough, drainage channel, other body of water or beneath/on the surface of any land or into the air is strictly prohibited.
- 4.32.4 Installation of private septic systems require a Permit and approval from Saskatchewan Health Authority.
- 4.32.5 The developer shall be required to submit a copy of all Permits and approval from Saskatchewan Health Authority, the Ministry of Environment, Saskatchewan Watershed Authority and Water Security Agency for all solid and liquid waste disposal facilities on site to the municipality prior to any approval granted for the development.
- 4.32.6 Abandoned underground or surface storage facilities shall be removed to avoid contamination at the request of Council or a provincial agency.

### 4.33 Groundwater

- 4.33.1 A recommendation for subdivision approval, or the issuance of a Development Permit or Discretionary Use Permit shall not occur if, in the opinion of Council, the quality or quantity of groundwater or an aquifer would be adversely affected by a proposed development.
- 4.33.2 A Geotechnical Report, Hydrogeological report, or additional information and data shall be required upon request of Council. All reports of this nature shall be prepared by a qualified engineer professional and may be required to address the possibility of impacts on groundwater, recommended areas to be avoided by development or conditions under which appropriate development may be approved. Council shall make a recommendation for subdivisions or development approval based on these reports.
- 4.33.3 Council may refer the proposed development to the Ministry of Environment, Water Security Agency, Saskatchewan Health Authority, municipal engineer or any other relevant agencies in assessing any geotechnical or hydrogeological limitations.

### 4.34 Air Quality

- 4.34.1 No development shall cause or create air contaminants, odorous matter, visible emissions, vapour and gases, particulate emissions, toxic or hazardous emissions or smoke, which would exceed federal, provincial or municipal requirements.



### 4.35 Critical Wildlife Habitat Management

- 4.35.1 Where a development is proposed in a potentially sensitive environmental area, the Development Officer or Council may require the applicant to prove conformance with *The Wildlife Habitat Protection Act (WHPA)*, the requirements of the Water Security Agency (WSA), or any other relevant provincial or federal regulations relating to wildlife management.
- 4.35.2 The municipality may consult with officials from the Ministry of Environment, the Water Security Agency, the Department of Fisheries and Oceans, or other relevant departments or other qualified professionals to evaluate the presence of habitat or other sensitive environmental features and, may specify development and subdivision requirements based on the reports or recommendations from the officials or qualified professionals.
- 4.35.3 All development and subdivision proposals on private and Crown Lands which are within a Wildlife Management Area or other sensitive environmental area shall conform to:
- a) *The Wildlife Habitat Protection Act (WHPA)* requirements;
  - b) Any other related Federal or Provincial regulations or requirements; and
  - c) Any requirements or development standards specified by Council relating to wildlife or habitat protection, management or conservation, including mitigation measures and/or rehabilitation measures.

## 4.36 Historic and Heritage Resources

- 4.36.1 Heritage resources are subject to development review processes as defined by *The Heritage Property Act*. Designated provincial heritage properties are granted special protection, and any alterations must be reviewed and approved by the provincial agency response for *The Heritage Property Act*.
- 4.36.2 The municipality may require the developer to search and identify any known heritage sites within the same quarter section as the proposed development, or within 500 meters of developments located within Emerald Park.
- 4.36.3 Initial heritage screening of a development site should be conducted using the Heritage Conversation Branch's online screening tools. Should a Heritage Resource Impact Assessment (HRIA) be required, it is the responsibility of the developer to have it carried out by a qualified professional under an approved investigation permit. The study shall meet the requirements of the Heritage Conservation Branch and establish:
- The presence and location of heritage sites within the project areas;
  - Suitable mitigation measures that could be implemented;
  - The content, structure, and importance of those heritage sites; and
  - The need for a scope of any mitigative follow-up.
- 4.36.4 Small plaques, markers, and interpretation signs will be encouraged on properties that have significant natural or human heritage resources.
- 4.36.5 The municipality may require any lands where historical, cultural or heritage resources are present to be dedicated as Environmental Reserve in order to protect and preserve these sites for the long term.



## 4.37 Sensitive Environmental Areas

- 4.37.1 The following land or areas shall be protected from incompatible or potentially incompatible uses:
- Lands where rare or endangered flora and fauna have received Provincial designation and protection;
  - Lands designated under The Wildlife Habitat Protect Act and amendments;
  - Lands designated under another environmental protection legislation or policy; and
  - Private lands that have been voluntarily protected by landowners.
- 4.37.2 The municipality may require comprehensive investigation of the sensitive feature(s) on the lands and the potential impacts of development. Where required to ensure the protection of the sensitive environmental feature(s), the municipality shall require these lands to be dedicated as Environmental Reserve as part of a subdivision proposal. The municipality may also require mitigative measures to eliminate or reduce the potential for negative impacts on the sensitive environmental feature(s).

4.38 < Amended Bylaw No. 2022—20 >

4.39 < Amended Bylaw No. 2022—20 >

4.40 < Amended Bylaw No. 2022—20 >

4.41 < Amended Bylaw No. 2022—20 >

4.42 < Amended Bylaw No. 2022—20 >

4.43 < Amended Bylaw No. 2022—20 >



#### 4.44 Landscape Buffers\*

4.44.1 Landscape buffers, where required to separate uses from adjacent properties, shall include a vegetative landscape buffer of a minimum height of 1 meter, unless a screening fence is required for other reasons.

4.44.2 High Profile Commercial (HPC), Shopping Centre (SC), General Commercial (COM1), General Industrial (IND1), and Extraction and Heavy Industrial (EHI) Zoning Districts must comply with the following landscaping requirements:

- a) A landscaped strip of not less than 5 meters in depth lying parallel to, and abutting the front site line shall, be provided on every site and shall be used for no purpose except for landscaping, pedestrian access, and necessary driveway access to the site. At the discretion of the Development Officer, a portion of the landscaped strip may be permitted in the road right-of-way;
- b) On corner lots, in addition to the front landscaped strip, a landscaped strip of not less than 3 metres in depth lying parallel to, and abutting, the flanking road shall be provided. At the discretion of the Development Officer, a portion of the flanking landscaped strip may be permitted in the road-right-of-way;
- c) Where a site abuts any Country Residential Zoning Districts (CR1, CR2, and CR3), Urban Residential Zoning Districts (R1, R2, and R3), or Residential Manufactured Home Zoning District (RMH), the commercial or industrial site shall have a strip of land adjacent to the abutting site line not less than 5 meters in depth, which shall not be used for any purpose except landscaping;\*
- d) The entire portion of any site not used for buildings, parking, loading, aisles, driveways, or similar uses shall be landscaped;
- e) A space to be used exclusively for garbage storage and pickup, having minimum dimensions of 2.7 meters by 6.0 meters, shall be provided on each site to the satisfaction of the Development Officer; and
- f) Wherever possible, existing trees should remain.

#### 4.45 Development by a Provincial Highway

4.45.1 Any development within 90m of a provincial highway right-of-way requires a permit from the Ministry of Highways and Infrastructure.

4.45.2 Any advertising, including portable signs, temporary signs, billboards, digital signs, or any other signage permitted under Section 4.23 of this Bylaw, within 90 meters of a provincial highway right-of-way may require a permit from the Ministry of Highways and Infrastructure.

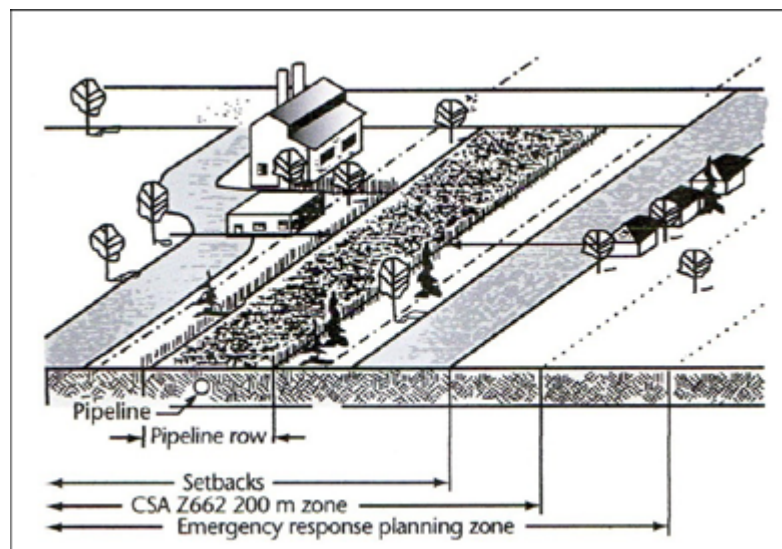
4.45.3 A Noise and Vibrations Impact Study may be required to be submitted in support of a proposed development within 400 metres of a highway.

\* Amended No. 2022-20

- 4.45.4 Council may require the developer to incorporate mitigation measures for noise into the development design. This could include, but is not limited to, the creation of a buffer strip, the installation of a berm, the development of a solid fence or the planting of trees and shrubs.
- 4.45.5 Any development, including buildings, trees/shrubs, granaries, dugouts, wells, etc., may be subject to minimum required setbacks from a provincial highway. Setbacks vary depending on the highway classification and should be confirmed by contacting the Ministry of Highway and Infrastructure at [roadside.southern@gov.sk.ca](mailto:roadside.southern@gov.sk.ca) prior to applying to the municipality for a development permit.

#### 4.46 Development Along Pipelines and Gas Transmission Lines

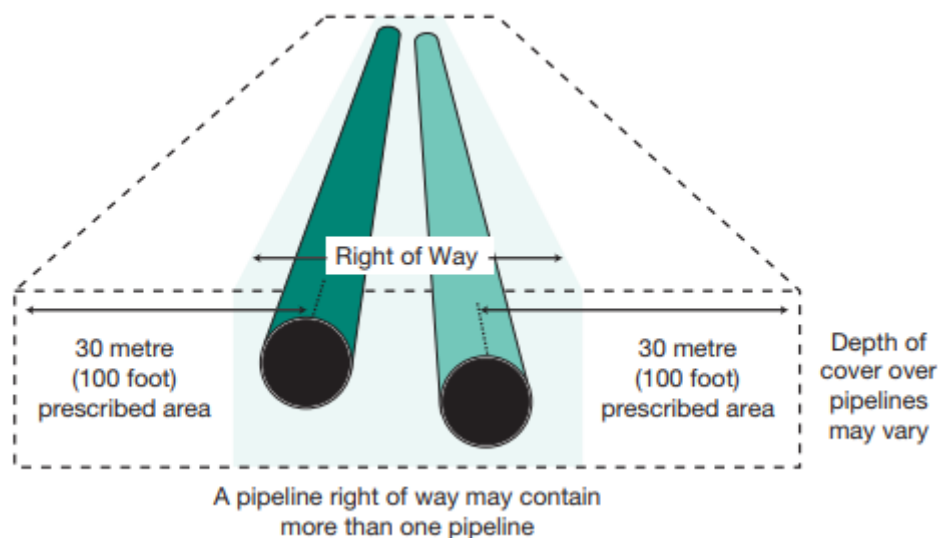
- 4.46.1 Any development involving pipeline and /or power line transmission rights-of-way shall be sited to comply with all relevant Federal and Provincial legislation.
- 4.46.2 Any development located within 350 metres of the centreline of a pipeline and/or transmission line requires additional consultation with the owner/operator of the pipeline and/or transmission line. The following figure provides the setbacks required by the Canadian Standards Association.



Source: Land Use Planning for Pipelines publication by Canadian Standards Association (CSA) PLUS663

- 4.46.3 Setbacks for any form of development from the edge of any pipeline easement shall be 15 metres except for where provision has been made in the previous Bylaw or where a lesser separation distance has been approved by the operator of the pipeline. All setback reduction approvals from pipeline operations shall be required to be granted in writing.
- 4.46.4 When possible, pipelines should be incorporated into development designs as pedestrian pathways.

4.46.5 The National Energy Board has designated a setback area of 30 meters on either side of the centerline of a pipeline in which, anyone proposing to conduct a ground disturbance/excavation, must; obtain consent from the pipeline company, operator and/or owner and conduct the excavation in accordance with such regulations. The following Figures provide the setbacks required by the Nation Energy Board:



Source: Living and Working Near Pipelines.

#### 4.47 Development by a Railway

4.47.1 All new residential development must be setback at least the following distances from the railway property line:

- a) Freight Rail Yard: 300m
- b) Principle Main Line: 30m
- c) Secondary Main Line: 30m
- d) Principle Branch Line: 15m
- e) Secondary Branch Line: 15m
- f) Spur Line: 15m

The line type shall be determined in consultation with the rail company. Setback distances must be measured from the mutual property line to the building face.

4.47.2 The approval process for the development or re-development of land or buildings within 400 metres of a railway line or 1,000 metres of a railway yard shall require the developer to show, to the satisfaction of the municipality:

- i. how the railway company's development standards and comments have been addressed by the project; and,
- ii. how the principles, objectives and specific site and building design recommendations of the Federation of Canadian Municipalities and Railway Association of Canada's *Guidelines for New Development in Proximity to Railway Operations* have been addressed.

4.47.3 A Noise and Vibration Impact Study may be required to be submitted to the municipality when the proposed development is located within 400 metres of a railway line or 1,000 m of a railway yard.

- 4.474 Any development or re-development of land or buildings within 400 meters of a railway line or 1,000 meters of a railway yard is required to be planned in a manner that addresses conflicts between the proposed development or re-development and railway operations.
- 4.475 Safety Barriers may be required, which include but are not limited to:\*
- a) A berm;
  - b) A sound wall; and/or
  - c) Security fencing.

#### **4.48 Development/Subdivision Adjacent to Potentially Hazardous Lands**

- 4.48.1 Where a proposed subdivision or development is located within an area identified as potentially hazardous, which includes potentially unstable lands, lands where a water body or water bodies are present, flood plains and other flood-prone areas, environmentally sensitive areas and lands on top of sensitive aquifers and/or contaminated lands (refer to OCP maps 5A, 5B, and 12), Council may require the applicant to submit a topographic survey, an Environmental Site Assessment (ESA) or other technical information to evaluate the presence of the potential hazard.
- 4.48.2 The applicant shall be required to provide a copy of all permits and approvals issued for the development based on Provincial and/or Federal legislation.

##### **Contamination**

- 4.48.3 Where contamination may be present on a site proposed for development an Environmental Site Assessment (ESA) by a qualified Professional Engineer shall be performed and submitted to the municipality to determine the potential contaminants and quantities that may be present onsite. Further investigation and study may be required by the municipality to evaluate the presence of contamination and determine the measures to be taken to remediate the site.

##### **Flood-Prone Areas**

- 4.48.4 Construction of new buildings and additions within the floodway of any water course or water body is prohibited. Construction of buildings and other permanent structures may be permitted in the floodway fringe; however, all habitable portions of buildings shall be flood proofed up to the estimated safe building elevation, or an elevation that is 0.5 metres above the 1:500 year flood elevation for the site.
- 4.48.5 Where development is proposed in an area with potentially flood-prone lands, the following restrictions apply:
- a) No development shall obstruct, increase or otherwise adversely alter water and flood flows and velocities;
  - b) There shall be no added risk to life, health or personal safety as a result of the development;
  - c) All structures and services must be protected against flood damage and must be fully functional during high water events or hazard conditions;
  - d) Activities that alter existing slopes and may accelerate or promote erosion or bank instability shall be prohibited unless appropriate mitigation measures are taken to minimize the potential of such erosion or instability; and
  - e) Existing tree and vegetation cover shall be preserved where appropriate to reduce erosion and maintain bank stability.

4.48.6 Any development near potentially flood-prone areas is subject to the following standards:

- a) No person shall use any land, erect, alter, add on to, or use any building or structure within a potentially flood-prone area without a Development Permit. The development of any permanent building or structures including accessory buildings, or additions onto permanent building or structures including accessory buildings, is prohibited within the floodway area, which contains all lands within the 1:500 year flood elevation. No Development Permit shall be issued for any land use, erection, alteration, expansion, or use of any building or structure unless the site/development meets the Safe Building Elevation, which is 0.5 metres above the 1:500 year flood elevation.\*
- b) All buildings constructed within the floodway fringe shall be adequately flood-proofed to an elevation of no less than 0.5 metres above the 1:500 year flood elevation.
- c) No person shall backfill, grade, deposit earth or other material, excavate, or store goods or materials on these lands nor plant any vegetation parallel to the waterflow.
- d) "Hazardous Substances and Waste Dangerous Goods" are prohibited in flood-prone areas, as defined by the *Hazardous Substances and Waste Dangerous Goods Control Regulations of the Environmental Management and Protection Act of Saskatchewan*.
- e) Residential Institutions including but not limited to, hospitals, senior citizen homes, homes with special care and similar facilities, where flooding could pose a significant threat to the safety of the residents if evacuation become necessary shall not be located within the flood fringe.

4.48.7 Any development near a watercourse or waterbody is subject to the following standards:

- a) For all proposed developments located within 200 meters of a waterbody the developer shall be responsible for obtaining and determining the 1:500 year Estimated Peak Water Level to determine the Safe Building Elevation.
- b) Trees or vegetation shall not be cleared from any land within 20 meters of any watercourse, water body, escarpment, where the removal could have a negative impact on the water body, unless permitted by any provincial Ministry responsible for the management of water and the environment (such as Water Security Agency) and the municipality;
- c) Unless a report by a registered professional engineer proves that it is safe to waive the building setbacks, the setbacks in Table 11 shall apply for all developments along a coulee, ravine or valley with or without a permanent flow of water.\*\*

<b>Table 11 – Minimum Building Setback from the Top of a Bank</b>	
Vertical Depth of Coulee, Ravine or Valley	Minimum Building or Structure Setback from the Top of the Bank
15 meters or less	10 meters
Greater than 15 meters and less or equal to 30 meters	10 meters
30 meters or greater	20 meters

- d) Where a parcel of land borders on or contains a water body, the setback from the bank of the water body shall be determined by the municipality but shall not be less than 30m from a water body that covers an area of 8 hectares or more; and
- e) In all cases, development shall be carried out in a manner that minimizes, mitigates and avoids impact on waterways, watersheds, water bodies, wetlands, shore lands, aquifer and groundwater.

\* Amended No. 2020-24  
 \*\* Amended No. 2022-20

## Unstable Slopes/Erosion

4.48.8 Where development is proposed on or near slopes that may be unstable, the following standards apply:

- a) Any application for a Development Permit on any parcel of land that lies wholly or partially within a sloped area that may be unstable or subject to erosion must be accompanied by a detailed site analysis prepared by a geotechnical engineer registered in the Province of Saskatchewan. The site analysis shall indicate topography, surface drainage, geological, and geotechnical conditions at the site of the proposed development and shall evaluate the conditions of the general area as they relate to slope instability and erosion hazards;
- b) A Development Permit shall not be issued unless the report on the site, presented by the professional engineer, indicates that the site is suitable for development or outlines suitable mitigation measures that will ensure the site is suitable for development and documents residual hazards;
- c) Council may require a surveyor to determine where the line or crest of slope is located at the developer's expense and the municipality may require buildings to be setback a certain distance from the line at all points as per Table 11 above;
- d) No new development shall be permitted in any eroded or unstable slope area if the proposed development will be affected by or increase the potential hazard; and
- e) Trees or vegetation shall not be cleared from any land within 20m of any slope greater than 15% where the removal could have a negative impact on a nearby water body or bank stability. A professional engineer shall be engaged at the expense of the applicant to evaluate the slope or potential impacts of vegetation clearing.

## 4.49 Cannabis

4.49.1 The use of residential premises for the growing of cannabis plants is prohibited, except in the case of premises in respect of which a registration has been issued by Health Canada under Part 2 of the Access to Cannabis for Medical Purposes Regulation under the *Controlled Drugs and Substances Act [Canada]*.

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# 5

## Land Use Requirements, Development Standards and Conditions of Approval



# 5.0 Land Use Requirements, Development Standards and Conditions of Approval

This section addresses special provisions and specific development standards that apply to the following uses that are listed as Discretionary Uses and Permitted Uses within the zoning districts:

## 5.1 All Uses

### Application Requirements

5.1.1 Council may require additional information as per Section 3.20 of this Bylaw.

### Development Standards

5.1.2 Council may limit the daily, weekly, or seasonal hours of operation of the land use.

5.1.3 All signage and advertising must comply with Section 4.23 of this Bylaw.

5.1.4 The use shall not generate substantially more traffic or parking congestion than is normal for the district in which the use is located.

### Conditions of Approval

5.1.5 Where applicable, a Business License application is required to be submitted to the municipality.

5.1.6 In addition to those conditions specified in this Zoning Bylaw, Council shall place any additional conditions for approval deemed necessary based upon a specific application to ensure compliance with this Zoning Bylaw and the goals, objectives, and policies of the Official Community Plan.\*

## 5.2 Home Based Business, Major

### Development Standards

5.2.1 A major home-based business shall only be conducted within a principal building or one accessory building.

5.2.2 Exterior storage or operation of the major home-based business is permitted, at Council's discretion, and cannot take up more than 5% of the parcel size, or 400 square meters, whichever is less.\*\*

5.2.3 No exterior alterations shall be undertaken to make the appearance of a dwelling inconsistent with the residential character of the building, property or neighbourhood.

5.2.4 The use shall not include the repair or painting of vehicles, trailers or boats, cabinet making, welding or machine shops, day care facilities, cutting and wrapping wild game, or retail sales, production or processing of cannabis or the operation of a bed and breakfast.

5.2.5 A maximum of three employees in addition to the residents of the principle dwelling are permitted to work in the major home-based business.

5.2.6 The major home-based business shall not generate more than three clients at one time to the site from which the business is being operated from.

5.2.7 The maximum number of clients per day may be set at Council's discretion.

5.2.8 The major home-based business shall not occupy more than 25% of the floor area of the dwelling unit.

5.2.9 When carried out within an accessory building, the use shall not occupy more than the maximum accessory building size for the applicable Zoning District or 278 square meters for any Zoning District where no maximum accessory building size has been specified.

5.2.9b A major home-based business relates to more intensive uses that are likely to generate increased traffic. Typical uses may include hairdressers, mobile food vendors or caterers, off-site mobile repairs and installation, and dog grooming.\*\*

\* Amended No. 2022-20  
\*\* Amended No. 2023-03

### Conditions of Approval

- 5.2.10 No nuisance from noise, vibration, smoke, dust, odours, heat, glare, electrical or radio disturbance shall be produced by the major home-based business and, at all times, the privacy and enjoyment of adjacent dwellings shall be preserved. The major home-based business shall not adversely affect the amenities of the neighbourhood.
- 5.2.11 A major home-based business may not operate between the hours of 10 PM and 7 AM the next morning if typical operations generate traffic.\*

## 5.3 Home Based Business, Minor

### Development Standards

- 5.3.1 A minor home-based business shall only be conducted within a principal building.
- 5.3.2 No exterior alterations shall be undertaken to make the appearance of a dwelling inconsistent with the residential character of the building, property or neighbourhood.
- 5.3.3 Exterior storage or operations of the minor home-based business is prohibited.
- 5.3.4 The use shall not include the repair or painting of vehicles, trailers or boats; cabinet making; welding or machine shops; day care facility; cutting and wrapping wild game; or retail sales, production or processing of cannabis or the operation of a bed and breakfast.
- 5.3.5 The residents of the principal residence shall be the only employees for the minor home-based business.
- 5.3.6 The minor home-based business shall not generate more than two clients at one time to the site from which the business is being operated.
- 5.3.7 The Development Officer may set the maximum number of clients per day.\*
- 5.3.8 The minor home-based business shall not occupy more than 25% of the floor area of the dwelling unit.
- 5.3.8b A minor home-based business relates to less intensive uses that may lead to traffic. Typical uses may include private tutors, web-based businesses, and private consultants.\*

### Conditions of Approval

- 5.3.9 No nuisance from noise, vibration, smoke, dust, odours, heat, glare, electrical or radio disturbance shall be produced by the minor home-based business and, at all times, the privacy and enjoyment of adjacent dwellings shall be preserved. The minor home based business shall not adversely affect the amenities of the neighbourhood.

## 5.4 Home Based Business, Rural

### Development Standards

- 5.4.1 A rural home-based business shall only be conducted within a principal building and/or one accessory building.
- 5.4.2 No exterior alterations shall be undertaken to make the appearance of a dwelling inconsistent with the residential character of the building, property or neighbourhood.
- 5.4.3 Exterior storage related directly to the rural home-based business shall be permitted and shall be kept and stored in a manner that does not cause any nuisances for adjacent property owners.
- 5.4.4 The use does not include retail cannabis sales, production or processing of cannabis or the operation of a bed and breakfast.
- 5.4.5 A maximum of two employees in addition to the residents of the principal residence are permitted to work in the rural home-based business.
- 5.4.6 The rural home-based business shall not generate more than two clients at one time to the site (from

\* Amended No. 2023-03

which the business is being operated).

- 5.4.7 The maximum number of clients per day may be set at Council's discretion.
- 5.4.7b The rural home-based business shall not generate excessive amounts of traffic and no off-site or road-side parking is permitted. Typical uses may include contractor services, trade shops, or commercial beekeeping.\*

### Conditions of Approval

- 5.4.8 No nuisance from noise, vibration, smoke, dust, odours, heat, glare, electrical or radio disturbance shall be produced by the rural home-based business and, at all times, the privacy and enjoyment of adjacent dwellings shall be preserved. The rural home-based business shall not adversely affect the amenities of the neighbourhood.
- 5.4.9 When a rural home-based business involves the cutting and wrapping of wild game or any meat, the applicant shall be responsible for ensuring that all requirements of *The Public Health Act, 1994* are met.

## 5.5 Garage Suite

### Development Standards

- 5.5.1 A garage suite is not permitted on a lot that contains a multi-family dwelling, semi-detached dwelling, mobile home, manufactured home, commercial/industrial building, community service or institutional building, accommodation services, bed and breakfast, or care homes.
- 5.5.2 Only one secondary suite or one garage suite is permitted on a lot, but both cannot exist simultaneously on one lot, and no more than one garage suite shall be permitted on a lot.\*
- 5.5.3 The garage suite must be located in the rear yard in the Country Residential 3 (CR3) district, and in either the rear or side yard in all other applicable zoning districts.†
- 5.5.4 < Amended Bylaw No. 2023-14 >
- 5.5.5 The minimum floor area for a garage suite is 35 square meters.
- 5.5.6 The maximum floor area for a garage suite is 80 square meters.\*\*
- 5.5.7 The maximum number of bedrooms for a garage suite is one (1).\*\*
- 5.5.8 A minimum of one (1) permanent on-site parking spots are required for the exclusive use of the tenant(s) of the garage suite.\*\*
- 5.5.9 Access to the garage suite from the street must be via direct access from a driveway.
- 5.5.10 A separate exterior entrance to the garage suite that does not require passage through any part of the building used for motor vehicle parking is required.
- 5.5.11 Setbacks for a garage suite shall be the same as an accessory building for the zone where the garage suite is located.
- 5.5.12 A garage suite must be separated a minimum distance of 2.4 meters from the single detached dwelling on the same lot.
- 5.5.13 Garage suites must contain cooking, eating, living, sleeping and sanitary facilities.
- 5.5.14 A garage suite must be connected to utility services (e.g. gas, power, water, sewage disposal, etc).
- 5.5.15 < Amended Bylaw No. 2023-14 >
- 5.5.16 A vacation rental use is not permitted in a garage suite.

\* Amended No. 2020-24

\*\* Amended No. 2022-11

† Amended No. 2026-18

## Conditions of Approval

- 5.5.17 All garage suite construction must comply with all relevant requirements of *The National Building Code*, *The Uniform Building and Accessibility Standards Act* and Regulations, the RM's Building Bylaw and any other applicable RM Bylaws.
- 5.5.18 The garage suite shall not unduly interfere with the amenities or change the character of the neighbourhood, materially interfere with or affect the use and enjoyment of adjacent properties, adversely impact upon the environment or result in excessive demand on municipal services, utilities or municipal roadway access.

## 5.6 Secondary Suite

### Development Standards

- 5.6.1 Secondary suites will only be considered within the following uses:
- A principle detached dwelling in a residential zone, where secondary suites are a permitted or Discretionary Use;
  - A bed and breakfast in any zone where bed and breakfasts are a permitted or Discretionary Use;
  - A motel or hotel in any zone where a motel or hotel is a permitted or a Discretionary Use;
  - Any commercial or institutional building in the Shopping Centre District; or
  - A care home in any zone, where care homes are a permitted or a Discretionary Use.
- 5.6.2 A secondary suite is not permitted in multi-family dwellings, semi-detached dwellings, mobile or manufactured homes.
- 5.6.3 Only one secondary suite or one garage suite is permitted on a lot, but both cannot exist simultaneously on one lot.
- 5.6.4 Secondary suites must be located within the principal dwelling and must have a separate entrance from the principal dwelling either from a common indoor landing or directly from the exterior of the building.
- 5.6.5 The total floor area of a secondary suite shall be not more than the lesser of the following:
- 80% of the total floor area of all storeys of the other dwelling unit, excluding the garage floor area and common spaces serving both dwelling units; or
  - 80 square meters.
- 5.6.6 The minimum floor area for a secondary suite is 35 square meters.
- 5.6.7 Secondary suites must contain cooking, eating, living, sleeping, and sanitary facilities.
- 5.6.8 A secondary suite must be connected to utility services (e.g. gas, power, water, sewage disposal, etc).
- 5.6.9 The maximum number of bedrooms for a secondary suite is two (2).
- 5.6.10 A minimum of two (2) permanent on-site parking spots are required for the exclusive use of the secondary suite on a residential lot. Parking shall be considered on a case-by-case basis on a non-residential or mixed-use lot.

### Conditions of Approval

- 5.6.11 Secondary suites must comply with all relevant requirements of *The National Building Code*, *The Uniform Building and Accessibility Standards Act* and Regulations, RM of Edenwold Building Bylaw and any other applicable RM of Edenwold Bylaws.
- 5.6.12 The Secondary Suite shall not: unduly interfere with the amenities or change the character of the neighbourhood, materially interfere with or affect the use and enjoyment of adjacent properties, adversely impact upon the environment or result in excessive demand on municipal services, utilities or municipal roadway access.

## 5.7 Residential Day Care

### Development Standards

- 5.7.1 A residential day care must be an accessory use to the principal residential use.
- 5.7.2 No exterior alterations shall be undertaken to make the appearance of a dwelling inconsistent with the residential character of the building, property or neighbourhood.
- 5.7.3 A residential day care shall provide at least 3.25 square meters per child of fenced on-site outdoor play space.
- 5.7.4 The maximum number of children permitted in the residential day care will be set by Council based on provincial standards or regulations and the amount of space within the building to be used for the day care.
- 5.7.5 Council may consider allowing required parking spaces to be located in a required front yard with consideration given to potential impacts on neighbouring properties and buffer/landscaping requirements.

### Conditions of Approval

- 5.7.6 The use shall comply with all Provincial requirements governing day care homes including but not limited to *The Child Care Act* and *The Child Care Regulations, 2001*.
- 5.7.7 A residential day care exceeding 8 children under the age of 13 years old that are to be cared for at one time, including those children who reside at the premises or any children of a person assisting the day care provider, shall require a license from the Provincial Government.

## 5.8 Day Care Facility

### Development Standards

- 5.8.1 The day care facility must be the principal use of the site or the unit when located within a multi-unit building.
- 5.8.2 All day care facilities shall provide at least 3.25 square meters per child of fenced on-site outdoor play space.
- 5.8.3 Required parking spaces may be located in a required front yard.
- 5.8.4 The maximum number of children permitted in the day care facility will be set by Council based on provincial standards or regulations and the floor-area of the facility.

### Conditions of Approval

- 5.8.5 All provincial and federal Permits, approvals and licenses must be obtained, and a copy shall be provided to the municipality.
- 5.8.6 The use shall comply with all Provincial requirements governing family day care homes including but not limited to *The Child Care Act* and *The Child Care Regulations, 2001*.

## 5.9 Small Residential Care home

### Application Requirements

- 5.9.1 A Landscape Plan must be submitted to the municipality.
- 5.9.2 A plan showing the location of all proposed signage, whether freestanding or attached, must be submitted to the municipality.

### Development Standards

- 5.9.3 A small residential care home may be approved as a principle use or as an accessory use to the existing dwelling.

- 5.9.4 The maximum number of residents, excluding staff members and any resident owner(s) or operator(s) is ten (10).
- 5.9.5 No building or structure used for the purpose of a residential care home shall be used for the purpose of keeping boarders, lodgers, or persons for short-term or vacation rental.
- 5.9.6 The use shall be conducted entirely within the principal building.
- 5.9.7 The required parking spaces may be located in a required front yard.
- 5.9.8 In a residential district, no exterior alterations shall be undertaken to a dwelling or former dwelling which would be inconsistent with the residential character of the building or area.
- 5.9.9 No building or structure used for the purpose of a small residential care home may exceed two (2) storeys in height.
- 5.9.10 All small residential care homes must comply with the setbacks set forth within the specific Zoning District where the care home is located with the addition of the setbacks listed in Table 12:

<b>Table 12 –Additional Required Setbacks for Small Care Homes</b>		
Zoning District	Building height	Setbacks
Urban Residential District 2 (R2)	1 storey (6.0m per storey)	All stated setbacks for a dwelling in the Zoning District shall apply.
Urban Residential District 2 (R2)	2 storeys (6.0m per storey)	<p><b>Front Yard Setbacks:</b> The stated setbacks for a dwelling in the Zoning District shall apply.</p> <p><b>Side Yard Setback:</b> 10m from the property line abutting an existing residential development or land indicated as future residential land use.</p> <p><b>Rear Yard Setback:</b> The regular setbacks for a dwelling in the Zoning District shall apply.</p>
Urban Residential District 3 (R3)	1 storey (6.0m per storey)	The stated setbacks for a dwelling in the Zoning District shall apply.
Urban Residential District 3 (R3)	2 storeys (6.0m per storey)	<p><b>Front Yard Setbacks:</b> The stated setbacks for a dwelling in the Zoning District shall apply.</p> <p><b>Side Yard Setback:</b> 2.5m from the property line abutting an existing residential development or land indicated as future residential land use.</p> <p><b>Rear Yard Setback:</b> The stated setbacks for a dwelling in the Zoning District shall apply.</p>

## Conditions of Approval

- 5.9.11 A copy of all provincial and federal approvals, permits and licenses must be submitted to the municipality.
- 5.9.12 The operator shall be responsible for establishing the level of care and services to be offered at the residential care home in accordance with any relevant provincial or federal regulations, approvals or permits and shall carry out all operations accordingly. The operator shall also ensure that information regarding the level of care and services provided is clearly communicated to residents and potential residents.

## 5.10 Large Residential Care Home

### Application Requirements

- 5.10.1 A Landscape Plan must be submitted to the municipality.
- 5.10.2 A plan showing the location of all proposed signage, whether freestanding or attached, must be submitted to the municipality.

### Development Standards

- 5.10.3 A large residential care home may be considered only when proposed as the principle use of the site. A large residential care home cannot be accessory to an existing dwelling.
- 5.10.4 The minimum number of permitted residents, excluding staff and any resident-owner(s) or operator(s) is eleven (11). There is no maximum number of residents.
- 5.10.5 No building or structure used for the purpose of a residential care home shall be used for the purpose of keeping boarders, lodgers, or persons for short-term or vacation rentals.
- 5.10.6 The use shall be conducted entirely within the principal building.
- 5.10.7 The required parking spaces may be located in a required front yard.
- 5.10.8 In a residential district, no exterior alterations shall be undertaken to a dwelling or former dwelling which would be inconsistent with the residential character of the building or area.
- 5.10.9 No building or structure used for the purpose of a residential care home may exceed 4 storeys in height<sup>3</sup>.
- 5.10.10 All large residential care homes must comply with the setbacks set forth within the specific Zoning District where the care home is located with the addition of the setbacks listed in Table 13:

Table 13 –Additional Required Setbacks for Large Residential Care Homes		
Zoning District	Building height	Setbacks
Urban Residential District 2 (R2)	1 storey (6.0m per storey)	The stated setbacks for a dwelling in the Zoning District shall apply.
Urban Residential District 2 (R2)	2 storeys (6.0m per storey)  Maximum: 2 storeys (6.0m per storey)	<b>Front Yard Setbacks:</b> The stated setbacks for a dwelling in the Zoning District shall apply.  <b>Side Yard Setback:</b> 30m from the property line abutting an existing residential development or land indicated as future residential land use.  <b>Rear Yard Setback:</b> 15m from the property line abutting an existing residential development or land indicated as future residential land use.

<sup>3</sup> When located on a site zoned R2-High Density Residential 2, a residential carehome may not exceed 2 storeys in height

Urban Residential District 3 (R3)	1 storey (6.0m per storey)	The stated setbacks for a dwelling in the Zoning District shall apply.
Urban Residential District 3 (R3)	2 to 4 storeys (6.0m per storey) Maximum: 4 storeys (6.0m per storey)	<b>Front Yard Setbacks:</b> The stated setbacks for a dwelling in the Zoning District shall apply. <b>Side Yard Setback:</b> 20m from the property line abutting an existing residential development or land indicated as future residential land use. <b>Rear Yard Setback:</b> 10m from the property line abutting an existing residential development or land indicated as future residential land use.

### Conditions of Approval

- 5.10.11 A copy of all provincial and federal approvals, Permits and licenses must be submitted to the municipality.
- 5.10.12 The operator shall be responsible for establishing the level of care and services to be offered at the residential care home in accordance with any relevant provincial or federal regulations, approvals or Permits and shall ensure to carry out all operations accordingly. The operator shall also ensure that information regarding the level of care and services provided is clearly communicated to residents and potential residents.

## 5.11 Personal Care Home

### Application Requirements

- 5.11.1 A Landscape Plan must be submitted to the municipality.
- 5.11.2 A plan showing the location of all proposed signage, whether freestanding or attached, must be submitted to the municipality.

### Development Standards

- 5.11.3 A personal care home may be approved as a principal use or as an accessory use to the existing dwelling.
- 5.11.4 The maximum number of residents excluding the staff, and any resident(s) or operator(s) will be determined by Council.
- 5.11.5 No building or structure used for the purpose of a personal care home shall be used for the purpose of keeping boarders or lodgers.
- 5.11.6 The required parking spaces may be located in a required front yard.
- 5.11.7 No building or structure used for the purpose of a personal care home may exceed 2 storeys in height.
- 5.11.8 All personal care homes must comply with the setbacks set forth within the specific Zoning District where the care home is located with the addition of the setbacks listed in Table 14:

**Table 14 – Additional Required Setbacks for Personal Care Homes**

Zoning District	Building height	Setbacks
Urban Residential District 2 (R2)	1 storey (6.0m per storey)	The stated setbacks for a dwelling in the Zoning District shall apply.
Urban Residential District 2 (R2)	2 storeys (6.0m per storey) Maximum: 2 storeys (6.0m per storey)	<p><b>Front Yard Setbacks:</b> The stated setbacks for a dwelling in the Zoning District shall apply.</p> <p><b>Side Yard Setback:</b> 30m from the property line abutting an existing residential development or land indicated as future residential land use.</p> <p><b>Rear Yard Setback:</b> 15m from the property line abutting an existing residential development or land indicated as future residential land use</p>
Urban Residential District 3 (R3)	1 storey (6.0m per storey)	The stated setbacks for a dwelling in the Zoning District shall apply.
Urban Residential District 3 (R3)	Maximum: 2 storeys (6.0m per storey)	<p><b>Front Yard Setbacks:</b> The stated setbacks for a dwelling in the Zoning District shall apply.</p> <p><b>Side Yard Setback:</b> 20m from the property line abutting an existing residential development or land indicated as future residential land use.</p> <p><b>Rear Yard Setback:</b> 10m from the property line abutting an existing residential development or land indicated as future residential land use.</p>

**Conditions of Approval**

- 5.11.9 A copy of all provincial and federal approvals, permits and licenses must be submitted to the Municipality.
- 5.11.10 The operator shall be responsible for establishing the level of care and services to be offered at the personal care home in accordance with any relevant provincial or federal regulations, approvals or permits and shall carry out all operations accordingly. The operator shall also ensure that information regarding the level of care and services provided is clearly communicated to residents and potential residents.

## 5.12 Salvage Yard

### Application Requirements

- 5.12.1 A Site Plan is required indicating the total area (indoor and outdoor) to be used for the storage of vehicles, parts and materials. The plan shall show how outdoor storage will be screened from neighbouring properties and roadways using the methods listed in Section 5.12.4.

### Development Standards

- 5.12.2 This land use includes salvage yards, auto wreckers, and/or vehicles waiting repair, salvage or removal.
- 5.12.3 No vehicles or parts thereof shall be located in the front yard.
- 5.12.4 All salvage yards shall be totally hidden from the view of the travelling public, provincial highways, any public road and adjacent residential development by utilizing any of the following measures or a combination of the following measures:
- a) Distance and careful location;
  - b) Natural or planted vegetation;
  - c) An earth berm;
  - d) A solid fence;
  - e) A building; or
  - f) Other appropriate methods approved by Council.
- 5.12.5 All exterior storage must be setback 5 meters from side and rear property lines.
- 5.12.6 All exterior storage must be setback 60 meters from all public and private water wells.

### Conditions of Approval

- 5.12.7 Businesses must obtain membership with the Saskatchewan Auto Recyclers Association (SARA).
- 5.12.8 The business shall be conducted in a safe and planned manner with ongoing attention to the suppression of clutter, rodent control and consideration for environmental and ecological safety and protection.
- 5.12.9 An Emergency Management Plan may be required to be submitted to the RM of Edenwold.
- 5.12.10 The permit shall be issued based on the Site Plan submitted with no expansion allowed. In the event of proposed expansion, a new Discretionary Use application shall be required.
- 5.12.11 All tires are to be recycled and shall not be burned on site.
- 5.12.12 All vehicles, equipment and all other items shall be stored away from waterbodies and watercourses including seasonal or periodic streams or sloughs.
- 5.12.13 All oil, gas and other liquids must be removed from all vehicles at the time of arrival on site.
- 5.12.14 Soil samples may be required to test contamination levels on the site or to determine baseline data for future comparison.



## 5.13 Automotive Service Uses and Gas Pumps

### Development Requirements

- 5.13.1 Gas pumps and islands shall be set back 6 meters from any site line.
- 5.13.2 Access/egress points shall be at least 10 meters apart.
- 5.13.3 Propane and natural gas pumps (retail or wholesale) shall be set back according to Provincial regulations.
- 5.13.4 Vehicles and parts storage shall not be located in any yard abutting a road and must be screened from view by a solid fence with the location, height and materials being first approved by the Development Officer.

### Conditions of Approval

- 5.13.5 Service Stations shall locate underground storage tanks in accordance with *The Fire Protection Act*.
- 5.13.6 An Emergency Management Plan must be submitted to the RM of Edenwold.
- 5.13.7 The applicant shall provide written confirmation that the Fire Chief for that specific area has been notified in regard to the type and amount of substance(s) stored on site.

## 5.14 Campground

### Application Requirements

- 5.14.1 The operator of a campground shall provide the Development Officer with a Site Plan of the campground, identifying any buildings, uses of land and the location of all public and private roadways, pathways and trailer coach or tent campsites with dimensions.

### Development Standards

- 5.14.2 A campground shall have within its boundaries, a buffer area abutting the boundary of the site of not less than 4.5 meters which shall contain no buildings.
- 5.14.3 The operator of a campground shall designate a campsite for each trailer coach or tent party, which shall be less than 150 square meters in area with its corners clearly marked.
- 5.14.4 Each trailer coach shall be located at least 3 meters from any other trailer coach.
- 5.14.5 The space provided for private roadways within a campground shall be at least 7.5 meters in width.
- 5.14.6 No portion of any campsite shall be located within a roadway or required buffer area.
- 5.14.7 Each campsite shall have direct and convenient access to a developed roadway, which is not located in any required buffer area.
- 5.14.8 A campground may include as accessory uses a laundromat, swimming pool, washroom/shower facilities, recreational uses or confectionary designed to meet the needs of the occupants of the campsites, and one single detached dwelling for the accommodation of the operator.
- 5.14.9 The campground must provide an on-site sewage disposal system, which could consist of one communal septic tank with an adequate dumping facility for trail coaches or a connection to a central system on each trailer coach site and a toilet facility and shower facilities for tent sites.
- 5.14.10 The campground must provide a source of potable water with sufficient quantity to supply the campground when occupied at capacity. There must be one potable water source provided for every six tent sites and one for every ten trailer coach sites.



## **Conditions of Approval**

- 5.14.11 The addition or rearrangement of campsites, the construction or moving of buildings, and any other 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 an amended Site Plan showing the proposed development to the municipality.
- 5.14.12 The Public Health Act shall be complied with in respect to all operations and development of the campground and the applicant is responsible for obtaining any required provincial or federal permits of approvals relevant for the proposed use.

## **5.15 Bed and Breakfast**

### **Development Standards**

- 5.15.1 The operation of the bed and breakfast home shall be subordinate and incidental to the principal use of a single detached dwelling as an owner-occupied residence.
- 5.15.2 No more than three (3) guest rooms shall be allowed in a bed and breakfast home.
- 5.15.3 No food preparation or cooking spaces or facilities shall be provided within any bedroom or suite made available for rent (with the exception of a microwave and mini-fridge).

### **Conditions of Approval**

- 5.15.4 All facilities shall meet public health regulations and be kept in a manner satisfactory to the Saskatchewan Health Authority.

## **5.16 Boarding Kennel**

### **Application Requirements**

- 5.16.1 The applicant shall provide the following information:
- a) Number and type of animals proposed;
  - b) Waste generation and disposal methods; and
  - c) Site Plan showing all indoor and outdoor animal holding facilities.

### **Development Standards**

- 5.16.2 All exterior exercise areas shall be sited behind the principal building unless otherwise approved by Council.
- 5.16.3 No building or exterior exercise area(s) to be used to accommodate the animals shall be allowed within 300 meters of any dwelling located on adjacent lots.

### **Conditions of Approval**

- 5.16.4 The maximum number of animals to be kept on-site that are not normally attributed to the host site shall be determined by Council.
- 5.16.5 Soundproofing of pens, rooms, exercise runs and holding stalls may be required.
- 5.16.6 The visual screening of all animal facilities from existing dwellings on adjoining lots may be required.
- 5.16.7 No animals shall be allowed outdoors unattended between the hours of 10:00 p.m. to 6:00 a.m. daily. During this time period, all animals shall be kept indoors.
- 5.16.8 Boarding kennels shall at no time unduly interfere with the character of the neighbourhood or the general enjoyment of adjoining sites.
- 5.16.9 Boarding Kennels shall be subject to relevant bylaws and legislation governing noise and public health.

## 5.17 Equestrian Facility (Riding Stable)

### Application Requirements

- 5.17.1 A Discretionary Use application must include the following information:
- a) The number of horses and any other animals that will be kept on site. An animal is kept, for purposes of this section, when it is on the site overnight;
  - b) A Storm Water Management Plan for all areas of the parcel of land disturbed during or as a result of the development of the equestrian facility and supporting facilities;
  - c) Details of water supply and sewage disposal;
  - d) Details regarding garbage and manure control, pasture management, on site stock trailer parking, participant and spectator parking shall be included with the application; and
  - e) Details regarding signage.

### Development Standards

- 5.17.2 A facility of any size can be considered an equestrian facility and therefore subject to the regulations outlined above as long as the facility is to be publicly accessible or to be used by patrons other than the landowner of the property.

### Conditions of Approval

- 5.17.3 Council may require a Traffic Impact Assessment to determine the potential impacts of the proposal and may require the implementation of some mitigation measures to address some potential negative impacts.
- 5.17.4 Council may require a contribution towards upgrading of access roads should the road network require upgrading because of the impact of the facility.

## 5.18 Riding Hall (Private)

### Application Requirements

- 5.18.1 A Discretionary Use application must include the following information:
- a) The number of horses and any other animals that will be kept on site. An animal is kept, for purposes of this section, when it is on the site overnight;
  - b) Details regarding garbage and manure control, pasture management and on-site stock trailer parking;
  - c) A Storm Water Management Plan for all areas of the parcel of land disturbed during or as a result of the development of the riding hall;
  - d) A statement regarding traffic associated with the proposed riding hall; and
  - e) Details of water supply and sewage disposal.

### Development Standards

- 5.18.2 The maximum floor area for a Riding Hall (private) shall be 1,300 square meters (see Section 5.17 Equestrian Facility for larger halls). This includes the arena and any associated facilities such as boarding stables, storage rooms, washroom, etc. and may include a secondary suite as a residence for the owner.

### Conditions of Approval

- 5.18.3 A road maintenance agreement may be required.

## 5.19 Solid and Liquid Waste Disposal Facility<sup>4</sup>

### Development Standards

- 5.19.1 Solid waste disposal facilities shall be located in proximity to a provincial highway and adjacent to an all-weather road.
- 5.19.2 A buffer strip containing trees, shrubs or a berm shall be located surrounding a disposal area.
- 5.19.3 Any solid or liquid waste disposal facility shall be fenced.
- 5.19.4 Adequate precautions shall be taken to prevent pollution of ground water by disposal operations.
- 5.19.5 The development of any new disposal sites shall take into consideration direction of prevailing winds and potential nuisances for nearby properties.

### Conditions of Approval

- 5.19.6 Council may request additional information or detailed studies related to groundwater or aquifer contamination as per Section 4.33 or 4.38 of this Bylaw.
- 5.19.7 Council may consider the following requirements within a Development Permit:
  - a) A limitation on the years, months, weeks, days and/or hours of operation;
  - b) The application of dust control to the satisfaction of the municipality;
  - c) Limitations on the height of the landfill development; and
  - d) Specific requirements related to any stripping, filling, excavation and grading associated with landfill development.
- 5.19.8 Development and site maintenance shall be in accordance with provincial environmental and health regulations.
- 5.19.9 Council may consider a reduction to any required setback based on the particular circumstances of the proposal and an agreement regarding a reduction to the setbacks may be registered on the title of the affected properties at the cost of the applicant. Council shall only consider a setback of 300 meters or less in very rare circumstances where the potential nuisances are expected to be mitigated completely.

## 5.20 Wind Energy System (Private)

### Application Requirements

- 5.20.1 Development and Building Permit applications for a private wind energy system must include either a manufacturer's engineering certificate of structural safety or certification of structural safety via a Saskatchewan Professional Engineer.
- 5.20.2 Installation Plans (concrete specifications, anchoring specifications) must be certified by a Saskatchewan Professional Engineer.
- 5.20.3 Roadside development permits are required from the Ministry of Highways and Infrastructure if any wind turbines are within 90m of a provincial highway property line.

### Development Standards

- 5.20.4 The minimum site size for the consideration of any private wind energy system shall be 2 hectares.
- 5.20.5 The maximum number of private wind energy systems permitted on a parcel is two (2).
- 5.20.6 Wind tower base and system setbacks:
  - a) From any property line: 2 times the height of the tower/system height;
  - b) From on-site dwelling: 2 times the height of the tower/system height; and

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<sup>4</sup> These standards do not apply to liquid manure storage facilities and the application of manure on agricultural lands where the use is deemed consistent with all other relevant section of this Bylaw.

c) From neighbouring dwellings:

20.0Kw or less =100 meters

20.1Kw or more= 300 meters

5.20.7 The tower's blades must have a clearance distance of the length of the blades over any obstacles within a 10 meters radius of the system tower.

5.20.8 The system's tower may not exceed a maximum height of 24.4 meters.

5.20.9 All wind energy systems and towers shall be enclosed within a locked protective chain link fence of a minimum height of 1.85 meters and the design shall be included in the Development Permit application for Council's approval.

5.20.10 The private wind energy system shall be finished in a non-reflective matte colour.

5.20.11 The maximum allowable sound pressure noise levels for a wind turbine unit(s) shall be less than 0 to 55 dB between the hours of 10:00pm and 7:00am where measured at 45.0 meters from the unit(s).

### **Conditions of Approval**

5.20.12 The applicant is responsible for obtaining and providing the municipality with all provincial and federal approval and permits.

5.20.13 The priority use of the power generated shall be to power-on-site facilities and equipment.

5.20.14 Upon abandonment or termination of the private wind energy system, the entire facility, including the system's tower, turbine, supporting structure and all equipment shall be removed and the site shall be restored to its pre-construction condition.

## **5.21 Wind Energy System (Commercial)**

### **Application Requirements**

5.21.1 The Discretionary Use application must include the following information:

a) Physical dimensions of parcel;

b) The location of existing structure on the parcel;

c) Access/egress locations;

d) Elevation drawings to scale;

e) Foundation Plans with specifications;

f) Location of any guy wire anchors, and how the tower is to be secured from unauthorized access or use;

g) The exact location of each proposed wind energy system on the parcel;

h) The location of all existing and proposed utilities and sub-stations on the parcel;

i) The existing topography with contour at minimum interval of 3 meters;

j) A Phasing Plan demonstrating the stages of the development;

k) Proposed setbacks from property lines, existing structures on the parcel;

l) A safety plan including a description of measures taken to ensure on-site and public safety and an Emergency Response Plan for the proposed development; and

m) An analysis of environmental considerations including on-site potential for fluid leaks, impact upon wildlife or any other identified issues.

5.21.2 Development and Building Permit applications for a Commercial Wind Energy System shall include either a manufacturer's engineering certificate of structural safety or certification of structural safety via a Saskatchewan Professional Engineer.

- 5.21.3 Installation Plans (concrete specifications, anchoring specifications) shall be certified by a Saskatchewan Professional Engineer.
- 5.21.4 Roadside development permits are required from the Ministry of Highways and Infrastructure if any wind turbines are within 90m of a provincial highway property line.

**Development Standards**

- 5.21.5 A commercial wind energy system shall be permitted as a principal use only. A wind energy system subject to the commercial regulations cannot be considered an accessory or secondary use to residential or other uses.
- 5.21.6 A minimum setback distance of 100 meters is required between wind turbines.
- 5.21.7 The minimum blade clearance from grade shall be 7.6 meters.
- 5.21.8 All commercial wind energy system and towers shall be enclosed within a locked protective chain link fence of a minimum height of 2.4 meters.
- 5.21.9 All commercial wind energy systems shall have internal access and shall be secured with a locked door for access at or near grade.
- 5.21.10 Proper warning signage is required to be displayed on the surrounding fence.
- 5.21.11 The commercial wind energy system shall have internal access and shall be secured with a locked door for access at or near grade.
- 5.21.12 The minimum setbacks for wind energy systems (commercial) are listed in Table 15:

<b>Table 15 – Minimum Setbacks for Wind Energy Systems (Commercial)</b>	
<b>Setback</b>	<b>Distance</b>
From dwellings on adjacent, separately titled property	Five (5) times the total height of the wind energy system
From dwelling on the same property where the wind energy system is located	Twice the total height of the wind energy system
From any building not including agricultural buildings	The total height of the wind energy system plus 10 meters
From right-of-way of a regional road*	The total height of the wind energy system plus 10 meters
From a provincial highway property line	The height of the structure

- 5.21.13 All energy collection lines on site must be underground.
- 5.21.14 Maximum allowable noise levels for a commercial wind energy system shall be less than 55dB between the hours of 10:00pm and 7:00am. A Noise Impact Study may be required.

**Conditions of Approval**

- 5.21.14 The municipality shall forward the application to the Saskatchewan Ministry of Environment for comments.
- 5.21.15 The applicant is responsible for obtaining and providing the municipality with all provincial and federal approval and permits.
- 5.21.16 The electrical power generated from a Commercial Wind Energy System may be sold for profit.
- 5.21.17 Upon abandonment or termination of the Commercial Wind Energy System use, the entire facility, including the system’s towers, turbines, supporting structures and all equipment shall be removed and the site shall be restored to its pre-construction condition.

\* Amended No. 2022-20

## 5.22 Commercial Telecommunication Facility and Tower

This section refers to telecommunication facilities and towers owned by an individual or company other than a crown corporation or other provincial or federal agency or authority as these towers are not considered a public utility.

### Development Standards

5.22.1 < Amended Bylaw No. 2021—33 >

5.22.2 The erection of telecommunication facilities and towers shall not be permitted in or closer than 150 meters to any Urban Residential Districts (R1, R2, R3).\*

5.22.3 Satellite dishes may be erected in Commercial or Industrial Districts for communications purposes or re-broadcasting of television signals.

5.22.4 All telecommunication towers shall be enclosed within a locked protective chain link fence of a minimum height of 1.85 meters.

5.22.5 All guy-wire anchors shall be setback at least 1 meter from the property line and be clearly marked and visible.

5.22.6 The telecommunication tower shall not be illuminated unless required by Transport Canada Regulations and except for the manufacturer's logo, shall not exhibit or display any advertising.

5.22.7 When located adjacent to a provincial highway, the tower must be setback the equivalent of the height of the tower from the highway property line.

5.22.7b Telecommunication facilities and towers in the Country Residential 1 (CR1) District shall:\*

- a) be free-standing, ground-mounted units;
- b) meet setback requirements for "Accessory Building" as determined by the Zoning District;
- c) not be illuminated; and
- d) be free of any advertising, graphics, flags, or other elements unrelated to its function as a telecommunication facility or tower.

5.22.7c Guy wires are encouraged to have daytime visual markers to prevent bird collisions during the day.\*

5.22.7d To protect bird flyways, all proposed facilities and towers higher than 61m shall require an environmental assessment.\*

### Conditions of Approval

5.22.8 Council, at its discretion, may seek approval of this development from external referral agencies.

## 5.23 Hazardous Substance Storage

### Application Requirements

5.23.1 A Discretionary Use application must include the following information:

- a) Description of the hazardous substances to be stored on site and potential adverse impacts on the environment. In areas where there is a high or extreme aquifer sensitivity, a statement on the potential impacts on the aquifer must be included;
- b) Mitigation measures that will be implemented to reduce the potential adverse impacts of the hazardous substance;
- c) A list and/or map of all transportation routes that will be used to transport hazardous substances throughout the RM of Edenwold;
- d) Evidence that the proposal will conform to the regulations and requirements set forth in the *Hazardous Substances and Waste Dangerous Good Regulations*;

\* Amended No. 2021-33

- e) A comprehensive Site Plan illustrating the location of the facility and any buildings on the parcel of land including the use of the building, accessory buildings or structures, access and egress to the parcel, parking areas, landscaping, utility easements or corridors;
- f) A Site Plan showing the setbacks that are compliant with provincial and federal regulations;
- g) If required by the Development Officer, a Public Consultation Plan as per Section 4.39 of this Bylaw; and
- h) Evidence that the proposal will conform to the codes, standards and regulations set forth in The Saskatchewan Fire Code, *The Environmental Management and Protection Act*, *The Dangerous Goods Act*, *The Fire Safety Act*, *The National Building Code* and other applicable codes, standards and regulations may be required.

### Conditions of Approval

- 5.23.2 As a condition of approval, Council will require the applicant file a copy of all federal or provincial licenses, approvals or refusal issued by federal or provincial authority with the municipality.
- 5.23.3 Council may require an Emergency Management Plan for the parcel.
- 5.23.4 A road agreement may be required for the construction of upgrading of a road to provide access to the site.

## 5.24 Work Camp

### Application Requirements

- 5.24.1 A Discretionary Use application must include the following information:
  - a) A comprehensive Site Plan illustrating the location of the camp on the parcel of land including all permanent and temporary facilities (including travel trailers/mobile units), accessory buildings or structures, access and egress to the parcel, parking areas, landscaping, water wells, sanitary systems, utility easements or corridors. The site plan must indicate compliance with the following standards:
    - i. All travel trailers/mobile units shall be separated from adjacent travel trailers/mobile units by at least 10 metres on all sides to limit the risk of fire;
    - ii. All existing trees and buffers shall be maintained to the extent possible; and
    - iii. All setbacks in the Zoning District where the work camp is proposed must be met.
  - b) A statement regarding the purpose of the work camp;
  - c) The number of persons and mobile units/trailers to be accommodated at the camp;
  - d) A description of the on-site water and sanitary systems and proof that the sanitary system meets the provincial regulations and standards (i.e. a copy of any permits/approvals/inspections for the system from the Saskatchewan Health Authority);
  - e) A Waste Management Plan detailing how garbage and waste will be collected and contained;
  - f) A Drainage Plan;
  - g) The expected date of construction, date of occupancy and the removal date; and
  - h) A Reclamation Plan indicating how the site will be remediated once the camp is removed.

### Conditions of Approval

- 5.24.2 A Permit for a work camp may be issued for a period of no more than two years. The Permit may be renewed at Council's discretion and Council may vary the conditions upon renewal.

- 5.24.3 A road agreement may be required for the construction of upgrading of a road to provide access to the site.
- 5.24.4 A letter of support from a relevant agency may be required (i.e. emergency services).
- 5.24.5 All mobile units and travel trailers must be connected to the on-site sanitary system to avoid any dumping of liquid or solid waste on the site.

## 5.25 Asphalt Plant

### Application Requirements

- 5.25.1 A Discretionary Use application must include the following information:
  - a) A comprehensive Site Plan illustrating the location of the plant and any buildings on the parcel of land including the use of the building, accessory buildings or structures, access and egress to the parcel, parking areas, landscaping, utility easements or corridors. The Plan must show all setbacks from property lines;
  - b) A description of the development project(s) to be served by the plant, if applicable;
  - c) A Storm Water Management Plan and Drainage Plan;
  - d) Information regarding the proposed wastewater system;
  - e) A plan for air pollution control and maintenance;
  - f) A description of the hazardous substances to be stored or used on site and potential adverse impacts on the environment. In areas where there is high or extreme aquifer sensitivity, a statement on the potential impacts on the aquifer;
  - g) Mitigation measures that will be implemented to reduce the potential adverse impacts of the hazardous substances;
  - h) A list and/or map of all transportation routes that will be used to transport hazardous substances throughout the RM of Edenwold;
  - i) An Emergency Management Plan (including a plan for spill cleanup and remediation);
  - j) Evidence that all general requirements and setbacks set forth in the Environmental Guideline for Saskatchewan Asphalt Plants from the Ministry of the Environment will be met;
  - k) For mobile/temporary plants:
    - i. A timeline for operation at the proposed location;
    - ii. Hours of plant operation; and
    - iii. A decommissioning and reclamation Plan with estimated timeline for completion.

### Development Standards

- 5.25.2 The asphalt plant shall be setback the following distance from the property line of other uses (as per the Ministry of Environment's Environmental Guideline for Saskatchewan Asphalt Plants):
  - a) 4.8km or more from the boundary of any city;
  - b) 3km or more from the developed area of any recreational park;
  - c) 1.5km or more from the Town, Village or Hamlet;
  - d) 1km or more from any residence or business; and,
  - e) 100m from any water course.
- 5.25.3 Council may agree to reduce the above listed setbacks in cases where a setback reduction has been approved by the Ministry of Environment.

- 5.25.4 A copy of all the applicable federal, provincial and local permits and approvals must be submitted to the municipality prior to set up and commencement of operations.
- 5.25.5 Council may require that the applicant file a copy of all federal or provincial licenses, approvals or refusals issued by federal or provincial authority with the municipality on an on-going basis.
- 5.25.6 The owner or operator of the plant must ensure compliance with *The Environmental Management and Protection Act (EMPA), 2010* or any future amendment to the applicable provincial standards, as well as any other applicable federal, provincial or municipal regulations or Bylaws.
- 5.25.7 Asphalt plant operations must not cause air contamination that creates an adverse effect as per Sections 2(1)(b) or 51(a) of EMPA 2010.
- 5.25.8 Asphalt plant operators are required to ensure all practical measures are taken to clean and/or remediate all equipment and property that may have been impacted by the plant's operations.
- 5.25.9 A road agreement may be required for the construction or upgrading of a road to provide access to the parcel.

## 5.26 Storage of Recreational Vehicles

### Application Requirements

- 5.26.1 A Discretionary Use application is required for storage of five (5) or more recreational vehicles on one parcel in the Agricultural Resource (AR) Zoning District.
- 5.26.2 A Discretionary Use application is required for storage of three (3) or more recreational vehicles on one lot in Country Residential 1 (CR1), Country Residential 2 (CR2), General Commercial (COM1) and General Industrial (IND1) Zoning Districts.
- 5.26.3 A site plan must be submitted showing the areas to be used for storage on the proposed site.

### Development Standards

- 5.26.4 All parking regulations in Section 4.29 must be met.
- 5.26.5 The site may be required to have a buffer to screen the parking or recreational vehicles from the roadways and neighbouring properties. This buffer can be landscaping features, a fence, or a combination.
- 5.26.6 The recreational vehicles shall be setback from the rear and side property lines by at least 5 meters.
- 5.26.7 A dump station shall not be permitted on a site where recreational vehicles are stored unless it is a self-contained storage tank, is approved as part of the development permit, and receives all required approvals from the Saskatchewan Health Authority.

### Conditions of Approval

- 5.26.8 The site shall kept tidy and all vehicles shall be kept in an organized manner.

## 5.27 Hobby Beekeeping

### Development Standards

- 5.27.1 Every person who owns, possesses or keeps bees and every person owning a property on which bees are kept shall:
  - a) Maintain the bees in such a condition to reasonably prevent undue swarming or aggressive behaviour by bees;
  - b) Ensure that the bees are requeened if they are subject to undue swarming or aggressive behavior; and
  - c) Provide adequate water to prevent the bees from seeking water from neighbourhood swimming

pools, birdbaths, ponds or other bodies of water.

5.272 No person shall locate a hive within 15 metres of any property line.

5.273 No person shall keep more than four (4) colonies on a parcel of land with area less than 8.9 hectares or eight (8) colonies on a parcel of land having an area of more than 8.9 hectares.

5.274 Hives shall be located so that the entrance to the hives face away from adjacent properties.

#### **Conditions of Approval**

5.275 Beekeepers or persons owning property on which bees are kept have the duty to take reasonable measures to ensure that the beekeeping does not pose a safety risk to persons on adjacent public and private property and that the potential for damage to buildings and /or property located on adjacent public or private property because of the beekeeping is minimized.

5.276 The setbacks of hives are exempt from October 15th and March 31st for winterizing purposes.

## **5.28 Cannabis Retail Outlet**

### **Development Standards**

5.28.1 Cannabis retail outlets shall comply to the following standards regarding external signage:

- a) Only one permanent attached sign shall be permitted on the primary building face;
- b) The size, design, and placement of any exterior signage shall be subject to approval by the Development Officer; and
- c) The permanent signage regulations for the General Industrial (IND1) and General Commercial (COM1) zones in Section 4.23 shall not apply to cannabis retail outlets.

5.28.2 Cannabis retail outlets shall comply to the following standards regarding setbacks:

- a) Cannabis retail outlets shall be set back a distance of 200 meters from the following uses: high schools, elementary schools, parks/playgrounds, public recreational facilities, day care facility, community center/youth center and places of worship;
- b) Cannabis retail outlets shall be set backs a distance of 100 meters from the following uses: other cannabis retail stores, private schools, private recreational facilities and tutoring services;
- c) Setbacks will be measured from the property line of the proposed retail store site to the nearest property line of any of the above listed uses; and
- d) Council shall determine the compatibility of all neighboring land uses with the proposed cannabis retail outlet before issuing a decision.

### **Conditions of Approval**

5.28.3 A retail outlet shall comply with all requirements of the federal and provincial cannabis legislation and shall provide the municipality with a copy of all applicable federal and provincial permits or approvals. The applicant shall also provide proof of compliance with all required operating licenses.

5.28.4 A retail outlet shall in no way interfere with the amenities or change the character of the neighborhood.

5.28.5 A retail outlet shall in no way materially interfere with or affect the use and enjoyment of adjacent properties.

## **5.29 Cannabis Production Facility**

### **Application Requirements**

5.29.1 Applicants shall provide a detailed written statement explaining how their proposal will meet or exceed Health Canada regulations related to ventilation and to security.

5.29.2 Any potential nuisances including but not limiting to, noise, smell, traffic, or dust shall be disclosed to the RM with a plan to mitigate all nuisances.

**Conditions of Approval**

5.29.3 The building and site shall display a high visual quality and shall be integrated into the surrounding environment by virtue of appropriate design, location and landscaping.

5.29.4 A cannabis production facility shall comply with all federal and provincial regulations and shall provide the municipality with a copy of all applicable federal and provincial permits or approvals. The applicant shall also provide proof of compliance with all required operating license.

5.29.5 Council shall consider the compatibility of all neighbouring land uses with the proposed cannabis production facility before issuing a decision.

**5.30 Intensive Livestock Operation (ILO)**

**Application Requirements**

5.30.1 The development standards and conditions of approval within this section shall be applied for all of the following:

- a) New ILOs;
- b) Expansion of existing ILOs; or
- c) The alteration of an animal species in an approved operation.

5.30.2 Proof of application to the Saskatchewan Ministry of Agriculture is required as part of an application for an ILO. A copy of the complete application which was submitted to the Ministry of Agriculture is required to be submitted to the municipality.

**Development Standards**

5.30.3 All ILOs are subject to the separation criteria Table 16. Distances are measured between livestock building/facilities and the development. Separation requirements do not apply to residences associated with the operation.

<b>Table 16 – Minimum Separation Distances for ILOs</b>					
<b>Specific Use</b>	<b>Number of Animal Units</b>				
	<b>100-299</b>	<b>300-499</b>	<b>500-1999</b>	<b>2000-4999</b>	<b>&gt;5000</b>
	<b>Separation distances (m)</b>				
Residence, tourist accommodation or campground	300m	400m	800m	1200m	1600m
Hamlet, Urban Municipality <100 population	400m	800m	1200m	1600m	2000m
Urban Municipality 100-500 population	800m	1200m	1600m	2400m	2400m
Urban Municipality 501-5000 population	1200m	1600m	2400m	3200m	3200m
Urban Municipality >5000	1600m	2400m	3200m	3200m	3200m

**Conditions of Approval**

5.30.4 Separation Criteria Reduction: Council at its discretion and subject to the following criteria, may consider a lesser separation distance than listed in Table 16:

- a) Where a lesser separation distance will not negatively impact the adjacent use or surrounding development, Council may grant a reduction of the location separation criteria. Prior to granting a

reduction, Council will consult with appropriate agencies and the affected neighbouring landowners.

- b) Where Council approved a lesser separation distance than given in Table 16, a written agreement between the ILO operator, the landowner(s) and the municipality agreeing on the lesser separation distance shall be registered against all the applicable parcel titles. The cost of the interest registration shall be the developer's responsibility.

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

5.30.6 As a condition of approval, the municipality shall specify the maximum number of animal units for which the approval is made.

5.30.7 The operator may be required to enter into a road maintenance agreement to pay for the construction, upgrading or maintenance of roads required to provide access to the development.

5.30.8 Manure management shall comply with the following procedures:

- a) Cropland or improved pasture, which is associated or separate from an approved ILO, may be used for the disposal spreading of manure wastes from an ILO;
- b) If manure is spread on the same site as an ILO, it is considered to be accessory to the ILO;
- c) The municipality may require or allow, manure injections into the soil or innovative technologies other than stockpiling and spreading for manure management. The Ministry of Agriculture may be consulted, regarding manure management; and
- d) Where manure is applied on a site, the separation distances listed in Table 17 shall apply:

<b>Table 17 – Minimum Separation Distances for Specific Method of Manure Application*</b>	
Hamlet, multi-parcel country residential subdivision of 4 lots or more, Urban Municipality <500 population	400m
Urban Municipality 501-5000 population	800m

### 5.31 Private Airstrips

#### Application Requirements

5.31.1 A development permit shall be obtained from the municipality prior to the construction of a private airstrip.

5.31.2 The application shall include the following:

- a) A detailed site plan showing the location and dimensions of the proposed airstrip; and
- b) The location of any known existing airstrips within a one-mile radius of the proposed airstrip.

#### Conditions of Approval

5.31.3 The private airstrip shall be recorded on municipally-produced maps for informational purposes;

5.31.4 All aspects of the private airstrip shall comply with the *Canadian Aviation Regulations*. Proof of compliance may be requested by the Development Officer.

### 5.32 Artist Studio\*

#### Application Requirements

5.32.1 An artist studio shall only be located within a principal building or one (1) accessory building.

\* Amended No. 2023-03

- 5.32.2 An artist studio within a dwelling unit shall not occupy more than 25% of the floor area.
- 5.32.3 Exterior storage or operations of the artist studio are prohibited.
- 5.32.4 The application shall include the following: No exterior alterations shall be undertaken to make the appearance of a dwelling or accessory building inconsistent with the residential character of the building, property, or neighbourhood.
- 5.32.5 No window display of merchandise shall be permitted.
- 5.32.6 The artist studio shall not be open past 10:00 PM on any day of the week.
- 5.32.7 The artist studio shall not generate more than sixteen (16) clients at one time to the site.
- 5.32.8 A resident of the property shall be employed by the artist studio.
- 5.32.9 A maximum of three employees, in addition to the residents of the principal residence, are permitted to work in the artist studio.

#### **Conditions of Approval**

- 5.32.10 No nuisance from noise, vibration, smoke, dust, odours, heat, glare, electrical, or radio disturbances shall be produced by the artist studio, and, at all times, the privacy and enjoyment of adjacent dwellings shall be preserved. The artist studio shall not adversely affect the amenities of the neighbourhood.
- 5.32.11 The artist studio shall not cause substantial increases to on-street parking or traffic than is normal for the neighbourhood.
- 5.32.12 The artist studio may require screening buffers to create separation from adjacent properties and incompatible uses; screening buffers may include landscaping, fences, hedges, and decorative landscaping features.
- 5.32.13 A minimum of one (1) on-site parking stall may be required.
- 5.32.14 The applicant shall submit a business licence application to the municipality before commencing use.
- 5.32.15 The artist studio development permit shall be considered valid only for the time the studio is managed, owned, or operated by the applicant.

### **5.33 Farm Worker Dwelling\*\***

#### **Application Requirements**

- 5.33.1 The following shall be submitted in conjunction with an application for farm worker dwelling(s):
  - a) a letter of intent describing the farm operations, labour requirements, and number of employees to be housed in the dwellings; and
  - b) a detailed site plan showing the location of proposed dwelling units

#### **Development Standards**

- 5.33.2 Water and wastewater services shall be provided to all farm worker dwellings to the satisfaction of the Municipality, the Saskatchewan Health Authority, and the Water Security Agency as applicable.
- 5.33.3 The Municipality may impose a maximum number of farm worker dwellings permitted on a site based on the servicing methods proposed with consideration for the potential for environmental or public health impacts.
- 5.33.4 All farm worker dwellings must comply with all relevant requirements of the *National Building Code*, *The Uniform Building and Accessibility Standards Act and Regulations*, the RM's Building Bylaw and any other applicable RM bylaws.

\* Amended No. 2021-53

\*\* Amended No. 2024-32

- 5.33.5 Setbacks for the farm worker dwelling shall be the same as an accessory building in the zone in which the farm worker dwelling is located.
- 5.33.6 The maximum floor area for a farm worker dwelling is 130 m<sup>2</sup>.

#### **Conditions of Approval**

- 5.33.6 Farm worker dwellings are only permitted on a site containing an approved Intensive Livestock Operation (ILO). In the case that the ILO ceases to operate, all farm worker dwellings shall be removed and the Municipality may register an interest on title to that effect.
- 5.33.6 The Municipality may require financial security in the amount required to remove the farm worker dwellings or convert them to residential accessory space should the ILO cease to operate.

### **5.34 Hydrovac Waste Disposal Facility\***

#### **Application Requirements**

- 5.34.1 An application for a hydrovac waste disposal facility shall include:
- a) a detailed site plan showing proposed site access, drying areas, and existing water bodies and water courses;
  - b) a map indicating the distance between all private wells and dwellings within 1600m (1 mile) of the proposed disposal facility;
  - c) the anticipated amount and source of the hydrovac waste being brought to site; and
  - d) a drainage plan showing the general topography of the site and the direction of flow from all drying areas.
- 5.34.2 The following may also be required where deemed necessary by the Municipality to achieve the environmental objectives as states in the Official Community Plan:
- a) a report identifying the underlying geological conditions for the purposes of assessing environmental risk; and
  - b) engineered designs for all dumping and/or drying areas.

#### **Development Standards**

- 5.34.3 Where, at the discretion of the Municipality, hydrovac dumping is deemed necessary in an emergency circumstance, hydrovac dumping is exempt from obtaining a development permit and the requirements of the section shall not apply. Express written permission shall be provided to the Municipality to approved operators, and the scope of the approval shall be limited to the duration and locations necessary to respond to the emergency.
- 5.34.4 A hydrovac waste disposal facility shall not permitted to locate:
- a) on land where aquifer sensitivity is deemed to be "high" or "extreme". Where a portion of the parcel is deemed to have "high" or "extreme" aquifer sensitivity, hydrovac shall not be permitted on the entire parcel;
  - b) within 75m of a private well; or
  - c) within 75m of a watercourse or water body.
- 5.34.5 Under no circumstance shall hydrovac waste disposal facilities accept hydrovac waste containing Substances of Potential Concerns (as per the *Saskatchewan Environmental Quality Guidelines*) or hazardous substances (as per *The Hazardous Substances and Waste Dangerous Good Regulations*).

#### **Conditions of Approval**

- 5.34.6 The Municipality may at any time request documentation from the landowner or operator confirming the source of the hydrovac waste.

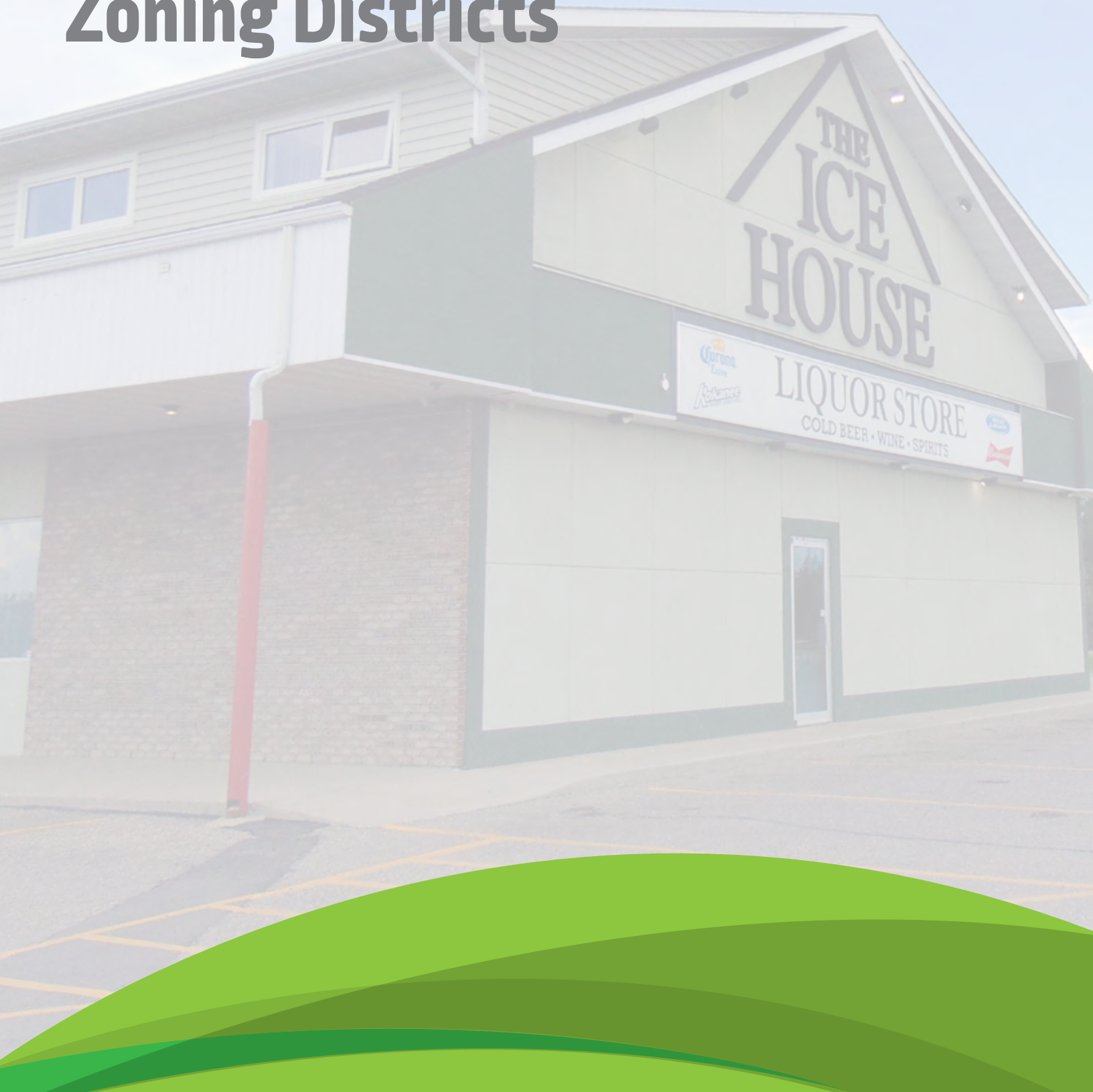
\* Amended No. 2025-12

- 5.34.7 The Municipality may at any time request laboratory testing of the hydrovac waste, at the landowner's expense, for the purpose of identifying contaminants that may be harmful to human health or the environment.
- 5.34.8 Where laboratory testing confirms the presence of contaminants in the hydrovac waste, the development permit will be revoked. The landowner accepting the hydrovac waste is responsible for meeting all testing, monitoring, reporting, and remediation requirements.
- 5.34.9 Where a continuous haul is established, a road haul agreement may be required in accordance with RM bylaw and the *Municipalities Act*. Regular application of dust control may be required at the cost of the applicant.

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# 6

## Zoning Districts



# 6.0 Zoning Districts

## 6.1 Zoning Districts

6.1.1 For the purpose of this Bylaw, the Rural Municipality of Edenwold No. 158 is divided into several zoning districts that may be referred to by the appropriate symbols listed in Table 18.

Table 18 – Zoning Districts			
District Type	Symbol	Zoning District	Page
Agricultural	AR	Agriculture Resource	122
Residential	CR1	Country Residential 1	128
	CR2	Country Residential 2	132
	CR3	Country Residential 3	136
	R1	Urban Residential 1	140
	R2	Urban Residential 2	144
	R3	Urban Residential 3	148
	RMH	Residential Manufactured Home	152
Institutional	CS	Community Service	156
Commercial	HPC	High Profile Commercial	160
	SC	Shopping Centre	166
	COM1	General Commercial	170
Industrial	IND1	General Industrial	176
	EHI	Extraction and Heavy Industrial	180
Special Zone	FD	Future Development	184
	DCD1	Direct Control District 1 - Zehner Subdivision	188
	DCD2	Direct Control District 2 - Richardson Subdivision	194
	DCD3	Direct Control District 3 - Kathrinthal Colony Subdivision	200
	DCD4	Direct Control District 4 - Jameson Subdivision	206

6.1.2 **Agriculture Resource (AR):** The purpose of the Agriculture Resource District (AR) is to preserve large areas capable of accommodating a diverse range of agricultural operations including field and forage crops, irrigation, the keeping of livestock and related activities. Under some conditions, this district also accommodates intensive agricultural operations and other commercial and industrial activities related to the agricultural industry in order to diversify and enhance the RM’s agricultural economy. Other resource-based opportunities such as aggregate excavation may also be permitted at the discretion of Council.

6.1.3 **Country Residential 1 (CR1):** The purpose of the Country Residential 1 District (CR1) is to accommodate rural residential development on the basis of one or two suitable sites being subdivided from the agricultural holdings and rezoned. The primary use shall be residential with limited agricultural production or home-based business development.

- 6.1.4 **Country Residential 2 (CR2):** The purpose of the Country Residential 2 District (CR2) is to accommodate comprehensively-planned, clustered, multi-parcel rural residential development. New development will be considered in this district as defined in the Official Community Plan, within the Development Overlay Area only, where services and amenities are located in close proximity and adequate servicing can be reasonably provided. These developments will have a mix of rural character and urban services available to residents. The development standards shall allow for the development of low-density country residential neighbourhoods.
- 6.1.5 **Country Residential 3 (CR3):** The purpose of the Country Residential 3 District (CR3) district is to accommodate comprehensively-planned, clustered, multi-parcel rural residential development. New development will be considered in this district as defined in the Official Community Plan, within the Development Overlay Area only, where services and amenities are located in close proximity and adequate servicing can be reasonably provided. These developments will have a mix of rural character and urban services available to residents. The development standards shall allow for the development of medium-density country residential neighbourhoods.\*
- 6.1.6 **Urban Residential 1 (R1):** The purpose of the Urban Residential 1 District (R1) is to accommodate low-density urban development exclusively within the community of Emerald Park including the future growth areas for Emerald Park. Subdivisions considered in this district must be fully serviced and located near existing amenities, with comprehensively-planned transportation networks that connect to existing or planned major thoroughfares. These developments will be consistent with the built form of a village or town and will have single family dwellings as the dominant housing type.
- 6.1.7 **Urban Residential 2 (R2):** The purpose of the Urban Residential 2 District (R2) is to accommodate medium-density urban development exclusively within the community of Emerald Park including the future growth areas for Emerald Park. Subdivisions considered in this district must be fully serviced and located near existing amenities, with comprehensively-planned transportation networks that connect to existing or planned major thoroughfares. These developments will be consistent with the built form of a village or town and will have single family dwellings as the dominant housing type, but with some exceptions when approved as a Discretionary Use
- 6.1.8 **Urban Residential 3 (R3):** The purpose of the Urban Residential 3 District (R3) shall be to accommodate medium to high density urban development exclusively within the community of Emerald Park including the future growth areas for Emerald Park. Subdivisions considered in this district must be fully serviced and located near existing amenities, with comprehensively-planned transportation networks that connect to existing or planned major thoroughfares. These developments will be consistent with the built form of a town or city and will have a variety of housing types, including semi-detached, duplexes, fourplexes, townhomes, and apartment buildings.
- 6.1.9 **Residential Manufactured Home (RMH):** The purpose of the Residential Manufactured Home District (RMH) shall be to accommodate the development of residential neighbourhoods primarily consisting of manufactured, mobile or modular homes. New development will be considered in this district as defined in the Official Community Plan, within the Development Overlay Area only, where services and amenities are located in close proximity. Subdivisions considered in this district must be comprehensively-planned and fully serviced.
- 6.1.10 **Community Service (CS):** The purpose of the Community Service District (CS) is to provide areas for a wide range of community service-related land uses to enhance the social, cultural, educational, and recreational opportunities for residents throughout the municipality and the region.
- 6.1.11 **Shopping Centre (SC):** The purpose of the Shopping Centre District is to provide suitable areas for the development of a group of commercial establishments that are designed and developed as a cohesive unit, with common parking facilities. Signage and landscaping are designed to serve and complement the immediate surrounding neighbourhood. Safe and efficient movement of pedestrian traffic is of equal importance to that of vehicular traffic when developing the site layout. The SC District serves mainly local residents.

- 6.1.12 **High Profile Commercial (HPC):** The purpose of the High Profile Commercial District (HPC) is to accommodate a wide range of commercial and light industrial activities located along major roadways providing a high level of visibility to the travelling public. Due to their prominent location, developments in this district are required to be visually-appealing with high-quality landscaping and architecture. There is minimal potential for conflict with adjacent land uses, but where conflicts may arise, mitigative measures can be implemented. The HPC District serves a variety of patrons including local residents, regional clients, and the travelling public.
- 6.1.13 **General Commercial (COM1):** The purpose of the General Commercial District 1 (COM1) is to accommodate a wide range of commercial and light industrial activities where potential conflict with adjacent land uses is minimal. Size, land use intensity, and traffic generation will vary, and therefore not all commercial activities in this district will be compatible with residential uses. The COM1 District serves mainly local residents, but with some amenities for regional clients and the travelling public where highway access is adequate.
- 6.1.14 **General Industrial (IND1):** The purpose of the General Industrial District (IND1) is to provide areas for industrial activities that have moderate potential for conflict with adjacent land uses and are not dependent on exposure to high traffic roadways. Large outdoor space requirements may be accommodated, but sites must maintain an acceptable degree of visual appeal including front yard landscaping and screening where necessary. Heavy equipment may be permitted to access sites in this district where road infrastructure allows.
- 6.1.15 **Extraction and Heavy Industrial (EHI):** The purpose of the Extraction and Heavy Industrial District (EHI) is to provide for medium to large scale extractive and industrial uses that, due to their land requirements and the potential for negative impacts such as noise or odour, are incompatible with other non-industrial land uses and require geographical separation to mitigate their negative effects. This district accommodates heavy industrial activities such as mining, aggregate extraction and processing and storage of raw materials
- 6.1.16 **Future Development (FD):** The purpose of the Future Development District (FD) is to protect lands for future development. While land is zoned to this district, agricultural uses remain the dominant land use as well as a limited range of uses that can be easily removed when land is rezoned and ready for development.

## 6.2 Zoning Districts Map

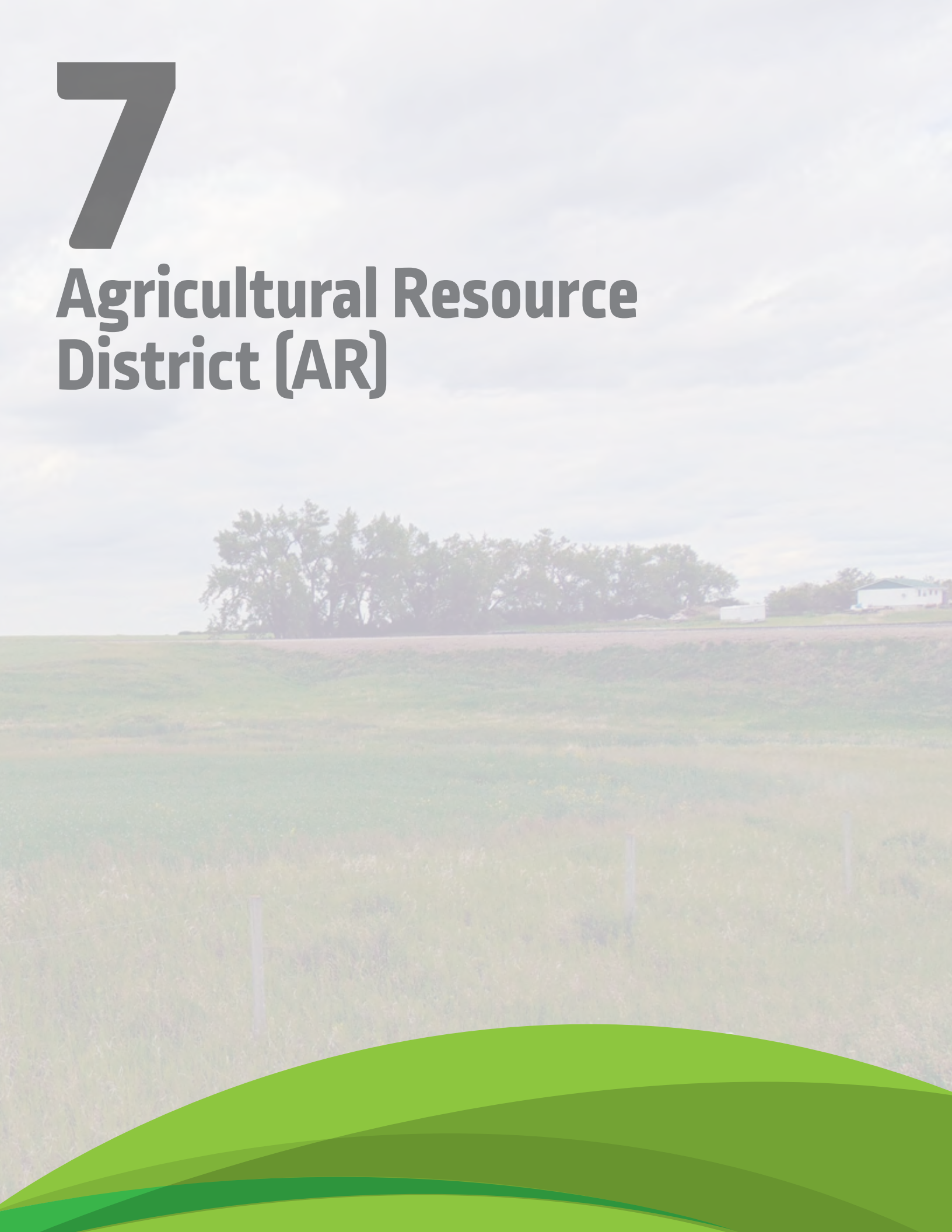
- 6.2.1 The map, bearing the statement "This is the Zoning District Map referred to in Bylaw No. 2019-20 adopted by the Rural Municipality of Edenwold No.158", signed by the Reeve and Administrator under the seal of the Rural Municipality, shall be known as the "Zoning District Map", and such map is hereby declared to be an integral part of this Bylaw.

## 6.3 Boundaries of Zoning Districts

- 6.3.1 The boundaries of the districts referred to in this Bylaw, together with an explanatory legend, notations and reference to this Bylaw, are shown on the map entitled, "Zoning District Map".
- 6.3.2 Unless otherwise shown, the boundaries of zoning districts are site lines, centre lines of streets, lanes, road allowances, or such lines extended and the boundaries of the municipality.
- 6.3.3 Where a boundary of a district crosses a parcel, the boundaries of the districts shall be determined by the use of the scale shown on the map.
- 6.3.4 Where the boundary of a district is also a parcel boundary and the parcel boundary moves by the process of subdivision, the district boundary shall move with that parcel boundary, unless the boundary is otherwise located by amendment to the Bylaw.

# 7

## Agricultural Resource District (AR)



## 7.0 Agricultural Resource District (AR)

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

### 7.1 Permitted Uses

- a) Field crop, orchard, animal and livestock raising, ranching, grazing and other similar uses carried out in the practice of general agriculture including on site sale of any produce grown or raised on the agricultural holding but excluding intensive livestock operation (ILO), feedlot, hatchery, mushroom farm, tree or garden nursery or licensed cannabis production or processing
- b) Use, building or structure accessory to the foregoing permitted use(s) and located on the same site as the principal use
- c) Petroleum extraction development including pipeline, compressor station and storage facility
- d) Mineral resource exploration
- e) Agricultural tourism
- f) Market garden
- g) Greenhouse
- h) < Amended Bylaw No. 2020-24 >
- i) One single detached dwelling, RTM, modular or manufactured home placed on a permanent foundation
- j) Swimming pool
- k) Public utility
- l) Solar energy system (private)
- m) Mausoleum
- n) Private airstrip
- o) Historical or archaeological site
- p) Wildlife or conservation management area
- q) Pedestrian trail or pathway
- s) < Amended Bylaw No. 2020-45 >
- t) < Amended Bylaw No. 2020-45 >
- u) Open space or passive recreational area
- v) Home office
- w) Private telecommunication tower\*\*
- x) Hobby beekeeping‡
- y) Home based business, minor†

### 7.2 Discretionary Uses

The following uses shall be considered by Council subject to the completion of the Discretionary Use process as outlined in Section 3 of the General Administration of this Bylaw:

- a) Agricultural commercial
- b) Agricultural industry
- c) Intensive Livestock Operation (ILO)
- d) Breeding kennel
- e) Boarding kennel
- f) Feedlot
- g) Equestrian facility (riding stable)
- h) Riding hall (private)
- i) Mushroom farm
- j) Tree nursery\*
- k) Licensed cannabis production facility
- l) Research farm
- m) Mineral extraction operation
- n) Aggregate resource extraction, storage and processing\*
- o) Machine shop
- p) Landscaping establishment
- q) Clean fill operation and storage site
- r) Storage of recreational vehicles
- s) Stockyard
- t) Waste disposal facility, solid
- u) Waste disposal facility, liquid
- v) Asphalt plant
- w) Wind energy system (commercial)

\* Amended No. 2020-24

\*\* Amended No. 2022-11

† Amended No. 2023-03

‡ Amended No. 2023-14

- x) Wind energy system (private)
- y) Solar energy system (commercial)
- z) Commercial telecommunication facility or tower
- aa) Cemetery
- bb) Home based business, rural
- cc) Home based business, major
- dd) Amended No. 2023-03
- ee) Work camp
- ff) Campground
- gg) Bed and breakfast
- hh) Secondary suite
- ii) Garage suite
- jj) Commercial recreational use; indoor only
- kk) Recreational use; indoor only
- ll) Off-leash dog park
- mm) Amended No. 2023-03
- nn) Farmer's Market\*
- nn) Recreation (commercial); outdoor only\*\*
- oo) Greenhouse (Commercial)\*
- pp) Fairground\*
- qq) Tourist Facility\*
- rr) Hatchery\*
- ss) Crematorium\*
- uu) Greenhouse (commercial)†
- vv) Farm Worker Dwelling(s)§
- vv) Veterinary clinic, type I‡
- ww) Veterinary clinic, type II‡
- xx) Hydrovac waste disposal facility||

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

### 73 Prohibited Uses

- 73.1 All uses not listed as permitted or discretionary are prohibited in the Agricultural Resource (AR) Zoning District.

### 74 Principal and Accessory Buildings and Uses

- 74.1 All principal and accessory uses, buildings or structures require the submission of a Development Permit prior to commencing the use or construction unless it is identified as exempt from this process in Section 3 of the General Administration of this Bylaw.
- 74.2 All buildings and structures shall be constructed outside of all low-lying or flood-prone areas.
- 74.3 Filling, grading and leveling an area for the purpose of construction must occur with a suitable amount of fill, and proper compaction of the fill material. A Development Permit for earthworks and site grading is required.
- 74.4 A Geotechnical Report is required to be submitted to the municipality before any development can occur on a previously filled and compacted site. All development must be carried out in conformance with the recommendations provided in the Geotechnical Report.
- 74.5 All accessory buildings shall be set back a minimum of 1.2m from the principal building. All other required setbacks are provided in Table 19
- 74.6 Manure applications associated with livestock and agricultural composting are considered accessory to an agricultural operation where the spreading occurs on the parcel in which it is produced.
- 74.7 Where permitted as part as an agricultural operation, facilities for the direct sale of crops grown by the agricultural operation including orchards shall be considered accessory to a farmstead or residence in the Agricultural Resource District.

\* Amended No. 2020-24

§ Amended No. 2024-32

\*\* Amended No. 2020-45

|| Amended No. 2025-12

† Amended No. 2022-20

‡ Amended No. 2023-58

## 7.5 Setbacks and Site Regulations

Use	Site Area		Max. Floor area	Min. Site Frontage	Max Building Height	Front Yard Setback <sup>1</sup>		Side Yard Setback <sup>1</sup>			Rear Yard Setback <sup>1</sup>		
	Min (ha)	Max (ha)				Regional Road**	Local, Collector, Arterial Street	Property Line	Regional Road**	Local, Collector, Arterial Street	Property Line	Regional Road**	Local, Collector, Arterial Street
Single Family Dwelling	64.5* (Quarter section or equivalent)	N/A	N/A	46m	12m	45m	15m	10m	45m	15m	30m	45m	30m
Principal building and facilities	64.5* (Quarter section or equivalent)	N/A	N/A	46m	12m	45m	15m	10m	45m	15m	30m	45m	30m
Accessory Building	N/A	N/A	N/A	N/A	9.1m	45m	10m	10m	45m	10m	15m	45m	15m

1 A minimum of 90m is required from the intersection of the centre lines of any regional road or provincial highway(s) or such greater distance as required for sight (i.e.sight triangle) from the centerline of any regional road. or from the property line of a local, collector, or arterial street\*\*

- 7.5.1 Public Utilities are exempt from these requirements.
- 7.5.2 The Development Officer may require a greater setback for a permitted or discretionary use if it is deemed that the use may substantially interfere with the safety and amenity of adjacent sites.
- 7.5.3 Any parcel which does not conform to the minimum site area requirement but existed in the Information Services Corporation (Land Titles Office) prior to the coming into force of this Bylaw shall be deemed conforming regarding site area.
- 7.5.4 There shall be no minimum area required for a subdivision facilitating a grain elevator, cemetery, mausoleum or railway facility.
- 7.5.5 No dwelling shall be located within the following minimum separation distances from any operation involving the land uses stated in Table 16 except a residence on the same site as and affiliated with the operation:
- The separation distance to an Intensive Livestock Operation as stated in Section 5.30;
  - 457m from a licensed public or private liquid waste disposal facility;
  - 457m from a licensed public or private solid waste disposal facility;
  - 305m to a non-refrigerated anhydrous ammonia facility licensed by Province of Saskatchewan; or 600m to a refrigerated anhydrous ammonia facility licensed by the Province of Saskatchewan.
- 7.5.6 A farm dugout shall be setback a minimum distance of 45m from the centerline of any regional road.\*\*

## 7.6 Subdivision and Development

- 7.6.1 The subdivision of Agricultural Resource (AR) zoned land holdings for country residential purposes shall be limited to two (2) Country Residential 1 (CR1) sites per quarter section (64.8 ha) or equivalent, subject to rezoning and compliance with all relevant area, frontage and setback requirements. If a multi-parcel country residential development is proposed, an alternate residential Zoning District must be considered.
- 7.6.2 All subdivisions and developments must have frontage onto an all-weather registered roadway.†
- 7.6.3 All new Country Residential 1 (CR1) sites must be connected to either municipal services or on-site systems for water and sewer services. All on-site systems must be approved and permitted by the Saskatchewan Health Authority.

\* Amended No. 2020-24  
 \*\* Amended No. 2022-22  
 † Amended No. 2023-14

- 7.6.4 A Comprehensive Development Proposal and Concept Plan are required to be submitted to the municipality for all multi-parcel developments. Refer to Sections 3.22 and 3.23 of this Bylaw for Comprehensive Development Proposals and Concept Plan requirements.
- 7.6.5 Where subdivision is proposed to establish a Discretionary Use, the area proposed for subdivision shall meet the following criteria in Table 20:

<b>Table 20 –Subdivision Site Sizes for Discretionary Uses</b>		
Use	Minimum Site Size	Maximum Site Size
Intensive Agricultural Activities and Intensive Livestock Operations	1 hectare	No maximum
All other Discretionary Uses	1 hectare	16 hectares

- 7.6.6 A reduced agricultural site area below 64.5 hectares may be permitted at Council's discretion due to topographic or physical limitations, or for the purpose of:
  - a) farmland consolidation;
  - b) estate planning settlement;
  - c) farm debt restructuring; or
  - d) a discretionary use application which requires a lesser size area.

## 7.7 Supplementary Development Standards

- 7.7.1 The minimum site area constituting an agricultural operation or agricultural holding shall be 64.5 hectares or equivalent. Equivalent shall mean 64.5 hectares\* or such lesser amount as remains in an agricultural holding because of the original township survey, road widening, road right-of-way or railway plans, drainage ditch, pipeline or transmission line development or government action, natural features such as water courses or water bodies, or as a result of subdivision as permitted herein.
- 7.7.2 Amended No. 2023-14.
- 7.7.3 The Development Officer may require a Drainage Plan designed by an engineer with the submission of a Development Permit application.
- 7.7.4 All new development must have frontage onto an all-weather registered roadway.\*
- 7.7.5 The Development Officer may require a potable water source and/or wastewater system on-site prior to Development Permit Issuance.\*

### 7.7b Keeping of Livestock\*

- 7.7b.1 The keeping of livestock shall be permitted in any Agricultural Resource (AR) Zoning District in accordance with the following conditions:
  - a) There is a maximum of 1 Animal Unit per 370m<sup>2</sup>.

## 7.8 Manure Application from Non-Intensive Livestock Operations

- 7.8.1 The following additional considerations shall be made for all manure application for non-Intensive Livestock Operations (ILO):
  - a) Cropland or improved pasture, which is separate from an approved ILO, may be used for the disposal spreading of manure wastes.
  - b) The municipality may require or allow, manure injections into the soil or innovative technologies other than stockpiling and spreading for manure management. The Ministry of Agriculture may be consulted, regarding manure management.

\* Amended No. 2023-14

- c) The municipality may allow manure injections into the soil or innovative technologies other than stockpiling and spreading for manure management. The Ministry of Agriculture may be consulted regarding manure management:

<b>Table 21– Minimum Separation Distances for Specific Method of Manure Application</b>	
Hamlet, multi-parcel country residential subdivision of 4 lots or more, Urban Municipality <500 population	400
Urban Municipality 501-5000 population	800

## **7.9 Aggregate Extraction**

- 7.9.1 All Discretionary Use applications for new aggregate extraction operations or expansion of an existing aggregate extraction operation must comply with the RM's Aggregate Extraction Policy.

## **7.10 Other Regulations**

- 7.10.1 Subject to all applicable regulations within Section 4.0 – General Regulations and Section 5.0 – Land Use Requirements, Development Standards and Conditions of Approval.

# 8

## Country Residential District 1 (CR1)



## 8.0 Country Residential District 1 (CR1)

In any Country Residential District 1 (CR1), no person shall use any land, building or structure or erect any building or structure except in accordance with the following provisions:

### 8.1 Permitted Uses

- a) One single detached dwelling, RTM or modular home placed on a permanent foundation
- b) Use, building or structure accessory to the foregoing permitted use(s) and located on the same site as the principal use
- c) Existing compatible agricultural uses
- d) Swimming pool
- e) Public utility
- f) Solar energy system (private)
- g) Wildlife or conservation management area
- h) Pedestrian trail or pathway
- i) Open space or passive recreational area
- j) Home office
- k) Private telecommunication tower<sup>‡</sup>
- l) Greenhouse<sup>§</sup>
- m) Hobby beekeeping<sup>||</sup>
- n) Home based business, minor<sup>||</sup>

### 8.2 Discretionary Uses

The following uses shall be considered by Council subject to the completion of the Discretionary Use process as outlined in Section 3 of the General Administration of this Bylaw:

- a) Agricultural tourism
- b) Boarding kennel
- c) Riding hall (private)
- d) < Amended Bylaw No. 2023-03 >
- e) Greenhouse (commercial)\*
- f) Tree nursery\*
- g) Market garden
- h) Storage of recreational vehicles
- i) Wind energy system (private)
- j) Home based business, rural
- k) Home based business, major
- l) < Amended Bylaw No. 2023-03 >
- m) Bed and breakfast
- n) Residential day care
- o) School (private)
- p) Secondary suite
- q) Garage suite
- r) Commercial telecommunication facility or tower\*\*
- r) Artist studio<sup>†</sup>
- s) < Amended Bylaw No. 2023-03 >
- t) Veterinary clinic, type I<sup>||</sup>
- u) Veterinary clinic, type II<sup>||</sup>

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

\* Amended No. 2020-24

\*\* Amended No. 2021-33

† Amended No. 2021-53

‡ Amended No. 2022-11

§ Amended No. 2022-20

|| Amended No. 2023-20

¶ Amended No. 2023-58

### 8.3 Prohibited Uses

8.3.1 All uses not listed as permitted or discretionary are prohibited in the Country Residential 1 (CR1) Zoning District.

### 8.4 Principal and Accessory Buildings and Uses

- 8.4.1 All principal and accessory uses, buildings or structures require the submission of a Development Permit prior to commencing the use or construction unless it is identified as exempt from this process in Section 3 of the General Administration of this Bylaw.
- 8.4.2 All buildings and structures shall be constructed outside of all low-lying or flood-prone areas.
- 8.4.3 Filling, grading and leveling an area for the purpose of construction must occur with a suitable amount of fill and proper compaction of the fill material. A Development Permit for earthworks and site grading is required.
- 8.4.4 A Geotechnical Report is required to be submitted to the municipality before any development can occur on a previously filled and compacted site. All development must be carried out in conformance with the recommendations provided in the Geotechnical Report.
- 8.4.5 All accessory buildings shall be set back a minimum of 1.2 meters from the principal building. All other required setbacks are provided in Table 22:

Use	Site Area		Max. Floor area	Min. Site Frontage	Max <sup>1</sup> Building Height	Front Yard Setback <sup>2,3</sup>		Side Yard Setback <sup>2,3</sup>			Rear Yard Setback <sup>2,3</sup>		
	Min (ha)	Max (ha)				Regional Road*	Local, Collector, Arterial Street	Property Line	Regional Road*	Local, Collector, Arterial Street	Property Line	Regional Road*	Local, Collector, Arterial Street
Principal Building and facilities	2	9	N/A	46m	12m	45m	15m	10m	45m	15m	15m	45m	15m
Single Family Dwelling	2	9	N/A	46m	12m	45m	15m	10m	45m	15m	15m	45m	15m
Accessory Building	N/A	N/A	279 m <sup>2</sup>	N/A	9.1m <sup>4</sup>	45m	15m	10m	45m	10m	8m	45m	8m

1 Accessory building door height: 4.2m

2 A minimum of 90m is required from the intersection of the centre lines of any regional road(s) or provincial highway(s) or such greater distance as required for sight (i.e.sight triangle).\*

3 Setback from the regional road is measured from the centerline of any regional road or from the property line of any local, collector, or arterial street.\*

### 8.5 Setbacks and Site Regulations

- 8.5.1 Public Utilities are exempt from these requirements.
- 8.5.2 The Development Officer may require a greater setback for a permitted or discretionary use if it is deemed that the use may substantially interfere with the safety and amenity of adjacent sites.
- 8.5.3 Residential parcels may be exempted from these requirements:
- a) In the case of a parcel physically severed as a result of road right-of-way or railway plans, drainage ditch, pipeline or transmission line, development, or natural features such as watercourses, water bodies there shall be no maximum site area. Existing residential parcels may be enlarged to include adjoining land physically severed as a result of the above noted barriers;
- 8.5.4 Farm dugouts shall maintain a setback distance of 45 meters from the centerline of any regional road.\*

## **8.6 Subdivision and Development**

- 8.6.1 The subdivision of Agricultural Resource (AR) zoned land holdings for country residential purposes shall be limited to two (2) Country Residential 1 (CR1) sites per quarter section (64.8 ha) or equivalent, subject to rezoning and compliance with all relevant area, frontage and setback requirements. If a multi-parcel country residential development is proposed, an alternate residential Zoning District must be considered.
- 8.6.2 All subdivisions and developments must have frontage onto an all-weather registered roadway.
- 8.6.3 All Country Residential District 1 (CR1) sites must be connected to either municipal services or on-site systems for water and sewer services. All on-site systems must be approved and permitted by the Saskatchewan Health Authority.

## **8.7 Keeping of Livestock**

- 8.7.1 The keeping of livestock shall be permitted in any Country Residential 1 (CR1) Zoning District in accordance with the following conditions:
  - a) There is a maximum of five (5) animal units permitted per site.
- 8.7.2 Animals shall not be pastured within 15 meters of any dwelling or well not owned by the owner of the animals.
- 8.7.3 No buildings or structures intended to contain birds or animals shall be located within 30 meters of an adjacent dwelling or property line.

## **8.8 Other Regulations**

- 8.8.1 Subject to all applicable regulations within Section 4.0 – General Regulations and Section 5.0 – Land Use Requirements, Development Standards and Conditions of Approval.

# 9

## Country Residential District 2 (CR2)



## 9.0 Country Residential District 2 (CR2)

In any Country Residential District 2 (CR2), no person shall use any land, building or structure or erect any building or structure except in accordance with the following provisions:

### 9.1 Permitted Uses

- a) One single detached dwelling, RTM or modular home placed on a permanent foundation
- b) Use, building or structure accessory to the foregoing permitted use(s) and located on the same site as the principal use
- c) Swimming pool
- d) Public utility
- e) Solar energy system (private)
- f) Wildlife or conservation management area
- g) Pedestrian trail or pathway
- h) Recreational use; outdoor only
- i) Sports field
- j) Playground
- k) Open space or passive recreational area
- l) Home office
- m) Hobby beekeeping\*\*
- n) Home based business, minor\*\*
- o) Greenhouse\*\*

### 9.2 Discretionary Uses

The following uses shall be considered by Council subject to the completion of the Discretionary Use process as outlined in Section 3 of the General Administration of this Bylaw:

- a) Wind energy system (private)
- b) Home based business, rural
- c) Home based business, major
- d) < Amended Bylaw No. 2023-03 >
- e) Residential care home, small
- f) Bed and breakfast
- g) Residential day care
- h) Institutional use
- i) Secondary suite
- j) Garage suite
- k) Artist studio\*

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

\* Amended No. 2021-53  
\*\* Amended No. 2023-03

### 9.3 Prohibited Uses

9.3.1 All uses not listed as permitted or discretionary are prohibited in the Country Residential 2 (CR2) Zoning District.

### 9.4 Principal and Accessory Buildings and Uses

- 9.4.1 All principal and accessory uses, buildings or structures require the submission of a Development Permit prior to commencing the use or construction unless it is identified as exempt from this process in Section 3 of the General Administration of this Bylaw.
- 9.4.2 All buildings and structures shall be constructed outside of all low-lying or flood-prone areas.
- 9.4.3 Filling, grading and leveling an area for the purpose of construction must occur with a suitable amount of fill and proper compaction of the fill material. A Development Permit for earthworks and site grading is required.
- 9.4.4 A Geotechnical Report is required to be submitted to the municipality before any development can occur on a previously filled and compacted site. All development must be carried out in conformance with the recommendations provided in the Geotechnical Report.
- 9.4.5 All accessory buildings shall be set back a minimum of 1.2 meters from the principal building. All other required setbacks are provided in Table 23 below in Section 9.5.

**Table 23 – Country Residential 2 (CR2) Setbacks and Site Regulations**

Use	Site Area		Max. Floor area	Min. Site Frontage	Max <sup>1</sup> Building Height	Front Yard Setback <sup>2,3</sup>		Side Yard Setback <sup>2,3</sup>			Rear Yard Setback <sup>2,3</sup>		
	Min [ha]	Max [ha]				Regional Road*	Local, Collector, Arterial Street	Property Line	Regional Road*	Local, Collector, Arterial Street	Property Line	Regional Road*	Local, Collector, Arterial Street
Principal Building and facilities	1.4	8.9	N/A	31m	N/A	45m	15m	15m	45m	15m	15m	45m	15m
Single Family Dwelling	1.4	8.9	N/A	31m	N/A	45m	15m	15m	45m	15m	15m	45m	15m
Accessory Building	N/A	N/A	279 m <sup>2</sup>	N/A	9.1m	45m	15m	5m	45m	5m	5m	45m	5m

1 Accessory building door height: 4.2m

2 A minimum of 90m is required from the intersection of the centre lines of any regional road(s) or provincial highway(s) or such greater distance as required for sight (i.e.sight triangle).\*

3 Measured from the centerline of any regional road or from the property line of any local, collector or arterial street.\*

### 9.5 Setbacks and Site Regulations

- 9.5.1 Public Utilities are exempt from these requirements.
- 9.5.2 The Development Officer may require a greater setback for a permitted or discretionary use if it is deemed that the use may substantially interfere with the safety and amenity of adjacent sites.
- 9.5.3 Residential parcels may be exempted from these requirements:
- In the case of a parcel physically severed as a result of road right-of-way or railway plans, drainage ditch, pipeline or transmission line, development, or natural features such as watercourses, water bodies there shall be no maximum site area. Existing residential parcels may be enlarged to include adjoining land physically severed as a result of the above noted barriers;
- 9.5.4 Any parcel which does not conform to the minimum or maximum site area requirement shall be deemed conforming with regard to site area, provided that a registered title for the site existed at Information Services Corporation (Land Titles Office) prior to the coming into force of this Bylaw.

- 9.5.5 All dugouts shall be setback a minimum distance of 45 meters from the centerline of any regional road and 20 meters from the property line of a local street.\*

## 9.6 Subdivision and Development

- 9.6.1 All subdivisions and developments must front onto an all-weather registered roadway.
- 9.6.2 All Country Residential District 2 (CR2) sites must be connected to either municipal services or on-site systems for water and sewer services. All on-site systems must be approved and permitted by the Saskatchewan Health Authority.
- 9.6.3 A Comprehensive Development Proposal and Concept Plan are required to be submitted to the municipality for a multi-parcel development. Refer to Sections 3.22 and 3.23 of this Bylaw for Comprehensive Development Proposals and Concept Plan requirements.

## 9.7 Keeping of Livestock

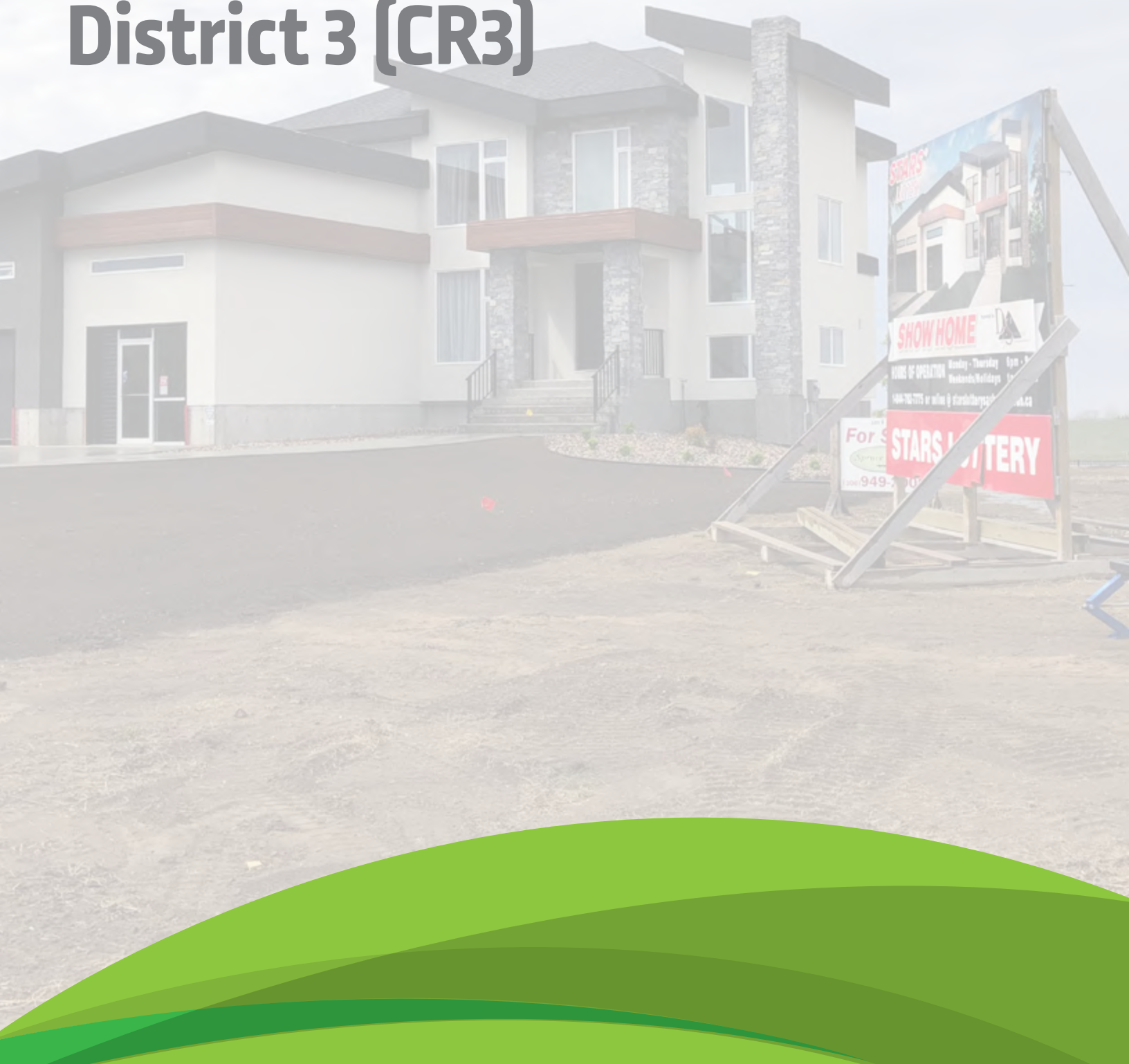
- 9.7.1 The keeping of livestock shall be permitted in the Country Residential 2 (CR2) Zoning District in accordance with the following conditions:
- a) There shall be a maximum of two (2) animal units per site permitted, with the exception of chickens which are addressed in section 9.7.4.
  - b) The keeping of pigs is prohibited within the CR2 zone.
- 9.7.2 Animals shall not be pastured within 15 meters of any dwelling or well on a neighbouring property.
- 9.7.3 No buildings or structures intended to contain birds or animals shall be located within 30 meters of an adjacent dwelling or property line.
- 9.7.4 The keeping of poultry shall be prohibited except when in accordance with the following conditions:
- a) The keeping of roosters is prohibited.
  - b) No more than twelve (12) hens shall be kept on any one site.
  - c) The site and coop shall be properly secured and maintained so as to deter predators and to limit excessive smells or noise.
  - d) The sale of eggs on-site shall not be permitted without an application and approval for a home-based business.
  - e) All hens shall remain in the coop or an enclosed and secured run at all times.
  - f) Manure shall be removed and responsibly discarded or composted on a regular basis.
  - g) Disposal of deceased birds shall be done in accordance with Ministry of Agriculture regulations.
  - h) Chicken coops shall be located in the rear yard of a property.
  - i) No coops or runs shall be located within 30 meters of an adjacent dwelling or property line.
  - j) Prior to acquiring hens, it is recommended that interested individuals consult with their neighbours to identify and address any potential issues or conflicts.

## 9.8 Other Regulations

- 9.8.1 Subject to all applicable regulations within Section 4.0 – General Regulations and Section 5.0 – Land Use Requirements, Development Standards and Conditions of Approval.

# 10

## Country Residential District 3 (CR3)



## 10.0 Country Residential District 3 (CR3)

In any Country Residential District 3 (CR3), no person shall use any land, building or structure or erect any building or structure except in accordance with the following provisions:

### 10.1 Permitted Uses

- a) One single detached dwelling, RTM or modular home placed on a permanent foundation
- b) Use, building or structure accessory to the foregoing permitted use(s) and located on the same site as the principal use
- c) Swimming pool
- d) Public utility
- e) Solar energy system (private)
- f) Wildlife or conservation management area
- g) Pedestrian trail or pathway
- h) Recreational use; outdoor only
- i) Sports field
- j) Playground
- k) Open space or passive recreational area
- l) Home office
- m) Hobby Beekeeping<sup>†</sup>
- n) Greenhouse<sup>\*\*</sup>
- o) Home based business, minor<sup>\*\*</sup>

### 10.2 Discretionary Uses

The following uses shall be considered by Council subject to the completion of the Discretionary Use process as outlined in Section 3 of the General Administration of this Bylaw:

- a) Home based business, major
- b) < Amended Bylaw No. 2023-03 >
- c) Residential care home, small
- d) Bed and breakfast
- e) Residential day care
- f) Secondary suite
- g) Garage suite
- h) Artist studio\*

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

### 10.3 Prohibited Uses

- 10.3.1 All uses not listed as permitted or discretionary are prohibited in the Country Residential 3 (CR3) Zoning District.

## 10.4 Principal and Accessory Buildings and Uses

- 10.4.1 All principal and accessory uses, buildings or structures require the submission of a Development Permit prior to commencing the use or construction unless it is identified as exempt from this process in Section 3 of the General Administration of this Bylaw.
- 10.4.2 All buildings and structures shall be constructed outside of all low-lying or flood-prone areas.
- 10.4.3 Filling, grading and leveling an area for the purpose of construction must occur with a suitable amount of fill and proper compaction of the fill material. A Development Permit for earthworks and site grading is required.
- 10.4.4 A Geotechnical Report is required to be submitted to the municipality before any development can occur on a previously filled and compacted site. All development must be carried out in conformance with the recommendations provided in the Geotechnical Report.
- 10.4.5 All accessory buildings shall be set back a minimum of 1.2 meters from the principal building. All other required setbacks are provided in Table 24 below in Section 10.5.

**Table 24 – Country Residential 3 (CR3) Setbacks and Site Regulations**

Use	Site Area		Max. Floor area	Min. Site Frontage	Max Site Coverage	Max <sup>1</sup> Building Height	Front Yard Setback <sup>2,3</sup>		Side Yard Setback <sup>2,3</sup>			Rear Yard Setback <sup>2,3</sup>		
	Min [ha]	Max [ha]					Regional Road*	Local, Collector, Arterial Street	Property Line	Regional Road <sup>§</sup>	Local, Collector, Arterial Street	Property Line	Regional Road <sup>§</sup>	Local, Collector, Arterial Street
Principal Building and facilities	0.14	2	N/A	20m	60% <sup>4</sup>	12m	45m	10m <sup>†</sup>	3m <sup>†</sup>	45m	5m <sup>**</sup>	10m	45m	10m
Single Family Dwelling	0.14	2	N/A	20m	60% <sup>4</sup>	12m	45m	10m <sup>†</sup>	3m <sup>†</sup>	45m	5m <sup>**</sup>	10m	45m	10m
Accessory Building	N/A	N/A	186 m <sup>2</sup>	N/A	N/A	9.1m	45m	10m <sup>†</sup>	3m <sup>†</sup>	45m	2.5m <sup>**</sup>	2.5m	45m	6m

1 Accessory building door height: 4.2m.

2 A minimum of 90m is required from the intersection of the centre lines of any regional road(s) or provincial highway(s) or such greater distance as required for sight (i.e. sight triangle).<sup>§</sup>

3 Measured from the centerline of any regional road or from the property line of any local, collector or arterial street.<sup>§</sup>

4 Includes accessory buildings.

## 10.5 Setbacks and Site Regulations

- 10.5.1 Public Utilities are exempt from these requirements.
- 10.5.2 The Development Officer may require a greater setback for a permitted or discretionary use if it is deemed that the use may substantially interfere with the safety and amenity of adjacent sites.
- 10.5.3 Residential parcels may be exempted from these requirements in the case of a parcel physically severed as a result of road right-of-way or railway plans, drainage ditch, pipeline or transmission line, development, or natural features such as watercourses, water bodies there shall be no maximum site area. Existing residential parcels may be enlarged to include adjoining land physically severed as a result of the above noted barriers.

## 10.6 Subdivision and Development

- 10.6.1 All subdivisions and developments must front onto an all-weather registered roadway.
- 10.6.2 All new Country Residential District 3 (CR3) sites must be connected to either municipal services or on-site systems for water and sewer services. All on-site systems must be approved and permitted by the Saskatchewan Health Authority.\*

\* Amended No. 2020-24

‡ Amended No. 2021-33

\*\* Amended No. 2021-33

§ Amended No. 2022-20

† Amended No. 2021-17

10.6.3 A Comprehensive Development Proposal and Concept Plan are required to be submitted to the municipality for a multi-parcel development and new development. Refer to Sections 3.22 and 3.23 of this Bylaw for Comprehensive Development Proposals and Concept Plan requirements.

### **10.7 Keeping of Livestock**

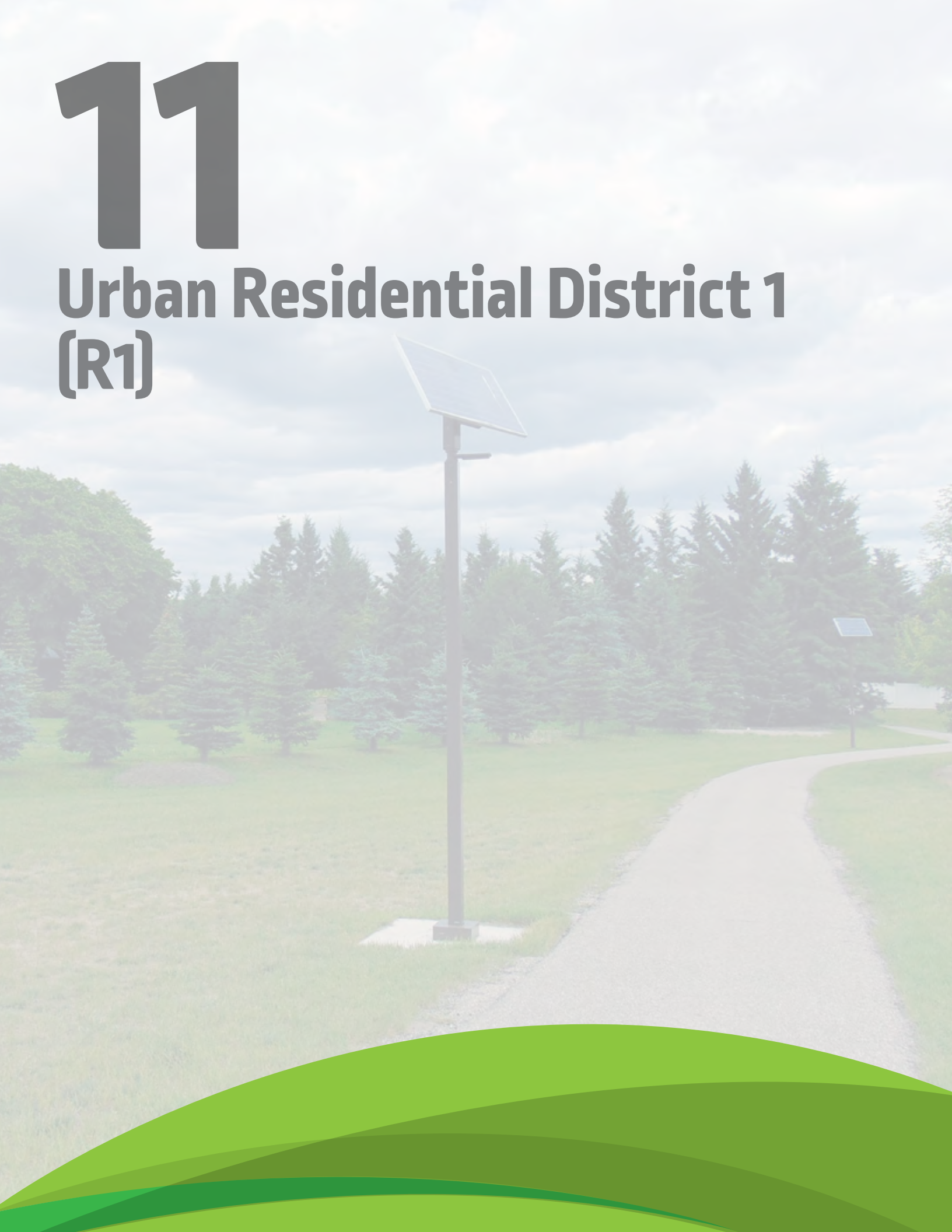
10.7.1 The keeping of livestock is prohibited in the Country Residential 3 (CR3) Zoning District.

### **10.8 Other Regulations**

10.8.1 Subject to all applicable regulations within Section 4.0 – General Regulations and Section 5.0 – Land Use Requirements, Development Standards and Conditions of Approval.

# 11

## Urban Residential District 1 (R1)



## 11.0 Urban Residential District 1 (R1)

No person shall within an Urban Residential District (R1) use any land, or erect, alter or use any building or structure except in accordance with the following provisions:

### 11.1 Permitted Uses

- a) One single detached dwelling or RTM placed on a permanent foundation
- b) Use, building or structure accessory to the foregoing permitted use(s) and located on the same site as the principal use
- c) Swimming pool
- d) Public utility
- e) Solar energy system (private)
- f) Pedestrian trail or pathway
- g) Recreational use; outdoor only
- h) Sports field
- i) Playground
- j) Open space or passive recreational area
- k) Community garden
- l) Home office
- m) Home based business, minor\*\*
- n) Hobby Beekeeping†

### 11.2 Discretionary Uses

The following uses shall be considered by Council subject to the completion of the Discretionary Use process as outlined in Section 3 of the General Administration of this Bylaw:

- a) Home based business, major
- b) < Amended Bylaw No. 2023-03 >
- c) Residential care home, small
- d) Bed and breakfast
- e) Day care facility
- f) Residential day care
- g) Secondary suite in a single detached dwelling only
- h) Artist studio (excluding industrial arts)\*

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

### 11.3 Prohibited Uses

- 11.3.1 All uses not listed as permitted or discretionary are prohibited in the Urban Residential 1 (R1) Zoning District.

## 11.4 Principal and Accessory Buildings and Uses

- 11.4.1 All principal and accessory uses, buildings or structures require the submission of a Development Permit prior to commencing the use or construction unless it is identified as exempt from this process in Section 3 of the General Administration of this Bylaw.
- 11.4.2 All buildings and structures shall be constructed outside of all low-lying or flood-prone areas.
- 11.4.3 Filling, grading and leveling an area for the purpose of construction must occur with a suitable amount of fill and proper compaction of the fill material. A Development Permit for earthworks and site grading is required.
- 11.4.4 A Geotechnical Report is required to be submitted to the municipality before any development can occur on a previously filled and compacted site. All development must be carried out in conformance with the recommendations provided in the Geotechnical Report.
- 11.4.5 All accessory buildings shall be set back a minimum of 1.2 meters from the principal building. All other required setbacks are provided in Table 25
- 11.4.6 Fabric-covered structures consisting of wood, metal, or plastic framing covered on the roof and one or more sides with fabric, plastic, vinyl, or other materials are prohibited.\*

**Table 25 – Urban Residential 1 (R1) Setbacks and Site Regulations**

Use	Site Area		Max. Floor area	Min. Site Frontage	Max Site Coverage <sup>1</sup>	Max Building Height	Front Yard Setback	Side Yard Setback		Rear Yard Setback	
	Min (ha)	Max (ha)						Property Line	Local, Collector, Arterial Street	Property Line	Local, Collector, Arterial Street
Principal Building and Facilities	0.14	1.4	N/A	20m	60%	12m	15m	1.2m	3m	6m	6m
Single Family Dwelling	0.14	1.4	N/A	20m	60%	12m	15m	1.2m	3m	6m	6m
Accessory Building	N/A	N/A	186 m <sup>2</sup>	N/A	N/A	9.1m	15m	1.2m	3m	1.5m	6m

<sup>1</sup> Includes accessory buildings.

## 11.5 Setbacks and Site Regulations

- 11.5.1 Public Utilities are exempt from these requirements.
- 11.5.2 The Development Officer may require a greater setback for a permitted or discretionary use if it is deemed that the use may substantially interfere with the safety and amenity of adjacent sites.
- 11.5.3 Residential parcels may be exempted from these requirements in the case of a parcel physically severed as a result of road right-of-way or railway plans, drainage ditch, pipeline or transmission line, development, or natural features such as watercourses, water bodies there shall be no maximum site area. Existing residential parcels may be enlarged to include adjoining land physically severed as a result of the above noted barriers;
- 11.5.4 Any parcel which does not conform to the minimum or maximum site area requirement shall be deemed conforming with regard to site area, provided that a registered title for the site existed at Information Services Corporation (Land Titles Office) prior to the coming into force of this Bylaw.

## 11.6 Subdivision and Development

- 11.6.1 All subdivisions and developments must front onto an all-weather registered roadway.
- 11.6.2 All new Urban Residential District 1 (R1) sites must be connected to municipal water and sewer services.
- 11.6.3 A Comprehensive Development Proposal and Concept Plan are required to be submitted to the municipality for a multi-parcel development and new development. Refer to Sections 3.22 and 3.23 of this Bylaw for Comprehensive Development Proposals and Concept Plan requirements.

\* Amended No. 2020-45

## **11.7 Keeping of Livestock**

11.71 The keeping of livestock is prohibited in the Urban Residential 1 (R1) Zoning District.

## **11.8 Permitted Yard Encroachments**

11.8.1 Where minimum front, side or rear yards are required in an Urban Residential Zoning District, the following yard encroachments shall be permitted.

- a) Window sills, roof overhangs, eaves, gutters, bay windows, chimneys, and similar alterations projecting a maximum distance of 0.6 meters into any required yard.

## **11.9 Other Regulations**

11.9.1 Subject to all applicable regulations within Section 4.0 – General Regulations and Section 5.0 – Land Use Requirements, Development Standards and Conditions of Approval.

# 12

## Urban Residential District 2 (R2)



## 12.0 Urban Residential District 2 (R2)

No person shall within an Urban Residential District 2 (R2) use any land, or erect, alter or use any building or structure except in accordance with the following provisions:

### 12.1 Permitted Uses

- a) One single detached dwelling
- b) Use, building or structure accessory to the foregoing permitted use(s) and located on the same site as the principal use
- c) Swimming pool
- d) Public utility
- e) Solar energy system (private)
- f) Pedestrian trail or pathway
- g) Recreational use; outdoor only
- h) Sports field
- i) Playground
- j) Open space or passive recreational area
- k) Community garden
- l) Home office
- m) Home based business, minor\*\*

### 12.2 Discretionary Uses

The following uses shall be considered by Council subject to the completion of the Discretionary Use process as outlined in Section 3 of the General Administration of this Bylaw:

- a) Apartment building of 4 storeys or less
- b) Semi-detached dwelling
- c) Duplex dwelling
- d) Triplex dwelling
- e) Fourplex dwelling
- f) Townhouse
- g) Home based business, major
- h) < Amended Bylaw No. 2023-03 >
- i) Residential care home, large
- j) Residential care home, small
- k) Bed and breakfast
- l) Day care facility
- m) Residential day care
- n) Artist studio (excluding industrial arts)\*

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

\* Amended No. 2021-53  
\*\* Amended No. 2023-03

## 12.3 Prohibited Uses

12.3.1 All uses not listed as permitted or discretionary are prohibited in the Urban Residential 2 (R2) Zoning District.

## 12.4 Principal and Accessory Buildings and Uses

- 12.4.1 All principal and accessory uses, buildings or structures require the submission of a Development Permit prior to commencing the use or construction unless it is identified as exempt from this process in Section 3 of the General Administration of this Bylaw.
- 12.4.2 All buildings and structures shall be constructed outside of all low – lying or flood-prone areas.
- 12.4.3 Filling, grading and leveling an area for the purpose of construction must occur with a suitable amount of fill and proper compaction of the fill material. A Development Permit for earthworks and site grading is required.
- 12.4.4 A Geotechnical Report is required to be submitted to the municipality before any development can occur on a previously filled and compacted site. All development must be carried out in conformance with the recommendations provided in the Geotechnical Report.
- 12.4.5 All accessory buildings shall be set back a minimum of 1.2 meters from the principal building. All other required setbacks are provided in Table 26.
- 12.4.6 Fabric-covered structures consisting of wood, metal, or plastic framing covered on the roof and one or more sides with fabric, plastic, vinyl, or other materials are prohibited.\*

**Table 26 – Urban Residential 2 (R2) Setbacks and Site Regulations**

Use	Site Area		Max. Floor area	Min. Site Frontage	Max Site Coverage <sup>1</sup>	Max Building Height	Front Yard Setback	Side Yard Setback <sup>2</sup>		Rear Yard Setback	
	Min (ha)	Max (ha)					Property Line	Property Line	Local, Collector, Arterial Street	Property Line	Local, Collector, Arterial Street
Single Family Dwelling	0.08	1	N/A	18.4m	40%	12m	10m	2m	3m	5m	5m
Duplex	0.08	1	N/A	18.4m	40%	12m	10m	3m	3m	5m	5m
Triplex	0.08	1	N/A	18.4m	40%	12m	10m	3m	3m	5m	5m
Fourplex	0.08	1	N/A	18.4m	40%	12m	10m	3m	3m	5m	5m
Semi-Detached	0.08	1	N/A	6m	40%	12m	10m	3m	3m	5m	5m
Townhouses	0.08	1	N/A	6m	50%	12m	10m	3m	3m	5m	5m
Apartment Building	0.08	2	N/A	24.5m	50%	4 storeys (6m per storey)	10m	2m	5m	5m	5m
Accessory Building	N/A	N/A	140m <sup>2**</sup>	N/A	N/A	6m	10m	1m	1.4m	1.5m	1.5m

1 Includes accessory buildings.

2 From a common wall property line: 0m

## 12.5 Setbacks and Site Regulations

- 12.5.1 Public Utilities are exempt from these requirements.
- 12.5.2 The Development Officer may require a greater setback for a permitted or discretionary use if it is deemed that the use may substantially interfere with the safety and amenity of adjacent sites.

\* Amended No. 2020-45

\*\* Amended No. 2023-03

- 12.5.3 Residential parcels may be exempted from these requirements in the case of a parcel physically severed as a result of road right-of-way or railway plans, drainage ditch, pipeline or transmission line, development, or natural features such as watercourses, water bodies there shall be no maximum site area. Existing residential parcels may be enlarged to include adjoining land physically severed as a result of the above noted barriers.
- 12.5.4 Any parcel which does not conform to the minimum or maximum site area requirement shall be deemed conforming with regard to site area, provided that a registered title for the site existed at Information Services Corporation (Land Titles Office) prior to the coming into force of this Bylaw.

## **12.6 Subdivision and Development**

- 12.6.1 All subdivisions and developments must front onto an all-weather registered roadway.
- 12.6.2 All new Urban Residential District 2 (R2) sites must be connected to municipal water and sewer services.
- 12.6.3 A Comprehensive Development Proposal and Concept Plan are required to be submitted to the municipality for a multi-parcel development and new development. Refer to Sections 3.22 and 3.23 of this Bylaw for Comprehensive Development Proposals and Concept Plan requirements.

## **12.7 Keeping of Livestock**

- 12.7.1 The keeping of livestock is prohibited in the Urban Residential 2 (R2) Zoning District.

## **12.8 Permitted Yard Encroachments**

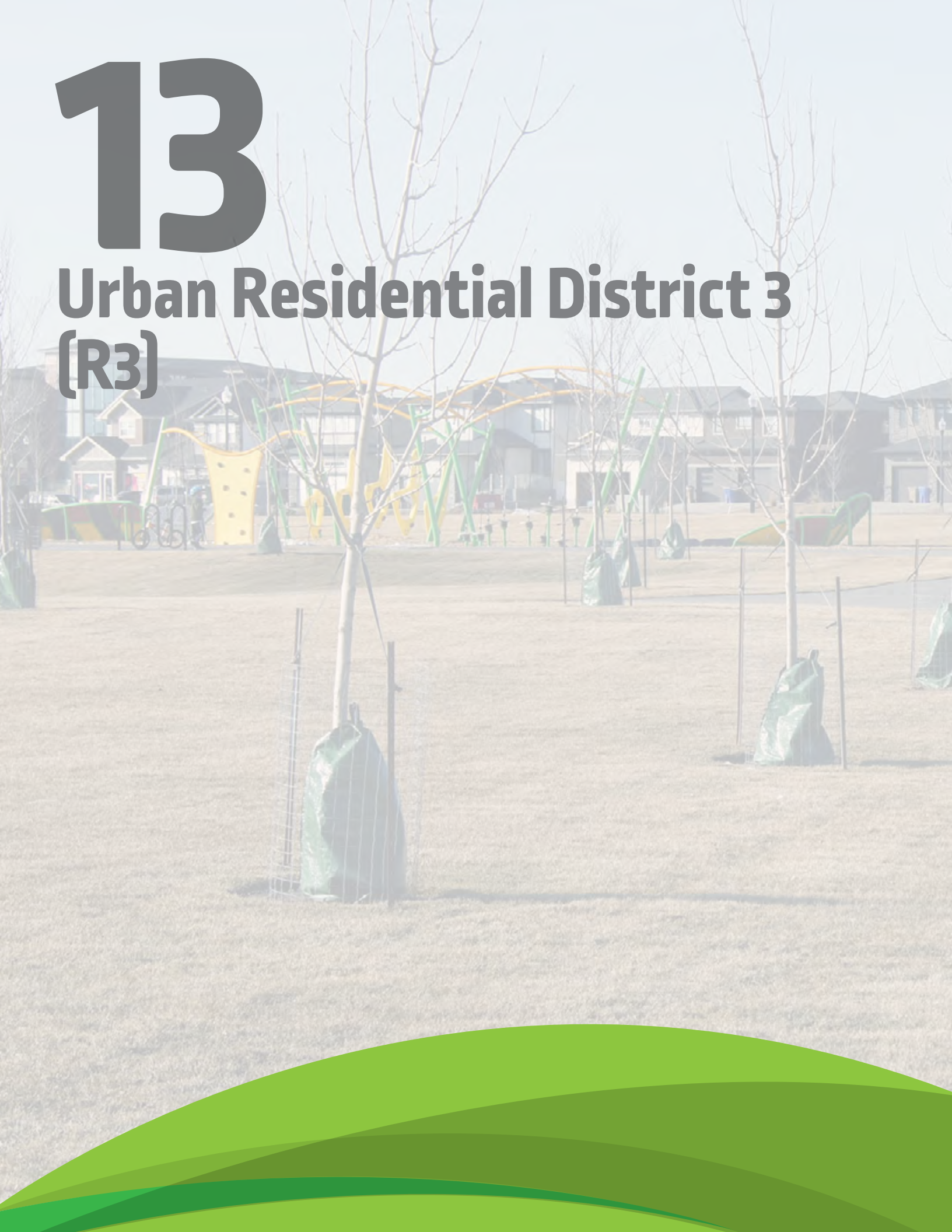
- 12.8.1 Where minimum front, side or rear yards are required in an Urban Residential Zoning District, the following yard encroachments shall be permitted;
- a) Window sills, roof overhangs, eaves, gutters, bay windows, chimneys, and similar alterations projecting a distance of a maximum 0.6m into any required yard.

## **12.9 Other Regulations**

- 12.9.1 Subject to all applicable regulations within Section 4.0 – General Regulations and Section 5.0 – Land Use Requirements, Development Standards and Conditions of Approval.

# 13

## Urban Residential District 3 (R3)



## 13.0 Urban Residential District 3 (R3)

No person shall within an Urban Residential District 3 (R3) use any land, or erect, alter or use any building or structure except in accordance with the following provisions:

### 13.1 Permitted Uses

- a) One single detached dwelling, semi-detached dwelling, duplex dwelling, fourplex dwelling or townhouse dwelling
- b) Use, building or structure accessory to the foregoing permitted use(s) and located on the same site as the principal use
- c) Swimming pool
- d) Public utility
- e) Solar energy system (private)
- f) Pedestrian trail or pathway
- g) Recreational use; outdoor only
- h) Sports field
- i) Playground
- j) Open space or passive recreational area
- k) Community garden
- l) Home office
- m) Home based business, minor\*\*

### 13.2 Discretionary Uses

The following uses shall be considered by Council subject to the completion of the Discretionary Use process as outlined in Section 3 of the General Administration of this Bylaw:

- a) Apartment building of 4 storeys or less
- b) Secondary suite in a single detached dwelling only
- c) Home based business, major
- d) < Amended Bylaw No. 2023-03 >
- e) Residential care home, large
- f) Residential care home, small
- g) Bed and breakfast
- h) Day care facility
- i) Residential day care
- j) Artist studio (excluding industrial arts)\*

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

### 13.3 Prohibited Uses

- 13.3.1 All uses not listed as permitted or discretionary are prohibited in the Urban Residential 3 (R3) Zoning District.

\* Amended No. 2021-53  
\*\* Amended No. 2023-03

## 13.4 Principal and Accessory Buildings and Uses

- 13.4.1 All principal and accessory uses, buildings or structures require the submission of a Development Permit prior to commencing the use or construction unless it is identified as exempt from this process in Section 3 of the General Administration of this Bylaw.
- 13.4.2 All buildings and structures shall be constructed outside of all low-lying or flood-prone areas.
- 13.4.3 Filling, grading and leveling an area for the purpose of construction must occur with a suitable amount of fill and proper compaction of the fill material. A Development Permit for earthworks and site grading is required.
- 13.4.4 A Geotechnical Report is required to be submitted to the municipality before any development can occur on a previously filled and compacted site. All development must be carried out in conformance with the recommendations provided in the Geotechnical Report.
- 13.4.5 All accessory buildings shall be set back a minimum of 1.2 meters from the principal building. All other required setbacks are provided in Table 27.
- 13.4.6 The maximum height of the roof pitch of an accessory building must be equal to or lower than the principal building on the same site.
- 13.4.7 Fabric-covered structures consisting of wood, metal, or plastic framing covered on the roof and one or more sides with fabric, plastic, vinyl, or other materials are prohibited.\*

**Table 27 – Urban Residential 3 (R3) Setbacks and Site Regulations**

Use	Min. Site Area	Min. Building Floor area	Min. Site Frontage	Max Site Coverage <sup>1</sup>	Max Building Height	Front Yard Setback	Side Yard Setback <sup>2</sup>		Rear Yard Setback
						Property Line	Property Line	Local, Collector, or Arterial Street	Property Line
Principal building and Facilities	318 m <sup>2</sup>	70 m <sup>2</sup>	9.1m	50%	12m	6m	1.2m	2.5m	6m
Single Family Dwelling	318 m <sup>2</sup>	70 m <sup>2</sup>	9.1m	50%	12m	6m	1.2m	2.5m	6m
Single Family – Laned	297 m <sup>2</sup>	70 m <sup>2</sup>	8.5m	55%	12m	3m	1.2m	2.5m	6m
Single Family – Larger Lot	532 m <sup>2</sup>	70 m <sup>2</sup>	15.2m	50%	12m	6m	1.2m	2.5m	6m
Duplex	297 m <sup>2</sup>	70 m <sup>2</sup>	8.5m	50%	12m	6m	1.2m	2.5m	6m
Duplex – Laned	210 m <sup>2</sup>	70 m <sup>2</sup>	6m	50%	12m	3m	1.2m	2.5m	6m
Triplex	297 m <sup>2</sup>	70 m <sup>2</sup>	8.5m	50%	12m	6m	1.2m	2.5m	6m
Fourplex	318 m <sup>2</sup>	70 m <sup>2</sup>	9.1m	50%	12m	6m	1.2m	2.5m	6m
Semi-Detached	210 m <sup>2</sup>	70 m <sup>2</sup>	6m	55%	12m	3m	1.2m <sup>1</sup>	2.5m	6m
Semi-Detached – Laned	210 m <sup>2</sup>	70 m <sup>2</sup>	6m	55%	12m	3m	1.2m <sup>1</sup>	2.5m	6m
Townhouses	192 m <sup>2</sup>	N/A	5.5m	65%	12m	3m	1.2m <sup>1</sup>	2.5m	6m
Apartment Building	800 m <sup>2</sup>	N/A	24.5	50%	4 storeys (6m per storey)	10m	3m	3m	5m
Accessory Building	N/A	140 m <sup>2</sup>	N/A	N/A	5.5m	10m	1.2m	2.5m	0.6m

1 Includes accessory buildings.

2 From a common wall property line: 0m

## 13.5 Setbacks and Site Regulations

- 13.5.1 Public Utilities are exempt from these requirements.
- 13.5.2 The Development Officer may require a greater setback for a permitted or discretionary use if it is deemed that the use may substantially interfere with the safety and amenity of adjacent sites.

- 13.5.3 Residential parcels may be exempted from these requirements in the case of a parcel physically severed as a result of road right-of-way or railway plans, drainage ditch, pipeline or transmission line, development, or natural features such as watercourses, water bodies there shall be no maximum site area. Existing residential parcels may be enlarged to include adjoining land physically severed as a result of the above noted barriers.
- 13.5.4 Any parcel which does not conform to the minimum or maximum site area requirement shall be deemed conforming with regard to site area, provided that a registered title for the site existed at Information Services Corporation (Land Titles Office) prior to the coming into force of this Bylaw.

### **13.6 Subdivision and Development**

- 13.6.1 All subdivisions and developments must front onto an all-weather registered roadway.
- 13.6.2 All new Urban Residential District 3 (R3) sites must be connected to municipal water and sewer services.
- 13.6.3 A Comprehensive Development Proposal and Concept Plan are required to be submitted to the Municipality for a multi-parcel development and new development. Refer to Sections 3.22 and 3.23 of this Bylaw for Comprehensive Development Proposals and Concept Plan requirements.

### **13.7 Keeping of Livestock**

- 13.7.1 The keeping of livestock is prohibited in the Urban Residential 3 (R3) Zoning District.

### **13.8 Permitted Yard Encroachments**

- 13.8.1 Where minimum front, side or rear yards are required in an Urban Residential Zoning District, the following yard encroachments shall be permitted.
  - a) Window sills, roof overhangs, eaves, gutters, bay windows, chimneys, and similar alterations projecting a maximum distance of 0.6 meters into any required yard.

### **13.9 Other Regulations**

- 13.9.1 Subject to all applicable regulations within Section 4.0 – General Regulations and Section 5.0 – Land Use Requirements, Development Standards and Conditions of Approval.

# 14

## Residential Manufactured Home District (RMH)



## 14.0 Residential Manufactured Home (RMH)

No person shall within any Residential Manufactured Home District (RMH) use any land or erect, alter or use any building or structure, except in accordance with the following provisions:

### 14.1 Permitted Uses

- a) One manufactured or mobile home following the placement thereof on a permanent foundation (newer than 1995)
- b) Use, building or structure accessory to the foregoing permitted use(s) and located on the same site as the principal use
- c) Swimming pool
- d) Public utility
- e) Solar energy system (private)
- f) Pedestrian trail or pathway
- g) Recreational use; outdoor only
- h) Sports field
- i) Playground
- j) Open space or passive recreational area
- k) Community garden
- l) Home office
- m) Home based business, minor\*

### 14.2 Discretionary Uses

The following uses shall be considered by Council subject to the completion of the Discretionary Use process as outlined in Section 3 of the General Administration of this Bylaw:

- a) Community facility
- b) Laundry facility
- c) Convenience store
- d) Day care facility
- e) Residential day care
- f) Home based business, major
- g) < Amended Bylaw No. 2023-03 >

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

### 14.3 Prohibited Uses

- 14.3.1 All uses not listed as permitted or discretionary are prohibited in the Residential Manufactured Home District (RMH) Zoning District.

## 14.4 Principal and Accessory Buildings and Uses

- 14.4.1 All principal and accessory uses, buildings or structures require the submission of a Development Permit prior to commencing the use or construction unless it is identified as exempt from this process in Section 3 of the General Administration of this Bylaw.
- 14.4.2 All buildings and structure shall be constructed outside of all low-lying or flood-prone areas.
- 14.4.3 Filling, grading and leveling an area for the purpose of construction must occur with a suitable amount of fill and proper compaction of the fill material. A Development Permit for earthworks and site grading is required.
- 14.4.4 A Geotechnical Report is required to be submitted to the municipality before any development can occur on a previously filled and compacted site. All development must be carried out in conformance with the recommendations provided in the Geotechnical Report.
- 14.4.5 All accessory buildings shall be set back a minimum of 1.2 meters from the principal building. All other required setbacks are provided in Table 28.
- 14.4.6 All principle buildings shall be set back a minimum of 6m from the principal buildings on adjacent properties. All other required setbacks are provided in the table below in Section 14.5.
- 14.4.7 All mobile homes must comply with Canadian Standards Association Code Z240-16 (R2021), or revision thereof.\*
- 14.4.8 All manufactured homes must comply with Canadian Standards Association Code A277-16 (R2021), or revision thereof.\*

Table 28 – Residential Manufactured Home (RMH) Setbacks and Site Regulations													
Use	Site Area		Min. Site Frontage	Max Site Coverage <sup>1</sup>	Max Building Height	Front Yard Setback <sup>2</sup>		Side Yard Setback <sup>2</sup>			Rear Yard Setback <sup>2</sup>		
	Min. [m <sup>2</sup> ]	Max. [m <sup>2</sup> ]				Regional Road*	Local, Collector, Arterial Street	Property Line <sup>3</sup>		Regional Road*	Property Line	Regional Road*	Local, Collector, Arterial Street
								Min.	Total				
Principal Building and facilities	300	750	13.4m	65%	12m	45m	75m <sup>4</sup>	0.5m	6m	45m	75m	45m	75m
Manufactured Home	300	750	13.4m	65%	12m	45m	75m <sup>4</sup>	0.5m	6m	45m	75m	45m	75m
Modular Home	300	750	13.4m	65%	12m	45m	75m <sup>4</sup>	0.5m	6m	45m	75m	45m	75m
Mobile Home	300	750	13.4m	65%	12m	45m	75m <sup>4</sup>	0.5m	6m	45m	75m	45m	75m
Community Centre	300	750	No Min.	N/A	12m	45m	75m <sup>4</sup>	6m		45m	75m	45m	75m
Accessory Building	N/A	N/A	N/A	N/A	9.1m	45m	75m <sup>4</sup>	5m		45m	6m	45m	6m

1 Includes accessory building.

2 Measured from the centerline of any regional road or from the property line of any local, collector or arterial street.\*

3 Total: means the sum of both side yard setbacks.

4 5m from a street property line, where the front yard does not accommodate parking but may include a patio or walkway

## 14.5 Setbacks and Site Regulations\*

- 14.5.1 Public Utilities are exempt from these requirements.
- 14.5.2 The Development Officer may require a greater setback for a permitted or discretionary use if it is deemed that the use may substantially interfere with the safety and amenity of adjacent sites.
- 14.5.3 Residential parcels may be exempted from these requirements in the case of a parcel physically severed as a result of road right-of-way or railway plans, drainage ditch, pipeline or transmission line, development, or natural features such as watercourses, water bodies there shall be no maximum site area. Existing residential parcels may be enlarged to include adjoining land physically severed as a result of the above noted barriers.

- 14.5.4 Any parcel which does not conform to the minimum or maximum site area requirement shall be deemed conforming with regard to site area, provided that a registered title for the site existed at Information Services Corporation (Land Titles Office) prior to the coming into force of this Bylaw.

## **14.6 Subdivision and Development**

- 14.6.1 All subdivisions and developments must front onto an all-weather registered roadway.
- 14.6.2 All Residential Manufactured Home (RMH) sites must be connected to municipal water and sewer services or be connected to Saskatchewan Health Authority and Water Security Agency approved and permitted on-site communal system for water and sewer service.
- 14.6.3 A Comprehensive Development Proposal and Concept Plan are required to be submitted to the municipality for a multi-parcel development and new development. Refer to Sections 3.22 and 3.23 of this Bylaw for Comprehensive Development Proposals and Concept Plan requirements.

## **14.7 Keeping of Livestock**

- 14.7.1 The keeping of livestock is prohibited in the Residential Manufactured Home (RMH) zone.

## **14.8 Supplementary Regulations**

- 14.8.1 All mobile homes shall be equipped with a skirting within thirty (30) days of being placed on the site.
- 14.8.2 An accessible, removable service panel shall be provided in the skirting.

## **14.9 Other Regulations**

- 14.9.1 Subject to all applicable regulations within Section 4.0 – General Regulations and Section 5.0 – Land Use Requirements, Development Standards and Conditions of Approval.

# 15

## Community Service District (CS)



# 15.0 Community Service District (CS)

No person shall, within any Community Service District (CS), use any land, or erect, alter or use any building or structure except in accordance with the following provisions:

## 15.1 Permitted Uses

- a) Use, building or structure accessory to the foregoing permitted use(s) and located on the same site as the principal use
- b) Elementary school, high school and other educational facility (both public and private)
- c) Municipal office
- d) Emergency services facility
- e) Library
- f) Post office
- g) Community facility
- h) Cultural Centre
- i) Museum or interpretive centre
- j) Social club/service club
- k) Health facility, excluding care home
- l) Personal care home
- m) Residential care home, large
- n) Residential care home, small
- o) Public utility
- p) Art/music/dance/yoga studio or workshop
- q) Wildlife or conservation management area
- r) Pedestrian trail or pathway
- s) Recreation (commercial)
- t) Recreational use
- u) Sports field
- v) Swimming pool
- w) Playground
- x) Open space or passive recreational area
- y) Community garden
- z) Scenic lookout or rest stop
- aa) Educational Support Facility\*
- bb) Place of Worship\*
- cc) Funeral Parlour\*
- dd) Tourist Facility\*
- ee) Day Care Facility\*
- ff) Commercial telecommunication facility or tower\*\*
- gg) Hobby beekeeping†
- hh) Veterinary clinic, type I‡

‡ Amended No. 2023-58

\* Amended No. 2020-24

\*\* Amended No. 2022-20

† Amended No. 2023-03

## 15.2 Discretionary Uses

The following uses shall be considered by Council subject to the completion of the Discretionary Use process as outlined in Section 3 of the General Administration of this Bylaw:

- a) Commercial telecommunication facility or tower
- b) Golf course
- c) Auto race track
- d) Horse race track
- e) Off-leash dog park
- f) Cemetery\*
- g) Veterinary clinic, type II\*\*

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



## 15.3 Prohibited Uses

- 15.3.1 All uses not listed as permitted or discretionary are prohibited in the Community Service District (CS) Zoning District.

## 15.4 Principal and Accessory Buildings and Uses

- 15.4.1 All principal and accessory uses, buildings or structures require the submission of a Development Permit prior to commencing the use or construction unless it is identified as exempt from this process in Section 3 of the General Administration of this Bylaw.
- 15.4.2 More than one recreational or community service use may be permitted per site.
- 15.4.3 All buildings and structures shall be constructed outside of all low-lying or flood-prone areas.
- 15.4.4 Filling, grading and leveling an area for the purpose of construction must occur with a suitable amount of fill and proper compaction of the fill material. A Development Permit for earthworks and site grading is required.

\* Amended No. 2022-20

\*\* Amended No. 2023-58

- 15.4.5 A Geotechnical Report is required to be submitted to the municipality before any development can occur on a previously filled and compacted site. All development must be carried out in conformance with the recommendations provided in the Geotechnical Report.
- 15.4.6 Setbacks and general performance standards for accessory buildings shall meet the same requirements as the principal use or building. All accessory buildings shall be set back a minimum of 1.2 meters from the principal building. All other required setbacks are provided in Table 29 below in Section 15.5.

**Table 29 – Community Service (CS) Setbacks and Site Regulations**

Use	Site Area		Min. Site Frontage	Max Building Height	Front Yard Setback <sup>1</sup>		Side Yard Setback <sup>1</sup>		Rear Yard Setback <sup>1</sup>		
	Min. (ha)	Max. (ha)			Regional Road*	Local, Collector, Arterial Street	Property Line	Regional Road*	Property Line	Regional Road*	Local, Collector, Arterial Street
Principal Building and facilities	0.1*	N/A	15m	4 storeys (6m eper storey)	45m	15m <sup>2</sup>	5m*	45m	75m	45m	75m
Schools	N/A	N/A	30m	4 storeys (6m eper storey)	45m	15m	15m	45m	75m	45m	75m
Accessory Building	N/A	N/A	N/A	9.1m	45m	15m	5m	45m	6m	45m	6m

1 Measured from the centerline of any regional road or from the property line of any local, collector or arterial street.\*  
 2 5m from a street property line, where the front yard does not accommodate parking but may include a patio or walkway

## 15.5 Setbacks and Site Regulations

- 15.5.1 Public Utilities are exempt from these requirements.
- 15.5.2 The Development Officer may require a greater setback for a permitted or discretionary use if it is deemed that the use may substantially interfere with the safety and amenity of adjacent sites.

## 15.6 Subdivision and Development

- 15.6.1 All subdivisions and developments must front onto an all-weather registered roadway.
- 15.6.2 All Community Service (CS) sites must be connected to either municipal services or on-site systems for water and sewer services. All on-site systems must be approved and permitted by the Saskatchewan Health Authority.
- 15.6.3 A Comprehensive Development Proposal and Concept Plan are required to be submitted to the municipality for a multi-parcel development. Refer to Sections 3.22 and 3.23 of this Bylaw for Comprehensive Development Proposals and Concept Plan requirements.

## 15.7 Other Regulations

- 15.7.1 Subject to all applicable regulations within Section 4.0 – General Regulations and Section 5.0 – Land Use Requirements, Development Standards and Conditions of Approval.



\* Amended No. 2022-20

# 16

## High Profile Commercial District (HPC)



## 16.0 High Profile Commercial District (HPC)

In any High Profile Commercial District (HPC), no person shall use any land, building or structure or erect any building or structure except in accordance with the following provisions:

### 16.1 Permitted Uses

- a) Use, building or structure accessory to the foregoing permitted use(s) and located on the same site as the principal use
- b) Agricultural commercial
- c) Commercial, large scale
- d) Commercial, small scale
- e) Multi-unit commercial
- f) Farmer's market
- g) Emergency service facility
- h) Sale, rental, leasing and associated servicing of automobiles, trucks, motorcycles and recreational vehicles
- i) Commercial cardlock operation
- j) Service station, car wash or gas bar or a combination of these uses on one site
- k) Vehicle repair, small scale
- l) Construction and other industrial contractors' office and workshop
- m) Lumber and building supply establishment
- n) Greenhouse (commercial)
- o) Public utility
- p) Solar energy system (private)
- q) Commercial telecommunication facility or tower
- r) Commercial indoor storage facility
- s) Recycling and collection depot (commercial)
- t) Financial institution
- u) Health Facility\*
- v) Research laboratory
- w) Personal service trade
- x) Business support services
- y) Hotel or motel
- z) Restaurant\*
- aa) Licensed premise for the sale and/or consumption of alcoholic beverages
- bb) Post office
- cc) Recreation (commercial)
- dd) Swimming pool
- ee) Pedestrian trail or pathway
- ff) Open space or passive recreational area
- gg) Office or Office Building\*
- hh) Fairground\*
- ii) Veterinary clinic, type I\*\*
- jj) Pet grooming service\*\*

\* Amended No. 2020-24

\*\* Amended No. 2023-58

## 16.2 Discretionary Uses

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

- |   |                                       |
|---|---------------------------------------|
| a) General industry type I  | o) Welding/machine shop               |
| b) Agricultural industry  | p) Veterinary clinic, type II**       |
| c) Agricultural building assembly area                                  | q) Boarding kennel                    |
| d) Warehousing, storage and wholesale vending of goods produced on site | r) Auction Mart                       |
| e) Stockyard  | s) Distillery/brewery                 |
| f) RTM and manufactured home manufacturing                              | t) Catering or banquet facility       |
| g) RTM and manufactured home sale                                       | u) Cannabis retail outlet             |
| h) Bulk fuel sale and storage   | v) Community facility                 |
| i) Oilfield supply and service  | w) Museum/interpretive centre/gallery |
| j) Solar energy system (commercial)                                     | x) Place of worship                   |
| k) Recreational vehicle storage yard                                    | y) Crematorium                        |
| l) Semi-trailer and container parking and storage                       | z) Day care facility                  |
| m) Vehicle repair, large scale  | aa) Campground*                       |
| n) Construction and other industrial contractors' storage yard          | bb) Sale and storage of fireworks*    |

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

## 16.3 Prohibited Uses

- 16.3.1 All uses not listed as permitted or discretionary are prohibited in the High Profile Commercial District (HPC) Zoning District.

\* Amended No. 2020-24

\*\* Amended No. 2023-58



## 16.4 Principal and Accessory Buildings and Uses

- 16.4.1 All principal and accessory uses, buildings or structures require the submission of a Development Permit prior to commencing the use or construction unless it is identified as exempt from this process in Section 3 of the General Administration of this Bylaw.
- 16.4.2 All buildings and structures shall be constructed outside of all low-lying or flood-prone areas.
- 16.4.3 Filling, grading and leveling an area for the purpose of construction must occur with a suitable amount of fill and proper compaction of the fill material. A Development Permit for earthworks and site grading is required.
- 16.4.4 A Geotechnical Report is required to be submitted to the municipality before any development can occur on a previously filled and compacted site. All development must be carried out in conformance with the recommendations provided in the Geotechnical Report.
- 16.4.5 All accessory buildings shall be set back a minimum of 1.2 meters from the principal building. All other required setbacks are provided in Table 30.

**Table 30 – High Profile Commercial (HPC) Setbacks and Site Regulations**

Use	Site Area		Min. Site Frontage	Max Building Height	Front Yard Setback <sup>1</sup>		Side Yard Setback <sup>1</sup>			Rear Yard Setback <sup>1</sup>		
	Min. (ha)	Max. (ha)			Regional Road**	Local, Collector, Arterial Street	Property Line	Regional Road*	Local, Collector, Arterial Street	Property Line	Regional Road**	Local, Collector, Arterial Street
Principal Building and facilities	0.2	8*	30m	4 storeys (6m eper storey)	45m	15m <sup>2</sup>	5m	45m	12m	5m	45m	12m
Accessory Building	N/A	N/A	N/A	9.1m	45m	15m	5m	45m	12m	5m	45m	12m

<sup>1</sup> Measured from the centerline of any regional road or from the property line of any local, collector or arterial street\*\*

<sup>2</sup> 5m from a street property line, where the front yard does not accommodate parking but may include a patio or walkway

## 16.5 Setbacks and Site Regulations

- 16.5.1 Public Utilities are exempt from these requirements.
- 16.5.2 The Development Officer may require a greater setback for a permitted or discretionary use if it is deemed that the use may substantially interfere with the safety and amenity of adjacent sites.
- 16.5.3 Any parcel which does not conform to the minimum or maximum site area requirement shall be deemed conforming with regard to site area, provided that a registered title for the site existed at Information Services Corporation (Land Titles Office) prior to the coming into force of this Bylaw.

\* Amended No. 2020-54  
 \*\* Amended No. 2022-20

## 16.6 Subdivision and Development

- 16.6.1 All subdivisions and developments must front onto an all-weather registered roadway.
- 16.6.2 All High Profile Commercial District (HPC) sites must be connected to either municipal services or on-site systems for water and sewer services. All on-site systems must be approved and permitted by the Saskatchewan Health Authority.
- 16.6.3 A Comprehensive Development Proposal and Concept Plan are required to be submitted to the municipality for any multi-parcel developments or single parcel developments with multiple lease sites. Refer to Sections 3.22 and 3.23 of this Bylaw for Comprehensive Development Proposals and Concept Plan requirements.



## 16.7 Other Regulations

- 16.7.1 Subject to all applicable regulations within Section 4.0 – General Regulations and Section 5.0 – Land Use Requirements, Development Standards and Conditions of Approval.

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# 17

## Shopping Centre District (SC)



# 17.0 Shopping Centre District (SC)

In any Shopping Centre District (SC), no person shall use any land, building or structure or erect any building or structure except in accordance with the following provisions:

## 17.1 Permitted Uses

- a) Use, building or structure accessory to the foregoing permitted use(s) and located on the same site as the principal use
- b) Multi-unit commercial
- c) Commercial, small scale
- d) Public utility
- e) Solar energy system (private)
- f) Emergency service facility
- g) Vehicle repair, small scale
- h) Business and professional office
- i) Business support service
- j) Financial institution
- k) Tourist facility
- l) Health Facility\*
- m) Personal service trade/health club
- n) Pet grooming service<sup>‡</sup>
- o) Convenience store
- p) Restaurant including drive-thru<sup>†</sup>
- q) Licensed premise for the sale and/or consumption of alcoholic beverages
- r) Farmer's market\*
- s) Greenhouse (commercial)
- t) Institutional use excluding place of worship and school
- u) Educational support facility (i.e. tutoring centre), excluding school and college
- v) Museum/interpretive centre/gallery
- w) Photography studio
- x) Art/music/dance/yoga studio or workshop
- y) Library
- z) Post office
- aa) Day care facility
- bb) Recreation (commercial)
- cc) Playground
- dd) Pedestrian trail or pathway
- ee) Open space or passive recreational area
- ff) Community facility\*
- jj) Research Lab\*
- kk) Fairground\*
- ll) Veterinary clinic, type I<sup>‡</sup>

## 17.2 Discretionary Uses

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

- a) Commercial, large scale
- b) Wholesale activity
- c) Recycling and collection depot (commercial)
- d) Boarding kennel
- e) Catering and banquet facility
- f) Place of worship
- g) Dwelling unit accessory to an established permitted use
- h) Funeral Parlour\*
- i) Sale and storage of fireworks\*
- j) Cannabis retail outlet\*\*
- k) Veterinary clinic, type II<sup>‡</sup>

‡ Amended No. 2023-58

\* Amended No. 2020-24

\*\* Amended No. 2021-33

† Amended No. 2021-53

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

### 17.3 Prohibited Uses

- 17.3.1 All uses not defined as permitted or discretionary are prohibited in the Shopping Centre District (SC) Zoning District.

### 17.4 Principal and Accessory Buildings and Uses

- 17.4.1 All principal and accessory uses, buildings or structures require the submission of a Development Permit prior to commencing the use or construction unless it is identified as exempt from this process in Section 3 of the General Administration of this Bylaw.
- 17.4.2 All buildings and structures shall be constructed outside of all low-lying or flood-prone areas.
- 17.4.3 Filling, grading and leveling an area for the purpose of construction must occur with a suitable amount of fill and proper compaction of the fill material. A Development Permit for earthworks and site grading is required.
- 17.4.4 A Geotechnical Report is required to be submitted to the municipality before any development can occur on a previously filled and compacted site. All development must be carried out in conformance with the recommendations provided in the Geotechnical Report.
- 17.4.5 All other required setbacks are provided in Table 31.



**Table 31 – Shopping Centre (SC) Setbacks and Site Regulations**

Use	Site Area		Min. Site Frontage	Max Building Height	Front Yard Setback <sup>1</sup>		Side Yard Setback <sup>1</sup>			Rear Yard Setback <sup>1</sup>		
	Min. (m <sup>2</sup> )	Max. (ha)			Regional Road*	Local, Collector, Arterial Street	Property Line	Regional Road*	Local, Collector, Arterial Street	Property Line	Regional Road*	Local, Collector, Arterial Street
Principal Building and facilities	200	8.9	30m	4 storeys (6m eper storey)	45m	15m <sup>2</sup>	5m	45m	15m	5m	45m	15m
Accessory Building	N/A	N/A	N/A	9.1m	45m	15m	5m	45m	15m	5m	45m	15m

1 Measured from the centerline of any regional road or from the propert line of any local, collector or arterial street\*

2 5m from astreet property line, where the front yard does not accommodate parking but may include a patio or walkway

## 17.5 Setbacks and Site Regulations

- 17.5.1 Public Utilities are exempt from these requirements.
- 17.5.2 The Development Officer may require a greater setback for a permitted or discretionary use if it is deemed that the use may substantially interfere with the safety and amenity of adjacent sites.
- 17.5.3 Any parcel which does not conform to the minimum or maximum site area requirement shall be deemed conforming with regard to site area, provided that a registered title for the site existed at Information Services Corporation (Land Titles Office) prior to the coming into force of this Bylaw.

## 17.6 Subdivision and Development

- 17.6.1 All subdivisions and developments must front onto an all-weather registered roadway.
- 17.6.2 All Shopping Centre District (SC) sites must be connected to either municipal services or on-site systems for water and sewer services. All on-site systems must be approved and permitted by the Saskatchewan Health Authority.
- 17.6.3 A Comprehensive Development Proposal and Concept Plan are required to be submitted to the municipality for any multi-parcel developments or any single parcel developments with multiple buildings/uses. Refer to Sections 3.22 and 3.23 of this Bylaw for Comprehensive Development Proposals and Concept Plan requirements.
- 17.6.4 An Active Transportation Access Plan is required for all Development Permit applications in this zone in accordance with Section 3.7 of this Zoning Bylaw.\*\*
- 17.6.5 All areas to be used for vehicular traffic shall be designed and constructed to the satisfaction of Council.
- 17.6.6 Buildings located adjacent to a street shall contain elements of an active frontage, which shall create a functional pedestrian-oriented relationship between the building and the street.
- 17.6.7 Wheel chair ramps may encroach onto any required yard.
- 17.6.8 Residential dwelling units shall only be allowed:
  - a) Where they are located primarily above grade; and
  - b) As part of a development combined with Commercial or Community, Educational, Recreational and Cultural Service Uses.

## 17.7 Other Regulations

- 17.7.1 Subject to all applicable regulations within Section 4.0 – General Regulations and Section 5.0 – Land Use Requirements, Development Standards and Conditions of Approval.

\* Amended No. 2022-20

\*\* Amended No. 2023-03

# 18

## General Commercial District (COM1)



## 18.0 General Commercial District (COM1)

In the General Commercial District 1 (COM1), no person shall use any land, building or structure or erect any building or structure except in accordance with the following provisions:

### 18.1 Permitted Uses

- a) Use, building or structure accessory to the foregoing permitted use(s) and located on the same site as the principal use
- b) Commercial, large scale
- c) Commercial, small scale
- d) Agricultural commercial
- e) Commercial indoor storage facility
- f) Warehousing, storage and wholesale vending of goods produced on site
- g) Commercial telecommunication facility or tower
- h) Public utility
- i) Solar energy system (private)
- j) Emergency service facility
- k) Recycling and collection depot (commercial)
- l) Vehicle repair, small scale
- m) Service station, car wash or gas bar or a combination of these uses on one site
- n) Office or Office building\*
- o) Business support service
- p) Financial institution
- q) Personal service trade/health club
- r) Pet grooming service\*\*
- s) Hotel or motel
- t) Convenience store
- u) Restaurant including drive-thru
- v) Farmer's market\*
- w) Greenhouse (commercial)
- x) Market garden
- y) Tree nursery\*
- z) Educational support facility (i.e. tutoring centre), excluding school and college
- aa) Museum/interpretive centre/gallery
- bb) Photography studio
- cc) Art/music/dance/yoga studio or workshop
- dd) Post office
- ee) Wildlife or conservation management area
- ff) Recreation (commercial)
- gg) Pedestrian trail or pathway
- hh) Open space or passive recreational area
- ii) Off-leash dog park
- jj) Health facility\*
- kk) Veterinary clinic, type I\*\*

\* Amended No. 2020-24  
\*\* Amended No. 2023-58



## 18.2 Discretionary Uses

The following uses shall be considered by Council subject to the completion of the Discretionary Use process as outlined in Section 3 of the General Administration of this Bylaw:

- |   |                                   |
|---|-----------------------------------|
| a) General industrial type I                      | m) Wind energy system (private)   |
| b) General industrial type II                     | n) Landscaping establishment      |
| c) Agricultural industry                          | o) Distillery/brewery             |
| d) Trucking firm establishment                    | p) Cannabis retail outlet         |
| e) Truck wash facility                            | q) Place of worship               |
| f) Semi-trailer and container parking and storage | r) Crematorium                    |
| g) Storage of recreational vehicles               | s) Community facility             |
| h) Stockyard                                      | t) Day care facility              |
| i) Boarding kennel                                | u) Golf course*                   |
| j) Equestrian facility (riding stable)            | v) Vehicle repair, large scale*   |
| k) Auction mart                                   | w) Sale and storage of fireworks* |
| l) Solar energy system (commercial)               | x) Funeral Parlour*               |
|   | y) Veterinary clinic, type II**   |

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

\* Amended No. 2020-24

\*\* Amended No. 2023-58

### 18.3 Prohibited Uses

18.3.1 All uses not listed as permitted or discretionary are prohibited in the General Commercial District (COM1) Zoning District.

### 18.4 Principal and Accessory Buildings and Uses

- 18.4.1 All principal and accessory uses, buildings or structures require the submission of a Development Permit prior to commencing the use or construction unless it is identified as exempt from this process in Section 3 of the General Administration of this Bylaw.
- 18.4.2 All buildings and structures shall be constructed outside of all low-lying or flood-prone areas.
- 18.4.3 Filling, grading and leveling an area for the purpose of construction must occur with a suitable amount of fill and proper compaction of the fill material. A Development Permit for earthworks and site grading is required.
- 18.4.4 A Geotechnical Report is required to be submitted to the municipality before any development can occur on a previously filled and compacted site. All development must be carried out in conformance with the recommendations provided in the Geotechnical Report.
- 18.4.5 All accessory buildings shall be set back a minimum of 1.2 meters from the principal building. All other required setbacks are provided in Table 32.

### 18.5 Setbacks and Site Regulations

Table 32 – General Commercial (COM1) Setbacks and Site Regulations												
Use	Site Area		Min. Site Frontage	Max Building Height	Front Yard Setback <sup>1</sup>		Side Yard Setback <sup>1</sup>			Rear Yard Setback <sup>1</sup>		
	Min. (ha)	Max. (ha)			Regional Road*	Local, Collector, Arterial Street	Property Line	Regional Road*	Local, Collector, Arterial Street	Property Line	Regional Road*	Local, Collector, Arterial Street
Principal Building and facilities	0.2	8	46m	4 storeys (6m eper storey)	45m	15m <sup>2</sup>	6m	45m	15m	6m	45m	15m
Accessory Building	N/A	N/A	N/A	9.1m	45m	15m	6m	45m	15m	6m	45m	15m

1 Measured from the centerline of any regional road or from the propert line of any local, collector or arterial street.\*

2 5m from a street property line, where the front yard does not accommodate parking but may include a patio or walkway

- 18.5.1 Public Utilities are exempt from these requirements.
- 18.5.2 The Development Officer may require a greater setback for a permitted or discretionary use if it is deemed that the use may substantially interfere with the safety and amenity of adjacent sites.
- 18.5.3 Any parcel which does not conform to the minimum or maximum site area requirement shall be deemed conforming with regard to site area, provided that a registered title for the site existed at Information Services Corporation (Land Titles Office) prior to the coming into force of this Bylaw.

### 18.6 Subdivision and Development

- 18.6.1 All subdivisions and developments must front onto an all-weather registered roadway.
- 18.6.2 All General Commercial District (COM1) sites must be connected to either municipal services or on-site systems for water and sewer services. All on-site systems must be approved and permitted by the Saskatchewan Health Authority.

18.6.3 A Comprehensive Development Proposal and Concept Plan are required to be submitted to the municipality for any multi-parcel developments or single parcel developments with multiple proposed buildings/uses. Refer to Sections 3.22 and 3.23 of this Bylaw for Comprehensive Development Proposals and Concept Plan requirements.

## **18.7 Other Regulations**

18.7.1 Subject to all applicable regulations within Section 4.0 – General Regulations and Section 5.0 – Land Use Requirements, Development Standards and Conditions of Approval.

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# 19

## General Industrial District (IND1)



# 19.0 General Industrial District (IND1)

No person shall within the General Industrial District (IND1) use any land, or erect, alter, or use any building or structure except in accordance with the following provisions.

## 19.1 Permitted Uses

- a) Use, building or structure accessory to the foregoing permitted use(s) and located on the same site as the principal use
- b) General industrial type I
- c) General industrial type II
- d) Agricultural commercial
- e) Agricultural industry
- f) Agricultural building assembly area
- g) Farm and industrial implement and vehicle sales, service and associated storage
- h) Trade yard, plant and/or office
- i) Lumber and building supply establishment
- j) Welding/machine shop
- k) Oilfield supply and service
- l) Landscaping establishment
- m) Commercial, large scale
- n) Commercial indoor storage facility
- o) Warehousing, storage and wholesale vending of goods produced on site
- p) Indoor repair, rental, servicing, storage, wholesale or any commodity and/or retail sales of any goods, materials and/or commodities excluding any hazardous materials
- q) Commercial telecommunication facility or tower
- r) Public utility
- s) Public works
- t) Solar energy system (commercial)
- u) Solar energy system (private)
- v) Recycling and collection depot (commercial)
- w) Trucking firm establishment
- x) Commercial cardlock operation
- y) Service station, car wash or gas bar or a combination of these uses on one site
- z) Vehicle repair, large and small scale\*
- aa) RTM and manufactured home manufacturing
- bb) RTM and manufactured home sale
- cc) Pet grooming service<sup>†</sup>
- dd) Auction Mart
- ee) Office or office building\*
- ff) Restaurant including drive-thru
- gg) Distillery/brewery
- hh) Post office
- ii) Wildlife or conservation management area
- jj) Recreation (commercial)
- kk) Pedestrian trail or pathway
- ll) Off-leash dog park
- mm) Sale and storage of fireworks\*
- nn) Greenhouse (commercial) made primarily of metal\*\*
- oo) Veterinary clinic, type I<sup>†</sup>
- oo) Sale, rental, leasing and associated servicing of automobiles, trucks, motorcycles and recreational vehicles<sup>‡</sup>

‡ Amended No. 2025-07

\* Amended No. 2020-24

\*\* Amended No. 2021-53

† Amended No. 2023-58

## 19.2 Discretionary Uses

The following uses shall be considered by Council subject to the completion of the Discretionary Use process as outlined in Section 3 of the General Administration of this Bylaw:

- |  |   |
|--|---|
| a) General industrial type III   | m) Concrete plant                                     |
| b) Truck wash facility   | n) Aggregate material storage, handling or processing |
| c) Salvage yard/auto wrecker*  | o) Sawmill  |
| d) Storage of recreational vehicles                                    | p) Clean fill operation and storage                   |
| e) Stockyard   | q) Wind energy system (private)                       |
| f) Railway freight yard  | r) Licensed cannabis production facility              |
| g) Helicopter aerial landing pad                                       | s) Cannabis retail outlet                             |
| h) Waste disposal facility, solid                                      | t) Meat processing plant/abattoir                     |
| i) Waste disposal facility, liquid                                     | u) Crematorium**                                      |
| j) Hazardous substance storage   | v) Veterinary clinic, type II†                        |
| k) Bulk petroleum sale and storage                                     |   |
| l) Gas manufacturing, bulk storage or the filling of bulk gas cylinder |   |

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

## 19.3 Prohibited Uses

- 19.3.1 All uses not listed as permitted or discretionary are prohibited in the General Industrial District (IND1) Zoning District.

## 19.4 Principal and Accessory Buildings and Uses

- 19.4.1 All principal and accessory uses, buildings or structures require the submission of a Development Permit prior to commencing the use or construction unless it is identified as exempt from this process in Section 3 of the General Administration of this Bylaw.
- 19.4.2 All buildings and structures shall be constructed outside of all low-lying or flood-prone areas.
- 19.4.3 Filling, grading and leveling an area for the purpose of construction must occur with a suitable amount of fill and proper compaction of the fill material. A Development Permit for earthworks and site grading is required.
- 19.4.4 A Geotechnical Report is required to be submitted to the municipality before any development can occur on a previously filled and compacted site. All development must be carried out in conformance with the recommendations provided in the Geotechnical Report.
- 19.4.5 All accessory buildings shall be set back a minimum of 1.2 meters from the principal building. All other required setbacks are provided in Table 33 below in Section 19.5.
- 19.4.6 All Bare Land Condominium Units and Building Condominium Units must comply with the development standards as shown in Table 33.†

\* Amended No. 2020-24

† Amended No. 2023-58

\*\* Amended No. 2020-49

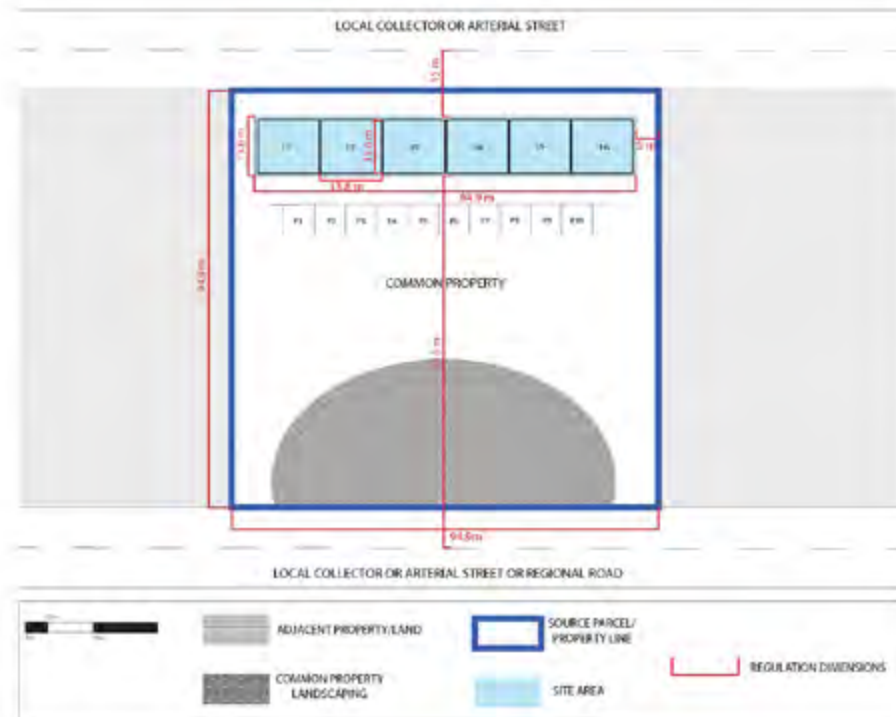
† Amended No. 2023-03

**Table 33 – General Industrial (IND1) Setbacks and Site Regulations<sup>†</sup>**

Use	Site Area			Min. Site Frontage	Max Building Height	Front Yard Setback <sup>123</sup>		Side Yard Setback <sup>123</sup>			Rear Yard Setback <sup>123</sup>		
	Min. (m <sup>2</sup> )	Min. (ha)	Max. (ha)			Regional Road**	Local, Collector, Arterial Street	Property Line	Regional Road*	Local, Collector, Arterial Street	Property Line	Regional Road**	Local, Collector, Arterial Street
Principal Building and facilities	N/A	0.90*	8	46m	4 storeys (6m eper storey)	45m	15m	5m	45m	15m	5m	45m	15m
Accessory Building	N/A	N/A	N/A	N/A	9.1m	45m	15m	5m	45m	15m	5m	45m	15m
Building Condominium Units <sup>4</sup>	45	N/A	0.2719	75m	4 storeys (6m per storey)	45m	15m	0m (shared wall) or 5m (bare land condo property line or property line)	45m	15m	0m (shared wall) or 5m (bare land condo property line or property line)	45m	15m
Bare land Condominium Units <sup>5</sup>	800	N/A	1.5	25m	4 storeys (6m per storey)	45m	15m	5m (bareland condo property line or property line)	45m	15m	5m (bareland condo property line or property line)	45m	15m

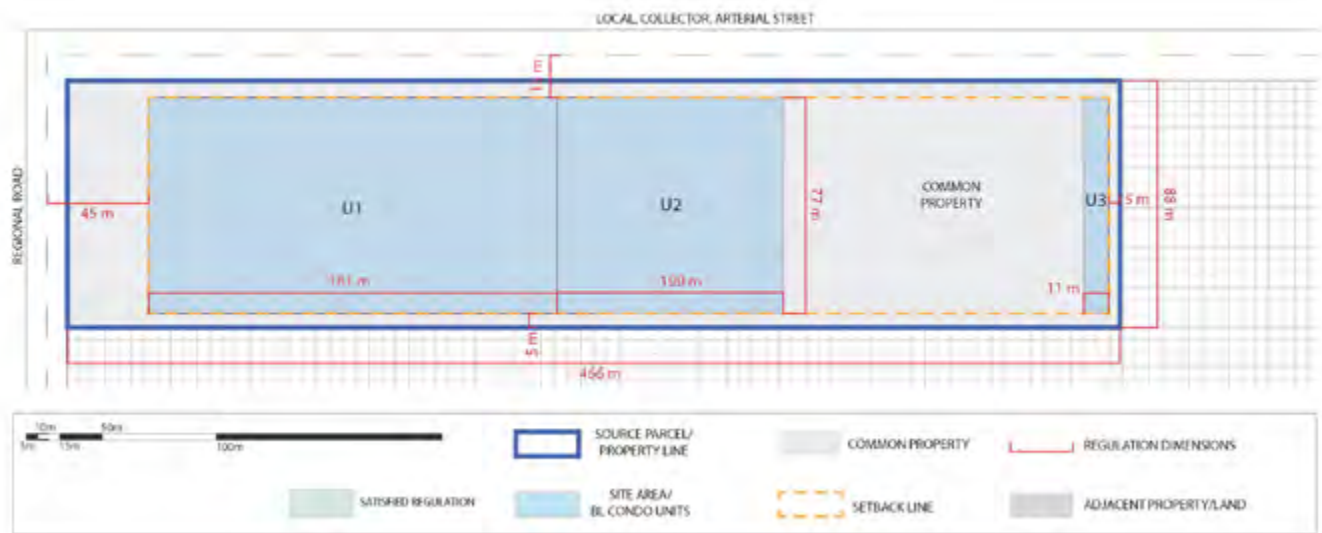
- 1 A minimum of 90m is required from the intersection of the centre lines of any regional road(s) or provincial highway(s) or such greater distance as required for sight (i.e.sight triangle).\*\*
- 2 If abutting a provincial highway, setback is: 60m from the centre line of the highway. Setbacks are measured from the centerline of any regional road or property line of any local, collector, or arterial street.\*\*
- 3 If abutting a residential land use: 30m from the residential property line.
- 4 The Building Condominium Parcel (the source parcel) must comply with the development standards as shown in the "Principal Building and facilities" row. Refer to the diagram labelled "Building Condominium Unit Example" †
- 5 The Bare Land Condominium Parcel (the source parcel) must comply with the development standards as shown in the "Principal Building and facilities" row. Refer to the diagram labelled "Bare Land Condominium Unit Example". †

**Building Condominium Unit Example<sup>†</sup>**



\* Amended No. 2021-04  
 \*\* Amended No. 2022-20  
 † Amended No. 2023-03

## Bare Land Condominium Unit Example\*



### 19.5 Setbacks and Site Regulations

- 19.5.1 Public Utilities are exempt from these requirements.
- 19.5.2 The Development Officer may require a greater setback for a permitted or discretionary use if it is deemed that the use may substantially interfere with the safety and amenity of adjacent sites.
- 19.5.3 Any parcel which does not conform to the minimum or maximum site area requirement shall be deemed conforming with regard to site area, provided that a registered title for the site existed at Information Services Corporation (Land Titles Office) prior to the coming into force of this Bylaw.

### 19.6 Subdivision and Development

- 19.6.1 All subdivisions and developments must front onto an all-weather registered roadway.
- 19.6.2 All the General Industrial District (IND1) sites must be connected to either municipal services or on-site systems for water and sewer services. All on-site systems must be approved and permitted by the Saskatchewan Health Authority.
- 19.6.3 A Comprehensive Development Proposal and Concept Plan are required to be submitted to the municipality for all multi-parcel developments or single-parcel developments with multiple proposed buildings/uses. Refer to Sections 3.22 and 3.23 of this Bylaw for Comprehensive Development Proposals and Concept Plan requirements.

### 19.7 Other Regulations

- 19.7.1 Subject to all applicable regulations within Section 4.0 – General Regulations and Section 5.0 – Land Use Requirements, Development Standards and Conditions of Approval.

\* Amended No. 2023-03

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# 20

## Extraction and Heavy Industrial District (EHI)



## 20.0 Extraction and Heavy Industrial District (EHI)

No person shall within the Extraction & Heavy Industrial District use any land, or erect, alter, or use any building or structure except in accordance with the following provisions.

### 20.1 Permitted Uses

- a) Use, building or structure accessory to the foregoing permitted use(s) and located on the same site as the principal use
- b) General industrial type II
- c) Agricultural industry
- d) Potash mining operation\*
- e) Mineral exploration and development
- f) Aggregate material extraction, storage, handling or processing
- g) Petroleum extraction development including pipeline, compressor station and storage facility
- h) Bulk petroleum sales and storage
- i) Oilfield supply and service
- j) Construction and other industrial trade yard, plant and/or office
- k) Salvage yard/auto wrecker\*
- l) Railway freight yard
- m) Equipment/vehicle storage area
- n) Clean fill operation and storage site
- o) Concrete plant
- p) Public utility
- q) Public works
- r) Transformer station
- s) Sawmill\*

### 20.2 Discretionary Uses

The following uses shall be considered by Council subject to the completion of the Discretionary Use process as outlined in Section 3 of the General Administration of this Bylaw:

- a) Waste disposal facility, solid
- b) Waste disposal facility, liquid
- c) Hazardous substance storage
- d) Gas manufacturing, bulk storage or the filling of bulk gas cylinder
- e) Ethanol plant
- f) Asphalt plant
- g) Deforestation activity and operation
- h) Wind energy system (commercial)
- i) Work camp
- j) Dwelling unit accessory to an established permitted use
- k) Hydrovac waste disposal facility\*\*

\* Amended No. 2020-24  
\*\* Amended No. 2025-12

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

### 20.3 Prohibited Uses

20.3.1 All uses of land not listed as permitted or discretionary are prohibited in the Extraction & Heavy Industrial District (EHI) Zoning District.

### 20.4 Principal and Accessory Buildings and Uses

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

20.4.2 All buildings and structures shall be constructed outside of all low-lying or flood-prone areas.

20.4.3 Filling, grading and leveling an area for the purpose of construction must occur with a suitable amount of fill and proper compaction of the fill material. A Development Permit for earthworks and site grading is required.

20.4.4 A Geotechnical Report is required to be submitted to the municipality before any development can occur on a previously filled and compacted site. All development must be carried out in conformance with the recommendations provided in the Geotechnical Report.

20.5.5 All accessory buildings shall be set back a minimum of 1.2m from the principal building. All other required setbacks are provided in Table 34 below in Section 20.5.

Table 34 – Extraction and Heavy Industrial (EHI) Setbacks and Site Regulations													
Use	Site Area		Max. Floor Area	Min. Site Frontage	Max <sup>1</sup> Building Height	Front Yard Setback <sup>2,3</sup>		Side Yard Setback <sup>1,2</sup>			Rear Yard Setback <sup>1,2</sup>		
	Min. (ha)	Max. (ha)				Regional Road*	Local, Collector, Arterial Street	Property Line	Regional Road*	Local, Collector, Arterial Street	Property Line	Regional Road*	Local, Collector, Arterial Street
Principal Building and facilities	1	N/A	N/A	46m	12m	45m	15m	5m	45m	15m	5m	45m	15m
Accessory Building	N/A	N/A	186 m <sup>2</sup>	N/A	9.1m	45m	15m	5m	45m	15m	5m	45m	15m

1 No maximum height for agricultural buildings.

2 A minimum of 90m is required from the intersection of the centre lines of any regional road(s) or provincial highway(s) or such greater distance as required for sight (i.e.sight triangle).\*

3 Measured from the centerline of any regional road or from the property line of any local, collector, or arterial road.\*

### 20.5 Setbacks and Site Regulations

20.5.1 Public Utilities are exempt from these requirements.

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

20.5.3 All applicable Federal and/or Provincial licenses must be obtained and filed with the RM at the request of the Development Officer.

20.5.4 Any parcel which does not conform to the minimum or maximum site area requirement shall be deemed conforming with regard to site area, provided that a registered title for the site existed at Information Services Corporation (Land Titles Office) prior to the coming into force of this Bylaw.

20.5.5 A farm dugout shall be setback a minimum distance of 45m from the centerline of any regional road.\*

## 20.6 Subdivision and Development

- 20.6.1 All subdivisions and developments must have frontage along a registered road designed to a heavy haul standard. The developer will be responsible for all upgrades and construction required to meet the heavy haul road standard set by the municipality's engineer.
- 20.6.2 A Comprehensive Development Proposal and Concept Plan are required to be submitted to the municipality for all Multi-Parcel Developments and single parcel developments with multiple buildings/uses. Refer to Sections 3.22 and 3.23 of this Bylaw for Comprehensive Development Proposals and Concept Plan requirements.
- 20.6.3 Council may require additional information in regard to a subdivision application, Development Permit, Discretionary Use application or any type of development, which is outlined in Section 3.7 of this Bylaw.



## 20.7 Site Restoration

- 20.7.1 Any mineral or aggregate extraction operation must submit a comprehensive Restoration Plan at the time of application.
- 20.7.2 Aggregate extraction operations must follow the restoration guidelines set out in the RM of Edenwold's Aggregate Extraction Policy.

## 20.8 Other Regulations

- 20.8.1 Subject to all applicable regulations within Section 4.0 – General Regulations and Section 5.0 – Land Use Requirements, Development Standards and Conditions of Approval.

# 21

## Future Development District (FD)



## 21.0 Future Development District (FD)

In any Future Development District (FD), no person shall use any land, building or structure or erect any building or structure except in accordance with the following provisions:

### 21.1 Permitted Uses

- a) Field crop, orchard, animal and livestock raising, ranching, grazing and other similar uses carried out in the practice of general agriculture including on site sale of any produce grown or raised on the agricultural holding but excluding intensive livestock operation (ILO), poultry operation, feedlot, hatchery, mushroom farm, tree or garden nursery or licensed cannabis production or processing
- b) Use, building or structure accessory to the foregoing permitted use(s) and located on the same site as the principal use
- c) Public utility
- d) Private airstrip
- e) Historical or archaeological site
- f) Wildlife or conservation management area
- g) Pedestrian trail or pathway
- h) Recreation (commercial); outdoor only
- i) Recreational use; outdoor only
- j) Sports field
- k) Open space or passive recreational area
- l) Off-leash dog park

### 21.2 Discretionary Uses

The following uses shall be considered by Council subject to the completion of the Discretionary Use process as outlined in Section 3 of the General Administration of this Bylaw:

- a) Agricultural research stations/test plot
- b) Commercial telecommunication facility and tower
- c) Hobby beekeeping
- d) Market garden
- e) Tree or garden nursery
- f) Recreational use
- g) Golf course
- h) Greenhouse (Commercial) on a temporary foundation\*

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



### **21.3 Prohibited Uses**

- 21.3.1 All uses not listed as permitted or discretionary are prohibited in the Future Development District (FD) Zoning District.

### **21.4 Principal and Accessory Buildings and Uses**

- 21.4.1 All principal and accessory uses, buildings or structures require the submission of a Development Permit prior to commencing the use or construction unless it is identified as exempt from this process in Section 3 of the General Administration of this Bylaw.
- 21.4.2 All buildings and structures shall be constructed outside of all low-lying or flood-prone areas.
- 21.4.3 Filling, grading and leveling an area for the purpose of construction must occur with a suitable amount of fill and proper compaction of the fill material. A Development Permit for earthworks and site grading is required.
- 21.4.4 A Geotechnical Report is required to be submitted to the municipality before any development can occur on a filled-in site. All development must be carried out in conformance with the recommendations provided in the Geotechnical Report
- 21.4.5 All accessory buildings shall be set back a minimum of 1.2 meters from the principal building. All other required setbacks are provided in Table 35.
- 21.4.6 Manure applications associated with livestock and agricultural composting are considered accessory to an agricultural operation where the spreading occurs on the parcel in which it is produced.

## 21.5 Setbacks and Site Regulations

**Table 35 – Future Development (FD) Setbacks and Site Regulations**

Use	Site Area		Max. Floor Area	Min. Site Frontage	Max <sup>1</sup> Building Height	Front Yard Setback <sup>2,3</sup>		Side Yard Setback <sup>12</sup>			Rear Yard Setback <sup>12</sup>		
	Min. (ha)	Max. (ha)				Regional Road <sup>**</sup>	Local, Collector, Arterial Street	Property Line	Regional Road <sup>†</sup>	Local, Collector, Arterial Street	Property Line	Regional Road <sup>**</sup>	Local, Collector, Arterial Street
Principal Building and facilities	N/A*	N/A	N/A	30m	12m	45m	30m	15m	45m	15m	30m	45m	30m
Accessory Building	N/A	N/A	186 m <sup>2</sup>	N/A	9.1m	45m	30m	15m	45m	15m	5m	45m	15m

1 No maximum height for agricultural buildings.

2 A minimum of 90m is required from the intersection of the centre lines of any regional road(s) or provincial highway(s) or such greater distance as required for sight (i.e. sight triangle).

3 Measured from the centerline of any regional road or from the property line of any local, collector, or arterial street. \*\*

21.5.1 Public Utilities are exempt from these requirements.

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

21.5.3 Any parcel which does not conform to the minimum site area requirement but existed in the Information Services Corporation (Land Titles Office) prior to the coming into force of this Bylaw shall be deemed conforming with regard to site area.

21.5.4 All dugouts shall maintain a setback distance of 45m from the centerline of any regional road.\*

## 21.6 Subdivision and Development

21.6.1 Sites zoned Future Development (FD) shall not be further subdivided without rezoning to a zoning district appropriate for the site size and intended land use. Exceptions may be made by motion of Council if an appropriate interim land use is proposed as part of a subdivision application.\*

21.6.2 All new development must front onto an all-weather registered roadway.

21.6.3 A Comprehensive Development Proposal and Concept Plan are required to be submitted to the municipality for all multi-parcel developments and single parcel developments with multiple buildings/uses. Refer to Sections 3.22 and 3.23 of this Bylaw for Comprehensive Development Proposals and Concept Plan requirements.

21.6.4 The Development Officer may require a Drainage Plan designed by an engineer with the submission of a Development Permit.

## 21.7 Other Regulations

21.7.1 Subject to all applicable regulations within Section 4.0 – General Regulations and Section 5.0 – Land Use Requirements, Development Standards and Conditions of Approval.

\* Amended No. 2021-17

\*\* Amended No. 2022-20

# 22

## Direct Control District 1 (DCD1) Zehner Subdivision



## 22.0 Direct Control District 1 - Zehner Subdivision

The area designated as Direct Control District 1 (DCD1) is used for the existing low-density cluster of one-unit dwellings of the Zehner Subdivision that do not conform to the regulations of a standard zoning district. The municipality shall accommodate appropriate development while also maintaining development control due to irregular lot sizes. The lots subject to the DCD1 district are as follows:

Lot 5 Blk/Par A Plan 89R47515

Lot 2 Blk/Par A Plan 89R47515

Lot 4 Blk/Par A Plan 89R47515

Lot 1 Blk/Par A Plan 89R47515

Lot 6 Blk/Par A Plan 89R47515

Lot 5 Blk/Par B Plan 89R47515

Lot 1 Blk/Par B Plan 89R47515

Lot 3 Blk/Par A Plan 89R47515

Blk/Par 6A Plan 9FR58418

Lot 2 Blk/Par B Plan 89R47515

Lot 4 Blk/Par B Plan 89R47515

Lot 3 Blk/Par B Plan 89R47515

Lot 7 Blk/Par A Plan 89R47515

### 22.1 Permitted Uses

- a) Field crop, orchard, animal and livestock raising, ranching, grazing and other similar uses carried out in the practice of general agriculture including on site sale of any produce grown or raised on the agricultural holding but excluding intensive livestock operation (ILO), poultry operation, feedlot, hatchery, mushroom farm, tree or garden nursery or licensed cannabis production or processing
- b) Use, building or structure accessory to the foregoing permitted use(s) and located on the same site as the principal use
- c) Agricultural tourism
- d) Market garden
- e) Greenhouse
- f) Apiary
- g) Hobby beekeeping
- h) One single detached dwelling, RTM, modular or manufactured home placed on a permanent foundation
- i) Swimming pool
- j) Public utility
- k) Solar energy system (private)
- l) Historical or archaeological site
- m) Wildlife or conservation management area
- n) Pedestrian trail or pathway
- o) Recreation (commercial); outdoor only
- p) Recreational use; outdoor only
- q) Sports field
- r) Open space or passive recreational area

## 22.2 Discretionary Uses

- a) Breeding kennel
- b) Boarding kennel
- c) Equestrian facility (riding stable)
- d) Riding hall (private)
- e) Mushroom farm
- f) Tree or garden nursery
- g) Aggregate resource extraction, storage and processing
- h) Machine shop
- i) Landscaping establishment
- j) Storage of recreational vehicles
- k) Wind energy system (private)
- l) Solar energy system (commercial)
- m) Commercial telecommunication facility or tower
- n) Cemetery
- o) Home based business, rural
- p) Home based business, major
- q) Home based business, minor
- r) Campground
- s) Bed and breakfast
- t) Secondary suite
- u) Garage suite
- v) Commercial recreational use; indoor only
- w) Recreational use; indoor only
- x) Off-leash dog park

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

## 22.3 Prohibited Uses

- 22.3.1 All uses not listed as permitted or discretionary are prohibited in the DCD1 – Direct Control District 1 Zoning District.

## 22.4 Principal and Accessory Uses

- 22.4.1 All buildings and structures shall be constructed outside of all low-lying or flood-prone areas.
- 22.4.2 Filling, grading, and leveling an area for the purpose of construction must occur with a suitable amount of fill and proper compaction of the fill material. A Development Permit for earthworks and site grading is required.
- 22.4.3 A Geotechnical Report is required before any development can occur on a previously filled and compacted site. All development must be carried out in conformance with the recommendations provided in the Geotechnical Report.

22.4.4 All accessory buildings shall be set back a minimum of 1.2m from the principal building.

22.4.5 Only one principle building shall be permitted on any one site, unless otherwise specified by Council.

## 22.5 Development Standards and Site Regulations

22.5.1 The following development standards shall be determined on an individual lot basis:

- a) minimum front, side and rear yard setbacks for a principle or accessory building, and for trees and other vegetation;
- b) minimum or maximum dimensions of a principle or accessory building;
- c) minimum or maximum floor area of a principle or accessory building;
- d) minimum or maximum site area where subdivision is proposed;
- e) signage;
- f) number and placement of sea/rail containers;
- g) approach/driveway location and design standards; and, and,
- h) any other development standard affected by the individual circumstances of the site and stipulated by Council.

22.5.2 The regulations contained within Sections 3, 4, and 5 of this Bylaw shall apply to all developments within the DCD1 unless otherwise stated in section 22.5.1.

22.5.3 Development standards shall be determined based on the following considerations:

- a) Consistency with existing development;
- b) Safe and efficient movement of vehicle and pedestrian traffic;
- c) Any potential concerns relating to the development such as noise, dust, odour, environmental concerns, etc.;
- d) The objectives and policies of the RM of Edenwold Official Community Plan;
- e) The overall safety and amenity of the neighbourhood; and, and,
- f) Consistency with development standards in place in another zoning district where lot sizes and land uses are comparable.

22.5.4 Further subdivision of lots shall be discouraged as per Section 3.10.7 of the RM of Edenwold Official Community Plan. Where subdivision is proposed, a Comprehensive Development Plan shall be submitted as per section 3.23 of this Bylaw.

22.5.5 Council may require that the applicant enter into a Development Agreement addressing any aspect of the proposed development, including but not limited to the following:

- a) the use of the land and any existing or proposed building;
- b) the timing of construction of any proposed building;
- c) off-street loading and parking facilities;
- d) walls, fences, hedges, trees, shrubs or other groundcover or facilities for the landscaping of the lands or the protection of adjoining lands; or
- e) Any other item as stated in Section 3.34 of this Bylaw.

## 22.6 Development Permit Applications

22.6.1 A development permit is required before commencing any development in the DCD1 except those types exempted in section 3.6 of this Bylaw.

22.6.2 Development permit applications shall contain the following information;

- a) A site plan containing detailed information about any existing or proposed buildings and the proposed use of those buildings;
- b) The proposed distance of each building from front, side, and rear property lines, as well as the distance from the regional road right-of-way property line;\*
- c) Dimensions of each proposed building including floor area and height, measured to the peak;
- d) Identification of any potentially hazardous lands or environmentally sensitive lands within the site area, including low-lying areas or slopes; and,
- e) Any other information requested by Council or the Development Officer, as required based on specific circumstances.

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# 23

## **Direct Control District 2 (DCD2) Richardson Subdivision**



## 23.0 Direct Control District 2 - Richardson Subdivision

The area designated as Direct Control District 2 [DCD2] is used for the existing low density cluster of one-unit dwellings of the Richardson Subdivision that do not conform to the regulations of a standard zoning district. The municipality shall accommodate appropriate development while also maintaining development control due to irregular lot sizes. The lots subject to the DCD2 district are as follows

Lot 8 Blk/Par A Plan 89R47517

Lot 6 Blk/Par A Plan 89R47517

Lot 4 Blk/Par A Plan 89R47517

Lot 3 Blk/Par A Plan 89R47517

Lot 1 Blk/Par A Plan 89R47517

Lot 5 Blk/Par A Plan 89R47517

Lot 7 Blk/Par A Plan 89R47517

Lot 2 Blk/Par A Plan 89R47517

### 23.1 Permitted Uses

- a) Field crop, orchard, animal and livestock raising, ranching, grazing and other similar uses carried out in the practice of general agriculture including on site sale of any produce grown or raised on the agricultural holding but excluding intensive livestock operation (ILO), poultry operation, feedlot, hatchery, mushroom farm, tree or garden nursery or licensed cannabis production or processing
- b) Use, building or structure accessory to the foregoing permitted use(s) and located on the same site as the principal use
- c) Agricultural tourism
- d) Market garden
- e) Greenhouse
- f) Apiary
- g) Hobby beekeeping
- h) One single detached dwelling, RTM, modular or manufactured home placed on a permanent foundation
- i) Swimming pool
- j) Public utility
- k) Solar energy system (private)
- l) Historical or archaeological site
- m) Wildlife or conservation management area
- n) Pedestrian trail or pathway
- o) Recreation (commercial); outdoor only
- p) Recreational use; outdoor only
- q) Sports field
- r) Open space or passive recreational area

## 23.2 Discretionary Uses

- a) Breeding kennel
- b) Boarding kennel
- c) Equestrian facility (riding stable)
- d) Riding hall (private)
- e) Mushroom farm
- f) Tree or garden nursery
- g) Aggregate resource extraction, storage and processing
- h) Machine shop
- i) Landscaping establishment
- j) Storage of recreational vehicles
- k) Wind energy system (private)
- l) Solar energy system (commercial)
- m) Commercial telecommunication facility or tower
- n) Cemetery
- o) Home based business, rural
- p) Home based business, major
- q) Home based business, minor
- r) Campground
- s) Bed and breakfast
- t) Secondary suite
- u) Garage suite
- v) Commercial recreational use; indoor only
- w) Recreational use; indoor only
- x) Off-leash dog park

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

## 23.3 Prohibited Uses

- 23.3.1 All uses not listed as permitted or discretionary are prohibited in the DCD2 – Direct Control District 2 Zoning District.

## 23.4 Principal and Accessory Uses

- 23.4.1 All buildings and structures shall be constructed outside of all low-lying or flood-prone areas.
- 23.4.2 Filling, grading, and leveling an area for the purpose of construction must occur with a suitable amount of fill and proper compaction of the fill material. A Development Permit for earthworks and site grading is required.
- 23.4.3 A Geotechnical Report is required before any development can occur on a previously filled and compacted site. All development must be carried out in conformance with the recommendations provided in the Geotechnical Report.

23.4.4 All accessory buildings shall be set back a minimum of 1.2m from the principal building.

23.4.5 Only one principle building shall be permitted on any one site, unless otherwise specified by Council.

## 23.5 Development Standards and Site Regulations

23.5.1 The following development standards shall be determined on an individual lot basis:

- a) minimum front, side and rear yard setbacks for a principle or accessory building, and for trees and other vegetation;
- b) minimum or maximum dimensions of a principle or accessory building;
- c) minimum or maximum floor area of a principle or accessory building;
- d) minimum or maximum site area where subdivision is proposed;
- e) signage;
- f) number and placement of sea/rail containers;
- g) approach/driveway location and design standards; and,
- h) any other development standard affected by the individual circumstances of the site and stipulated by Council.

23.5.2 The regulations contained within Sections 3, 4, and 5 of this Bylaw shall apply to all developments within the DCD2 unless otherwise stated in section 23.5.1.

23.5.3 Development standards shall be determined based on the following considerations:

- a) Consistency with existing development;
- b) Safe and efficient movement of vehicle and pedestrian traffic;
- c) Any potential concerns relating to the development such as noise, dust, odour, environmental concerns, etc.;
- d) The objectives and policies of the RM of Edenwold Official Community Plan;
- e) The overall safety and amenity of the neighbourhood; and,
- f) Consistency with development standards in place in another zoning district where lot sizes and land uses are comparable;

23.5.4 Further subdivision of lots shall be discouraged as per Section 3.10.7 of the RM of Edenwold Official Community Plan. Where subdivision is proposed, a Comprehensive Development Plan shall be submitted as per section 3.23 of this Bylaw.

23.5.5 Council may require that the applicant enter into a Development Agreement addressing any aspect of the proposed development, including but not limited to the following:

- a) the use of the land and any existing or proposed building;
- b) the timing of construction of any proposed building;
- c) off-street loading and parking facilities;
- d) walls, fences, hedges, trees, shrubs or other groundcover or facilities for the landscaping of the lands or the protection of adjoining lands; or
- e) Any other item as stated in Section 3.34 of this Bylaw.

## 23.6 Development Permit Applications

23.6.1 A development permit is required before commencing any development in the DCD2 except those types exempted in section 3.6 of this Bylaw.

23.6.2 Development permit applications shall contain the following information;

- a) A site plan containing detailed information about any existing or proposed buildings and the proposed use of those buildings;
- b) The proposed distance of each building from front, side, and rear property lines, as well as the distance from the regional road right-of-way property line;\*
- c) Dimensions of each proposed building including floor area and height, measured to the peak,
- d) Identification of any potentially hazardous lands or environmentally sensitive lands within the site area, including low-lying areas or slopes; and,
- e) Any other information requested by Council or the Development Officer, as required based on specific circumstances.

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# 24

## **Direct Control District 3 (DCD3) Kathrinthal Colony Subdivision**



## 24.0 Direct Control District 3 - Kathrinthal Colony Subdivision

The area designated as Direct Control District 3 [DCD3] is used for the existing low density cluster of one-unit dwellings and agricultural operations within the subdivision known as the Kathrinthal Colony that do not conform to the regulations of a standard zoning district. The municipality shall accommodate appropriate development while also maintaining development control due to irregular lot sizes. The lots subject to the DCD3 district are as follows:

Lot 19 Blk/Par B Plan BQ527	Lot 13 Blk/Par B Plan BQ527	Lot 8 Blk/Par A Plan BQ527
Lot 18 Blk/Par B Plan BQ527	Lot 23 Blk/Par B Plan BQ527	Lot 11 Blk/Par A Plan BQ527
Lot A Blk/Par A Plan 101313324 Ext 1	Lot 12 Blk/Par B Plan BQ527	Lot 3 Blk/Par A Plan BQ527
Lot 20 Blk/Par B Plan BQ527	St/L 2 Plan BQ527	Lot 6 Blk/Par A Plan BQ527
Lot 2 Blk/Par A Plan BQ527	Lot 17 Blk/Par B Plan BQ527	Lot 9 Blk/Par A Plan BQ527
Lot 22 Blk/Par B Plan BQ527	Lot 16 Blk/Par B Plan BQ527	Lot 2 Blk/Par A Plan BQ527 Ext 3
Lot 21 Blk/Par B Plan BQ527	Lot 1 Blk/Par A Plan BQ527	Lot 5 Blk/Par A Plan BQ527
Lot 15 Blk/Par B Plan BQ527	St/L 4 Plan BQ527	Lot 7 Blk/Par A Plan BQ527
Lot 14 Blk/Par B Plan BQ527	Lot 4 Blk/Par A Plan BQ527	Lot 10 Blk/Par A Plan BQ527

### 24.1 Permitted Uses

- a) Field crop, orchard, animal and livestock raising, ranching, grazing and other similar uses carried out in the practice of general agriculture including on site sale of any produce grown or raised on the agricultural holding but excluding intensive livestock operation (ILO), poultry operation, feedlot, hatchery, mushroom farm, tree or garden nursery or licensed cannabis production or processing
- b) Use, building or structure accessory to the foregoing permitted use(s) and located on the same site as the principal use
- c) Agricultural tourism
- d) Market garden
- e) Greenhouse
- f) Apiary
- g) Hobby beekeeping
- h) One single detached dwelling, RTM, modular or manufactured home placed on a permanent foundation
- i) Swimming pool
- j) Public utility
- k) Solar energy system (private)
- l) Historical or archaeological site
- m) Wildlife or conservation management area
- n) Pedestrian trail or pathway
- o) Recreation (commercial); outdoor only
- p) Recreational use; outdoor only
- q) Sports field
- r) Open space or passive recreational area

## 24.2 Discretionary Uses

- a) Intensive Livestock Operation (ILO)
- b) Breeding kennel
- c) Boarding kennel
- d) Equestrian facility (riding stable)
- e) Riding hall (private)
- f) Mushroom farm
- g) Tree or garden nursery
- h) Aggregate resource extraction, storage and processing
- i) Machine shop
- j) Landscaping establishment
- k) Storage of recreational vehicles
- l) Wind energy system (private)
- m) Solar energy system (commercial)
- n) Commercial telecommunication facility or tower
- o) Cemetery
- p) Home based business, rural
- q) Home based business, major
- r) Home based business, minor
- s) Campground
- t) Bed and breakfast
- u) Secondary suite
- v) Garage suite
- w) Commercial recreational use; indoor only
- x) Recreational use; indoor only
- y) Off-leash dog park

## 24.3 Prohibited Uses

- 24.3.1 All uses not listed as permitted or discretionary are prohibited in the DCD3 – Direct Control District 3 Zoning District.

## 24.4 Principal and Accessory Uses

- 24.4.1 All buildings and structures shall be constructed outside of all low-lying or flood-prone areas.
- 24.4.2 Filling, grading, and leveling an area for the purpose of construction must occur with a suitable amount of fill and proper compaction of the fill material. A Development Permit for earthworks and site grading is required.
- 24.4.3 A Geotechnical Report is required before any development can occur on a previously filled and compacted site. All development must be carried out in conformance with the recommendations provided in the Geotechnical Report.
- 24.4.4 All accessory buildings shall be set back a minimum of 1.2m from the principal building.

24.4.5 Only one principle building shall be permitted on any one site, unless otherwise specified by Council.

## 24.5 Development Standards and Site Regulations

24.5.1 The following development standards shall be determined on an individual lot basis:

- a) minimum front, side and rear yard setbacks for a principle or accessory building, and for trees and other vegetation;
- b) minimum or maximum dimensions of a principle or accessory building;
- c) minimum or maximum floor area of a principle or accessory building;
- d) minimum or maximum site area where subdivision is proposed;
- e) signage;
- f) number and placement of sea/rail containers;
- g) approach/driveway location and design standards; and,
- h) any other development standard affected by the individual circumstances of the site and stipulated by Council.

24.5.2 The regulations contained within Sections 3, 4, and 5 of this Bylaw shall apply to all developments within the DCD3 unless otherwise stated in under section 24.5.1.

24.5.3 Development standards shall be determined based on the following considerations:

- a) Consistency with existing development;
- b) Safe and efficient movement of vehicle and pedestrian traffic;
- c) Any potential concerns relating to the development such as noise, dust, odour, environmental concerns, etc.;
- d) The objectives and policies of the RM of Edenwold Official Community Plan;
- e) The overall safety and amenity of the neighbourhood; and,
- f) Consistency with development standards in place in another zoning district where lot sizes and land uses are comparable;

24.5.4 Further subdivision of lots shall be discouraged as per Section 3.10.7 of the RM of Edenwold Official Community Plan. Where subdivision is proposed, a Comprehensive Development Plan shall be submitted as per section 3.23 of this Bylaw.

24.5.5 Council may require that the applicant enter into a Development Agreement addressing any aspect of the proposed development, including but not limited to the following:

- a) the use of the land and any existing or proposed building;
- b) the timing of construction of any proposed building;
- c) off-street loading and parking facilities;
- d) walls, fences, hedges, trees, shrubs or other groundcover or facilities for the landscaping of the lands or the protection of adjoining lands; or
- e) Any other item as stated in Section 3.34 of this Bylaw.

## 24.6 Development Permit Applications

24.6.1 A development permit is required before commencing any development in the DCD3 except those types exempted in section 3.6 of this Bylaw.

24.6.2 Development permit applications shall contain the following information;

- a) A site plan containing detailed information about any existing or proposed buildings and the proposed use of those buildings;
- b) The proposed distance of each building from front, side, and rear property lines, as well as the distance from the regional road right-of-way property line;\*
- c) Dimensions of each proposed building including floor area and height, measured to the peak,
- d) Identification of any potentially hazardous lands or environmentally sensitive lands within the site area, including low-lying areas or slopes; and,
- e) Any other information requested by Council or the Development Officer, as required based on specific circumstances.

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# 25

## Direct Control District 4 (DCD4) Jameson Subdivision



## 25.0 Direct Control District 4 - Jameson Subdivision

The area designated as Direct Control District 4 (DCD4) is used for the existing low-density cluster of one-unit dwellings of the Jameson Subdivision that do not conform to the regulations of a standard zoning district. The municipality shall accommodate appropriate development while also maintaining development control due to irregular lot sizes. The lots subject to the DCD4 district are as follows:

Blk/Par E Plan 101207337 Ext 30

NW 04-17-17 W2M Plan AD2460 Ext 14

Blk/Par D Plan 91R21276 Ext 5

Blk/Par F Plan 101207326 Ext 5

Blk/Par B Plan CG3218

Blk/Par C Plan 82R05679 Ext 4

### 25.1 Permitted Uses

- a) Field crop, orchard, animal and livestock raising, ranching, grazing and other similar uses carried out in the practice of general agriculture including on site sale of any produce grown or raised on the agricultural holding but excluding intensive livestock operation (ILO), poultry operation, feedlot, hatchery, mushroom farm, tree or garden nursery or licensed cannabis production or processing
- b) Use, building or structure accessory to the foregoing permitted use(s) and located on the same site as the principal use
- c) Agricultural tourism
- d) Market garden
- e) Greenhouse
- f) Apiary
- g) Hobby beekeeping
- h) One single detached dwelling, RTM, modular or manufactured home placed on a permanent foundation
- i) Swimming pool
- j) Public utility
- k) Solar energy system (private)
- l) Historical or archaeological site
- m) Wildlife or conservation management area
- n) Pedestrian trail or pathway
- o) Recreation (commercial); outdoor only
- p) Recreational use; outdoor only
- q) Sports field
- r) Open space or passive recreational area

## 25.2 Discretionary Uses

- a) Breeding kennel
- b) Boarding kennel
- c) Equestrian facility (riding stable)
- d) Riding hall (private)
- e) Mushroom farm
- f) Tree or garden nursery
- g) Aggregate resource extraction, storage and processing
- h) Machine shop
- i) Landscaping establishment
- j) Storage of recreational vehicles
- k) Wind energy system (private)
- l) Solar energy system (commercial)
- m) Commercial telecommunication facility or tower
- n) Cemetery
- o) Home based business, rural
- p) Home based business, major
- q) Home based business, minor
- r) Campground
- s) Bed and breakfast
- t) Secondary suite
- u) Garage suite
- v) Commercial recreational use; indoor only
- w) Recreational use; indoor only
- x) Off-leash dog park

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

## 25.3 Prohibited Uses

- 25.3.1 All uses not listed as permitted or discretionary are prohibited in the DCD4 – Direct Control District 4 Zoning District.

## 25.4 Principal and Accessory Uses

- 25.4.1 All buildings and structures shall be constructed outside of all low-lying or flood-prone areas.
- 25.4.2 Filling, grading, and leveling an area for the purpose of construction must occur with a suitable amount of fill and proper compaction of the fill material. A Development Permit for earthworks and site grading is required.
- 25.4.3 A Geotechnical Report is required before any development can occur on a previously filled and compacted site. All development must be carried out in conformance with the recommendations provided in the Geotechnical Report.

25.4.4 All accessory buildings shall be set back a minimum of 1.2m from the principal building.

25.4.5 Only one principle building shall be permitted on any one site, unless otherwise specified by Council.

## 25.5 Development Standards and Site Regulations

25.5.1 The following development standards shall be determined on an individual lot basis:

- a) minimum front, side and rear yard setbacks for a principle or accessory building, and for trees and other vegetation;
- b) minimum or maximum dimensions of a principle or accessory building;
- c) minimum or maximum floor area of a principle or accessory building;
- d) minimum or maximum site area where subdivision is proposed;
- e) signage;
- f) number and placement of sea/rail containers;
- g) approach/driveway location and design standards; and,
- h) any other development standard affected by the individual circumstances of the site and stipulated by Council.

25.5.2 The regulations contained within Sections 3, 4, and 5 of this Bylaw shall apply to all developments within the DCD4 unless otherwise stated in under section 25.5.1.

25.5.3 Development standards shall be determined based on the following considerations:

- a) Consistency with existing development;
- b) Safe and efficient movement of vehicle and pedestrian traffic;
- c) Any potential concerns relating to the development such as noise, dust, odour, environmental concerns, etc.;
- d) The objectives and policies of the RM of Edenwold Official Community Plan;
- e) The overall safety and amenity of the neighbourhood;
- f) Consistency with development standards in place in another zoning district where lot sizes and land uses are comparable;

25.5.4 Further subdivision of lots shall be discouraged as per Section 3.10.7 of the RM of Edenwold Official Community Plan. Where subdivision is proposed, a Comprehensive Development Plan shall be submitted as per section 3.23 of this Bylaw.

25.5.5 Council may require that the applicant enter into a Development Agreement addressing any aspect of the proposed development, including but not limited to the following:

- a) the use of the land and any existing or proposed building;
- b) the timing of construction of any proposed building;
- c) off-street loading and parking facilities;
- d) walls, fences, hedges, trees, shrubs or other groundcover or facilities for the landscaping of the lands or the protection of adjoining lands; or
- e) Any other item as stated in Section 3.34 of this Bylaw.

## 25.6 Development Permit Applications

25.6.1 A development permit is required before commencing any development in the DCD4 except those types exempted in section 3.6 of this Bylaw.

25.6.2 Development permit applications shall contain the following information;

- a) A site plan containing detailed information about any existing or proposed buildings and the proposed use of those buildings;
- b) The proposed distance of each building from front, side, and rear property lines, as well as the distance from the regional road right-of-way property line;\*
- c) Dimensions of each proposed building including floor area and height, measured to the peak,
- d) Identification of any potentially hazardous lands or environmentally sensitive lands within the site area, including low-lying areas or slopes; and,
- e) Any other information requested by Council or the Development Officer, as required based on specific circumstances.

