

Bylaw No. 2026 – 11
RM of Edenwold No. 158
A Bylaw to Amend Bylaw 2019-20

Pursuant to Section 46 of *The Planning and Development Act*, 2007, the Council of the Rural Municipality of Edenwold No. 158 hereby amends Bylaw No. 2019-20 known as the Zoning Bylaw by enacting this bylaw as follows:

Bylaw No. 2026-11 Text Change

1. Section 2.0 is amended by repealing the definition of “Agricultural Commercial” and substituting the following:

“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 farm implement dealerships, and fruit and other produce stands.”

2. Section 2.0 is amended by repealing the definition of “Cannabis Micro-Cultivation” and substituting the following:

“Cannabis.Micro_Cultivation: a federally licensed small-scale facility for the growing of cannabis plants and harvesting product from the plants where all plant growth activities are carried out indoors and the facility includes a maximum canopy space as defined by federal legislation.”

3. Section 2.0 is amended by adding the following definition in accordance with the alphabetized list:

“Community.Character; the predominant and defining physical attributes of an established neighbourhood, as determined by the collective pattern of lot sizes, types of residential dwellings, and natural features, which together create the visual, spatial, and environmental identity of the area.”

4. Section 2.0 is amended by repealing the definition of “Community Facility” and substituting the following:

“Community.Facility; a building, facility or site 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, excluding schools and places of worship.”

5. Section 2.0 is amended by repealing the definition of “Comprehensive Development Proposal” and substituting the following:

“Comprehensive.Development.Proposal; a text document usually submitted in support of a development proposal, which shall provide detailed information regarding the proposal to the municipality.”

6. Section 2.0 is amended by repealing the definition of “Concept Plan” and substituting the following:

“Concept.Plan; a land use plan or series of design plans and studies completed for a specific area that identifies proposed infrastructure, drainage facilities, utility locations, land use densities, transportation networks, open spaces, buffers, etc. for future development in that area.”

7. Section 2.0 is amended by repealing the definition of “Demolition Permit” and substituting the following:

» Demolition.Permit; *a permit issued for the removal or dismantling of a building or structure within the Rural Municipality of Edenwold as per the RM's Building Bylaw.*”

8. Section 2.0 is amended by repealing the definition of “Floodway Fringe” and substituting the following:

» Flood.Fringe; *the portion of the flood plain inundated by the 1:200 year flood that is not floodway.*”

9. Section 2.0 is amended by repealing the definition of “Flood Plain” and substituting the following:

“Flood.Plain; *the area inundated by water from a watercourse or water body during a 1:200 year flood and is made up of the floodway and the flood fringe.*”

10. Section 2.0 is amended by repealing the definition of “Flood-prone Lands/Area”.

11. Section 2.0 is amended by repealing the definition of “Floodway” and substituting the following:

“Floodway; *the portion of the flood plain adjoining the channel where the waters in the 1:200 year flood are projected to:*

- a) meet or exceed a depth of one metre; or*
- b) meet or exceed a velocity of one metre per second.*”

12. Section 2.0 is amended by replacing “Funeral Parlor” with “Funeral Parlour” to correct the typographical error.

13. Section 2.0 is amended by repealing the definition of “Mineral Resource Exploration” and substituting the following:

“Mineral.Resource.Exploration; *the systematic process of locating and evaluating potential deposits of minerals. Includes activities such as geological mapping, geophysical and geochemical surveys, drilling, trenching, and sampling to determine the presence and characteristics of mineral resources.*”

14. Section 2.0 is amended by adding the following definition in accordance with the alphabetized list:

“Mineral.Resource.Extraction; *development for the on-site removal, extraction, and primary processing of a mineral resource (excluding sand and gravel) located on, beneath, or accessible from the site for sale or transfer. Includes associated infrastructure such as mine offices, maintenance and processing buildings, headframes, wells, pipelines, stockpiles, and storage facilities.*”

15. Section 2.0 is amended by adding the following definition in accordance with the alphabetized list:

“Mineral.Resource.Storage.and.Processing; *development for the storage, processing, sale, and transportation of mineral resources (excluding sand and gravel) sourced from off-site sources. Includes activities such as blasting, crushing, washing, screening, weighing, sorting, blending, and refining.*”

16. Section 2.0 is amended by adding the following definition in accordance with the alphabetized list:

» Minimum.building.elevation; *the lowest elevation at which a building or addition to a building can be constructed and is determined by adding 0.5 metres to the 1:200 year flood elevation.*”

17. Section 2.0 is amended by repealing the definition of “Safe Building Elevation, Estimated”.

18. Section 2.0 is amended by adding the following definition in accordance with the alphabetized list:

“Neighbourhood: the geographical area defined within the subdivision’s Certificate of Approval.”

19. Section 2.0 is amended by repealing the definition of “Sea/Rail Cans”.

20. Section 2.0 is amended by adding the following definition in accordance with the alphabetized list:

“Shipping.Container?Permanent: A standardized steel or composite container that is no longer used for its original transportation purpose and has been adapted for long-term or indefinite use on-site use as a fixed storage unit or structure. Shipping containers are also known as "sea-cans.”

21. Section 2.0 is amended by adding the following definition in accordance with the alphabetized list:

“Shipping.Container?Temporary: A portable, standardized steel or composite container, intended for short-term placement on a site for the purpose of storing goods, materials, or personal effects during limited-duration activities such as moving, construction, or site servicing. Temporary shipping containers may also be referred to as "sea-cans" or "PUPs".

22. Subsection 3.16.1 is amended by repealing clause “d” and substituting the following:

“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, with a letter mailed to the assessed owner within:

- i. Area A: 150 m radius of the proposed development.*
- ii. Area B: 800 m radius of the proposed development.*
- iii. Area C: 1.6 km radius of the proposed development.*

For the purposes of interpreting this section, refer to the Public Notification Map attached to the Official Community Plan as Appendix A.

23. Subsection 3.18.1 is amended by repealing clause “d” and substituting the following:

“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 property within:

- i. Area A: 150 m radius of the proposed development.*
- ii. Area B: 800 m radius of the proposed development.*
- iii. Area C: 1.6 km radius of the proposed development.*

For the purposes of interpreting this section, refer to the Public Notification Map attached to the Official Community Plan as Appendix A.

24. Subsection 3.21 is amended by repealing subsection 3.21.1 and substituting the following:

“3.21.1 The purpose of a Sector Plan is to establish a framework for subsequent development within an area including multiple parcels that exhibit common characteristics and development opportunities. A Sector Plan further defines the Future Land Use Map by providing additional detail about intended land uses within a specified area. At the Municipality’s discretion, a Sector Plan may be approved by Council as a guiding policy document or may be adopted by Council as an amendment to the OCP.”

25. Subsection 3.22 is amended by repealing subsection 3.22.1 and substituting the following:

“3.22.1 A concept plan is considered secondary to the OCP and is similar to a Sector Plan, but intended to be used for smaller areas and provide more detail. A Concept Plan may be required where a development includes multiple phases or in support of an application to amend the OCP Future Land Use Map. The most important element of a Concept Plan is a land use plan visually showing the proposed land uses and road network for the subject area. At the Municipality’s discretion, a Concept Plan may be approved by Council as a guiding document or may be adopted by Council as an amendment to the OCP.”

26. Subsection 3.22.3 is repealed and all subsequent subsections are renumbered accordingly.

27. Subsection 3.23 is amended by repealing subsection 3.23.2 and substituting the following:

“3.23.2 A CDP must be submitted to the RM alongside any application to rezone or subdivide land for a multiple-parcel, multiple-building, or multiple-unit development. The municipality may require a CDP for a smaller area 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.”

28. Subsection 4.1.6 is amended by replacing “affect” with “affecting” to correct the typographical error.

29. Subsection 4.7.1 is amended by repealing clause “b) Apartment Buildings (multi-unit residential buildings containing 5 or more units)” and re-lettering all subsequent clauses accordingly.

30. Subsection 4.19.6 is amended by replacing “1 meter” with “3 metres”.

31. Subsection 4.23.1 is amended by repealing clause “m” and substituting the following:

“m) A 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.”

32. Subsection 4.23.2 is amended by repealing clause “k” and substituting the following:

“k) A 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.”

33. Subsection 4.23.3 is amended by repealing all existing clauses, re-titling the subsection and substituting the following:

“4.23.3 Sign Permits

- a) A Development Permit is required for the erection, display, alteration, relocation or replacement of any sign.*
- b) 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 permit unless express permission is granted from the landowner.*
- c) The Development Officer may deny or revoke a permit for any of the following reasons:*
 - i. Erection of the sign has not commenced within six months from the date the permit is issued;*
 - 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; or*
- 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.”*

34. Subsection 4.23.6 is amended by repealing clause “c”.
35. Table 2 is amended by changing the maximum sign dimensions per side of the sign for “Freestanding Signs” in the HPC and COM1 zoning districts from 10 m² to 24 m².
36. Section 4.26 header is amended by replacing “Sea and Rail Containers” with “Shipping Containers”.
37. Section 4.26, including Table 3, is repealed and replaced by the following:

“4.26.1 No person shall park or store on any part of a site a shipping container for the purpose of advertising within any zoning district.

4.26.2 Where a shipping container is deemed to be essential to the principal use, the restrictions in this section may not apply.

- 4.26.3 Permanent Shipping Container (Buildings):*
- a) Any permanent shipping container shall be considered a building (as defined by the CCA and the NBC).*
 - b) Where permitted in accordance with Table 3, a shipping container shall be considered accessory to the principal use.*
 - c) A Development Permit is required for every shipping container, except where multiple shipping containers are grouped together and deemed by the municipality to be a single building. In such cases, only one Development Permit shall be required.*
 - d) A Building Permit is required for every shipping container, except where multiple shipping containers are grouped together and deemed by the municipality and/or the municipality’s Building Official to be a single building. In such cases, only one Building Permit shall be required.*
 - e) A Site Plan displaying the location of the shipping container(s) on the site is required and must be approved by the Development Officer.*
 - f) All shipping containers shall meet the setback distances for accessory buildings in the applicable Zoning District.*
 - g) Shipping containers shall be located in the rear or side yard of the site.*
 - h) The purpose of the shipping container shall be for storage only.*
 - i) Shipping containers shall not be stacked one on top of the other.*
 - j) No human or animal habitation is permitted within a shipping container.*
 - k) No dangerous or hazardous materials or goods can be stored within the shipping container, unless approved under a Discretionary Use.*
 - l) All shipping containers shall meet The National Building Code Standards as applicable.*

Table 3 – Number of Permitted Shipping Containers as an Accessory Use in each Zoning District	
Zoning Districts	Regulations
AR- Agricultural Resource IND1- General Industrial EHI – Extraction and Heavy Industrial District	No maximum amount of shipping containers
COM1 – General Commercial	A maximum of five (5) shipping containers per site

HPC – High Profile Commercial	A maximum of two (2) shipping containers per site
CR1 – Country Residential 1	A maximum of one (1) shipping container for every 2 hectares and a maximum total of three (3) shipping containers
CR2 – Country Residential 2	A maximum of one (1) shipping container
CR3 – Country Residential 3 R1 – Urban Residential 1 R2 – Urban Residential 2 R3 – Urban Residential 3 CS – Community Service RMH – Residential Manufactured Home SC – Shopping Centre FD – Future Development	Not Permitted

4.26.4 Temporary Shipping Containers:

- a) Shipping Containers may be temporarily placed on a site in any Zoning District for the purpose of:
 - i. On-site storage during an active building permit for construction/renovation for a maximum period of six (6) months; or
 - ii. Loading and unloading of items associated with the principal use, provided the sea container does not remain on the site for more than 120 consecutive days.
- b) An extension of the time periods established in subsection a) may be granted for up to six (6) months, upon written request to the Development Officer prior to the expiration date.
- c) A Temporary Development Permit from the municipality is required for a temporary shipping container.
- d) A Site Plan displaying the location of the shipping container on the site is required and must be approved by the Development Officer.
- e) A Shipping container may be located on a driveway within a front yard. In all other cases, shipping containers shall meet the setback requirements for accessory buildings in the applicable zoning district.
- f) A maximum of one (1) temporary shipping container is permitted per site;
- g) The shipping container must not be located in a sight triangle or obstruct any pedestrian or vehicle right-of-way.
- h) The shipping container must not be located on a permanent foundation.

38. Table 5 is amended by removing the “Apartment Building” row.

39. Section 4.48 is amended by repealing subsection 4.48.4 and substituting the following:

“4.48.4 Construction of new buildings and additions to buildings within the floodway of any water course or water body is prohibited. New buildings or additions to buildings located in the flood fringe shall be flood proofed to a minimum elevation of 0.5 metres above the 1:200 year flood elevation of any watercourse or water body in the flood fringe.”

40. Subsection 4.48.6 is amended by repealing clause “a” and substituting the following:

“a) No development permit shall be issued for any land use, erection, alteration, expansion, or use of any building or structure unless the development meets the minimum building elevation, which is 0.5 metres above the 1:200 flood elevation.”

41. Subsection 4.48.6 is amended by repealing clause “b” and substituting the following:

“b) The developer may be required to determine the minimum building elevation, based on the 1:200 year Estimated Peak Water Level, prior to the issuance of a development permit.”

42. Subsection 4.48.7 is amended by repealing clause “a” and re-lettering all subsequent clauses.

43. Section 4.49 is repealed.

44. Subsections 5.5.17, 5.6.11, and 5.33.4 are amended by replacing the “The Uniform Building and Accessibility Standards Act and Regulations” with “The Construction Codes Act and The Building Code Regulations”.

45. Subsection 5.6.1 is corrected by replacing “principle” with “principal” in clause “a” to correct the typographical error.

46. Subsections 5.7.6 and 5.8.6 are amended by replacing “The Child Care Act” with “The Child Care Act, 2014” and replacing “The Child Care Regulations, 2001” with “The Child Care Regulations, 2015”.

47. Section 5.16 is amended by repealing subsection 5.16.3 and substituting the following:

“5.16.3 No building or exterior exercise area(s) to be used to accommodate the animals shall be allowed within 300 metres of any dwelling.”

48. Section 5.27 is amended by repealing subsection 5.27.2 and substituting the following:

“5.27.2 No person shall locate a hive within 15 metres of an adjacent dwelling.”

49. Section 5.28.2 is amended by repealing clause “b” and substituting the following:

“b) Cannabis retail outlets shall be set back a distance of 100 metres from the following uses: other cannabis retail stores, private schools, private recreational facilities (with the exception of private fitness gyms), and tutoring services;”

50. Section 5.28.2 is amended by repealing clause “c” and substituting the following:

“c) Setbacks will be measured from the nearest portion of the proposed unit or building of the proposed retail store site to the nearest property line of any of the above listed uses; and”

51. Subsection 5.30.4 is amended by repealing clause “b” and substituting the following:

“b) Where Council approves a lesser separation distance than given in Table 16, an interest may be registered against the titles of the affected properties.”

52. Table 18 is amended by removing the Page column.

53. Section 6.1.8 is amended by replacing “a town or city” with “a village or a town” and by replacing “townhomes, and apartment buildings” with “and townhomes”.

54. All .1 (Permitted Uses) and .2 (Discretionary Uses) subsections within Sections 7 through 24 are amended by removing the lettered prefixes preceding each listed item.

55. Subsections 7.4.5, 8.4.5, 9.4.5, 10.4.5, 11.4.5, 12.4.5, 13.4.5, 14.4.5, 16.4.5, 18.4.5, 19.4.5, 20.4.5, and 21.4.5 are amended by repealing the first sentence of the existing text and substituting the following:

“All accessory buildings shall be set back a minimum of 1.2 metres from the principal building and all other accessory buildings on the same site.”

56. Subsections 7.6.4, 9.6.3, 10.6.3, 11.6.3, 12.6.3, 13.6.3, 14.6.3, 15.6.3, 16.6.3, 17.6.3, 18.6.3, 19.6.3, 20.6.2, and 21.6.3 are amended by repealing the existing text and substituting the following:

“A Comprehensive Development Proposal is required for all multi-parcel, multiple-building, or multiple-unit developments. Refer to Section 3.23 of this Bylaw for Comprehensive Development Proposal requirements.”

57. Section 7.2 is amended by replacing the listed item “Mineral extraction operation” with “Mineral resource extraction”.

58. Section 7.2 is amended by repealing the duplicate listing of “Greenhouse (commercial)”.

59. Section 7.2 is amended by adding the following as listed items:

“Community facility

Mineral resource storage and processing”

60. Section 7.6 is amended by repealing subsection 7.6.6 and substituting the following:

“7.6.6 A reduced agricultural site area less than 64.5 hectares may be permitted at Council’s discretion due to topographic or physical limitations, or subdivision applications involving:

a) farmland consolidation;

b) a discretionary use application which requires a lesser site area; or

c) the removal of parcel tie codes.”

61. Section 7.6 is amended by adding the following in accordance with the numerical list:

“7.6.7 Parcel tie codes may be removed only where all resulting parcels:

a) have year-round, all-weather physical and legal access; and

b) are rezoned to the appropriate zoning districts as required.

7.6.8 An agricultural site area larger than 64.5 hectares may be approved, at the discretion of Council, for the purposes of consolidating ownership of an existing yard site with essential yard features such as a driveway, dugout, well, etc.”

62. Section 8.5 is amended by adding the following in accordance with the numerical list:

“8.5.5 A site area larger than 9 hectares may be approved, at the discretion of Council, where a subdivision involves an established yard site for the purpose of including all essential yard features such as shelterbelts, functional outbuildings, on-site water or sewer facilities, etc. The site area shall be as close to 9 hectares as possible to minimize impact on adjacent agricultural lands.”

63. Section 9.2 is amended by repealing “Institutional use” as a listed item.

64. Section 9.6 is amended by adding the following in accordance with the numerical list:

“9.6.4 The subdivision of existing parcels within the CR2 Country Residential District is prohibited.

9.6.5 Notwithstanding 9.6.4, subdivision may be permitted solely for boundary realignments or lot reconfigurations, provided no additional Country Residential lots are created.”

65. Section 12.2 is amended by repealing “Apartment building of 4 storeys or less” as a listed item.

66. Table 26 is amended by removing the “Apartment Building” row.

67. Section 13.2 is amended by repealing “Apartment building of 4 storeys or less” as a listed item.

68. Table 27 is amended by removing the “Apartment Building” row.

69. Subsection 14.4.6 is amended by replacing “principle” with “principal” to correct the typographical error.

70. Section 15.4 is amended by repealing subsection 15.4.6 and substituting the following:

“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 metres from the principal building and all other accessory buildings on the same site. All other required setbacks are provided in Table 29 below in Section 15.5.”

71. Table 29 in Section 15 is amended by repealing the maximum building height for “Principal Building and facilities” and “Schools” and substituting “24 m”.

72. Tables 30, 31, and 32 in Sections 16, 17, and 18 respectively, are amended by repealing the maximum building height for “Principal Building and facilities” and substituting “24 m”.

73. Section 16.2 is amended by adding the following as a listed item:

“Truck wash facility”

74. Section 17.1 is amended by repealing “Institutional use excluding place of worship and school” as a listed item.

75. Section 17.1 is amended by replacing the listed item “Business and professional office” with “Office or Office Building”.

76. Section 17.4.5 is amended by repealing the existing text and substituting the following:

“All accessory buildings shall be set back a minimum of 1.2 metres from the principal building and all other accessory buildings on the same site. All other required setbacks are provided in Table 31.”

77. Section 19.1 is amended by replacing the listed item “Trade yard, plant and/or office” with “Contractor’s yard”.

78. Section 19.2 is amended by adding the following as a listed item:

“Mineral resource storage and processing”

79. Table 33 in Section 19 is amended by repealing the maximum building height for “Principal Building and facilities”, “Building Condominium Units” and “Bare land Condominium Units” and substituting “24 m”.

80. Section 20.1 is amended by replacing the listed item “Mineral exploration and development” with “Mineral resource exploration”.

81. Section 20.1 is amended by adding the following in accordance with the alphabetized list:

*“Mineral resource extraction
Mineral resource storage and processing”*

Effective Date

This bylaw shall come into force on the date that it is approved by the Saskatchewan Ministry of Government Relations.

Municipal Adoption

1st Reading:

2nd Reading:

3rd Reading:

Reeve

Seal

Chief Administrative Officer