

RATIONAL CATEGORIES

- **FORMATTING** – amendment corrects a typographical or formatting error within the Bylaw
- **CLARITY** – Amendment addresses an area in which uncertainty is created within the Bylaw as a result of organization, wording, or duplication
- **CONSISTENCY** – Amendment modifies Bylaw to be more consistent
- **PROV/FED LEGISLATION** – Amendment is intended to bring the Zoning Bylaw more in line with federal or provincial legislation
- **COMMUNITY PRIORITY** – Need for amendment was identified via community consultation, and is based on community priorities
- **CURRENT PRACTICES** – Amends the text of the Bylaw to better align with current practices, and the reality of current processes OR circumstances
- **REQUEST** – Amends the Bylaw at the request of another department (e.g. Engineering and Public Works)

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- Existing text is shown in **black**.
 - New text is shown in **blue**.
 - Repealed text is shown in **red strikethrough**.

Amend #	Amendment	Rationale
2.0 Definitions		
1	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, and fruit and other produce stands. veterinary clinics and animal hospitals.	CLARITY / CONSISTENCY • Removes uses classified independently ○ Bylaw 2023-58 added veterinary clinic as a separate use ○ Auction Mart is also a separate use within the bylaw
2	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 200m² of total canopy space including multiple surfaces. as defined by federal legislation.	PROV/FED LEGISLATION • The 200m² threshold to define micro-cultivation facilities has been amended by the federal government, and may change again in the future

Zoning Bylaw Proposed Amendments as per Bylaw 2026-11



3	Community Character: means the predominant and defining physical attributes of an established neighbourhood or district , 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.	COMMUNITY PRIORITY - Provides a formal definition for the phrase community character, which is often used by the community and within RM planning documents - The definition is directly based off of survey responses received in December of 2025
4	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 .	CLARITY / CONSISTENCY - Removes uses classified independently - Specifically excludes schools and places of worship as these are regulated separately, due to their unique nature
5	Comprehensive Development Proposal: 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.	CLARITY The new definition provides more flexibility and avoids repetition without changing the intent
6	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 proposed infrastructure, drainage facilities, utility locations, land use densities, transportation networks, open spaces, buffers, etc. for future development in that area. This design Plan or series of Plans is usually submitted with a Comprehensive Development Proposal (GDP).	CURRENT PRACTICES Revisions reflect with how concept plans are currently being used in practice and how the department intends to use them moving forward
7	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 as per the RM's Building Bylaw.	PROV/FED LEGISLATION / CURRENT PRACTICES - The <i>Uniform Building and Accessibility Standards Act</i> has been replaced by the <i>Construction Codes Act</i>, under which the RM's Building Bylaw is enacted - The Building Bylaw contains information regarding Demolition Permits
8	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 inundated by the 1:200 year flood that is not floodway.	PROV/FED LEGISLATION - The <i>Statements of Provincial Interest</i> have changed the flood standard from 1:500 to 1:200 - The new definition aligns with the definition contained within <i>The Statements</i>
9	Flood Plain: the area prone to flooding from a water body or watercourse that comprises the combined area inundated by watercourse of water body during a 1:200 year flood and is made up of the flood way floodway and the floodway fringe.	PROV/FED LEGISLATION - The <i>Statements of Provincial Interest</i> have changed the flood standard from 1:500 to 1:200 - The new definition aligns with the definition contained within <i>The Statements</i>

10	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.	PROV/FED LEGISLATION/CLARITY - Removes redundant definition - This definition is also not contained within <i>The Statements of Provincial Interest</i>
11	Floodway: the portion of the flood plain adjoining the channel where the waters in the 1:500 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.	PROV/FED LEGISLATION <i>The Statements of Provincial Interest</i> have changed the flood standard from 1:500 to 1:200 - The new definition aligns with the definition contained within <i>The Statements</i>
12	Funeral Parlour	FORMATTING “Parlor” is replaced with the Canadian spelling “Parlour” as used elsewhere in the Bylaw
13	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 sands 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. 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.	CLARITY - The current definition includes the removal of minerals, while the intent of the use is exploration only and not mining. - The current definition also specifically focuses on oil and gas, rather than all mineral exploration - The new definition clarifies the matches the intent of the use, which is preliminary site activity
14	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.	CLARITY Provides a new separate definition, for the extraction of mineral resources, allowing for more clear and nuanced development application processing.
15	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.	CLARITY Provides a new separate definition, for the storage and processing of mineral resources, allowing for more clear and nuanced development application processing.

Zoning Bylaw Proposed Amendments as per Bylaw 2026-11



16	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.	PROV/FED LEGISLATION - The <i>Statements of Provincial Interest</i> have changed the flood standard from 1:500 to 1:200 - The new definition aligns with the definition contained within <i>The Statements</i>
17	Safe Building Elevation, Estimated: the elevation estimated to be 0.5 meters above the 1:500 year flood elevation	PROV/FED LEGISLATION - The <i>Statements of Provincial Interest</i> have changed the flood standard from 1:500 to 1:200 - This definition is not contained within <i>The Statements</i> and is replaced with the “Minimum building elevation” definition.
18	Neighbourhood: The geographical area defined within the subdivision’s Certificate of Approval.	COMMUNITY PRIORITY / CLARITY Assists and clarifies the newly added “Community Character” definition by adding a definitive and object meaning to neighbourhood for the purposes of the Bylaw
19	Sea/Rail Cans: standardized reusable steel box used for the secure storage and movement of materials and products.	PROV/FED LEGISLATION - Removed to correspond with amendments to Section 4.26, which align the Zoning Bylaw better with National Building Code and Provincial Building Standards Guidance - Replaced by / split into two definitions - “Shipping Container, Permanent” and “Shipping Container, Temporary”
20	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 of indefinite use on-site as a fixed storage unit or structure. Shipping containers are also known as “sea-cans”.	PROV/FED LEGISLATION - Corresponds with amendments to Section 4.26, which align the Zoning Bylaw better with National Building Code and Provincial Building Standards Guidance - Separates permanent from temporary shipping container use
21	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”.	PROV/FED LEGISLATION - Corresponds with amendments to Section 4.26, which align the Zoning Bylaw better with National Building Code and Provincial Building Standards Guidance - Separates permanent from temporary shipping container use, and allows for temporary storage container uses

3.0 Administration and Interpretation		
22	3.16.1 Discretionary Use Referral Radius 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: i. Emerald Park Area A: 150m radius of the proposed development ii. Within the Development Overlay Area, outside of Emerald Park Area B: 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 Area C: 1.6km radius of the proposed development. <i>For the purposes of interpreting this section, refer to the Public Notification Map attached to the Official Community Plan as Appendix A.</i>	CLARITY - Corresponds with the newly added OCP Map, clarify and formally defining each public notification area as per Council Direction - Lettered areas are used to allow for modifications to the map in future, and to avoid a hence of hierarchy as may be created by numbered areas
23	3.18.1 Zoning Bylaw Amendment Procedure 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: i. Emerald Park Area A: 150m radius of the proposed development ii. Within the Development Overlay Area, outside of Emerald Park Area B: 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 Area C: 1.6km radius of the proposed development. <i>For the purposes of interpreting this section, refer to the Public Notification Map attached to the Official Community Plan as Appendix A.</i>	CLARITY - Corresponds with the newly added OCP Map, clarify and formally defining each public notification area as per Council Direction - Lettered areas are used to allow for modifications to the map in future, and to avoid a hence of hierarchy as may be created by numbered areas
24	3.21 Sector Plans 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	CURRENT PRACTICES / CLARITY - The new definition is clearer, more concise, and better aligns with how the RM intends to use sector plans moving forwards - Corresponds with the changes to the OCP

	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. 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	3.22 Concept Plan 3.22.1 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. 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. The municipality A Concept Plan may be required a Concept Plan for a smaller area than one quarter section where a development includes multiple phases or in support of an application to amend the OCP Future Land Use Map. 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 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. The municipality may adopt 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 Official Community Plan.	CURRENT PRACTICES / CLARITY • The new definition is clearer, more concise, and better aligns with how the RM intends to use sector plans moving forwards • Corresponds with the changes to the OCP
26	3.22 Concept Plan 3.22.3 A Comprehensive Development Proposal (CDP) is required to be submitted with all Concept Plans.	CURRENT PRACTICES / CLARITY • This requirement is removed as it is redundant, and contradicts both the current use, and indented use moving forward, of concept plans

27	3.23 Comprehensive Development Proposal (CDP) 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 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.	CLARITY - Clarifies when a CDP is required, ensuring well-planned developments - Corresponds with the changes to the OCP
4.0 General Regulations		
28	4.1 General Compliance Requirements 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 affecting the development site.	FORMATTING Corrects the typo in which affecting is missing the “ing”
29	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.	COMMUNITY PRIORITY / CLARITY Apartments are removed to corresponded with the removal of apartments from the R2 and R3 Zoning Districts as per community feedback

30	4.19.6 Public Utilities and Municipal Services All municipal utilities on private property not already subject to an easement shall require a minimum setback of 1-meter 3 metres within which no development, building, or structure shall be permitted.	REQUEST / FORMATTING - At the request of Engineering and Public Works, the minimum setback is increased to ensure sufficient access to municipal utilities is maintained. - The spelling of “meter” is also corrected to the Canadian version
31	4.23.1 Permanent Signage m) For the purpose of regulation under this Bylaw, an unlicensed 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.	CLARITY / CURRENT PRACTICES Clarifies that any vehicle or trailer unit, regardless of licensee status, is subject to the Sign Regulations, as licensee has no bearing as to whether a vehicle or trailer acts as a sign
32	4.23.2 Temporary and/or Portable Signage k) For the purpose of regulation under this Bylaw, an unlicensed 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.	CLARITY / CURRENT PRACTICES Clarifies that any vehicle or trailer unit, regardless of licensee status, is subject to the Sign Regulations, as licensee has no bearing as to whether a vehicle or trailer acts as a sign
33	4.23.3 Temporary Sign Permits a) A Temporary Sign Development 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) 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 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	CURRENT PRACTICES - Implementation of annual temporary sign permits has proven administratively onerous, with little compliance. - Removes the Temporary Sign Permit to better align with current sign permitting practices and create a better permitting process for temporary signs moving forward. - The section is reworded to apply to all signs.

	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) c) 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; 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.; or vi. The sign, in the opinion of the Development Officer, is actually permanent in nature.	
34	4.23.6 Third Party Signage c) Portable/temporary signs are subject the permitting process as stated in Section 4.23.2	CONSISTENCY Clause c) is removed to be consistent with the previous amendment which modifies section 4.23.2 and the permitting process for portable/temporary Sign.
35	Table 2 – Permanent, Temporary, and Third Party Sign Size and Placement Maximum sign dimensions per side of the sign in HPC and COM1 zone: 10m² 24m²	CONSISTENCY - The 10 m² maximum may limit the legibility of signs to the travelling public. - As most HPC and COM1 properties are located along Highway 1, is it reasonable to allow larger sign size to effectively advertise business to highway traffic. 24m² is the current standard for freestanding signs in the AR, IND1, and EHI zones.

36/37	4.26 Sea and Rail ContainersShipping Containers 4.26.1 No person shall park or store on any part of a site a shipping container any unlicensed rail or sea container for the purpose of advertising within any zoning district. 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. Where a shipping container are deemed to be essential to the principal use, the restrictions in this section may not apply. 4.26.3 Where sea/rail cans are deemed to be essential to the principle use, the restrictions in this section may not apply: 4.26.3 Shipping Container Buildings (Permanent): 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, shipping containers shall be considered accessory to the principal use. c) A Development Permit from the municipality is required for every shipping container. d) A Building Permit from the municipality is required for every shipping container. e) A Site Plan displaying the location of the shipping container on the site is required and must be approved by the Development Officer. f) 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.	PROV/FED LEGISLATION / CURRENT PRACTICE • The sea and rail container section is entirely re-written to better align with National Building Code, and Provincial Building Standards Guidance • The more common name for “sea-cans”, “Shipping Containers” is now used • Shipping Containers are separated into Permanent and Temporary to allow for the use of containers for temporary storage in the case of construction or incident (i.e. flooding) • Building permit requirements for permanent shipping containers are added, the requirement restricting permanent foundations, which contradicts building code is removed. • Sea containers can now be modified in accordance with building code, as they are classified as buildings, provided no human or animal habitation occurs. • The ability to apply for Discretionary Use approval to store hazardous or dangerous goods within a sea container is added, once again in association with their definition as buildings. • Shipping containers s are no longer restricted to the rear-yard and may not be placed in the side yard, as this may allow for better concealment on some lots. • The \$1000.00 deposit requirement has been removed, as it does not encourage compliance, is administratively onerous, and no longer enforced. • Requirements to paint shipping containers the same as the principal building have been removed on advice from Community Planning, as Zoning Bylaws cannot regulate design of structures in this fashion.
	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; 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: 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) The shipping container shall meet the setback distances 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.							
37	<table><tr><td colspan="2">Table 3 – Number of Permitted Sea/Rail Cans Shipping Containers as an Accessory Use in each Zoning District</td></tr><tr><td>Zoning District</td><td>Regulations</td></tr></table>	Table 3 – Number of Permitted Sea/Rail Cans Shipping Containers as an Accessory Use in each Zoning District		Zoning District	Regulations	<table><tr><td>CONSISTENCY / CURRENT PRACTICE</td></tr><tr><td> The more common name for “sea-cans”, “Shipping Containers” is now used </td></tr></table>	CONSISTENCY / CURRENT PRACTICE	The more common name for “sea-cans”, “Shipping Containers” is now used
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	AR- Agricultural Resource COM1- General Commercial IND1- General Industrial EHI – Extraction and Heavy Industrial District COM1- General Commercial FD- Future Development HPC – High Profile Commercial CR1 – Country Residential 1 CR2 – Country Residential 2 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 FD – Future Development No maximum amount of sea/rail cans shipping containers A maximum of five (5) shipping containers per site A maximum of 5 sea/rail containers per hectare and a maximum total of 10 sea/rail containers per site. A maximum of two (2) shipping containers per site A maximum of one (1) sea/rail shipping container for every 2 hectares and a maximum total of three (3) sea/rail shipping containers A maximum of one (1) sea/rail can shipping container Not Permitted	• The intent of commercial zones HPC and COM1 is to accommodate some outdoor storage/activities within reason so as to maintain the aesthetics of the area. • The number of containers permitted in the HPC District is increased from 0 to 2 to better align with the intent of this district and the land uses present within. • The number of containers permitted in COM1 District is reduced from unlimited to 5, to ensure the aesthetics of these properties are maintained and to be consistent with the new HPC District maximum.				
38	Section 4.27.11 Table 5 – Minimum off Street Parking Standards for Residential Districts <table><tr><td>Uses</td><td>CR1, C42, CR3, R1, R2, R3 & RMH</td></tr><tr><td>Apartment Building 1-25 parking spaces per residential unit</td><td>1-25 parking spaces per residential unit</td></tr></table>	Uses	CR1, C42, CR3, R1, R2, R3 & RMH	Apartment Building 1-25 parking spaces per residential unit	1-25 parking spaces per residential unit	COMMUNITY PRIORITY / CLARITY • The apartment building row is removed to corresponded with the removal of apartments from the R2 and R3 Zoning Districts as per community feedback
Uses	CR1, C42, CR3, R1, R2, R3 & RMH					
Apartment Building 1-25 parking spaces per residential unit	1-25 parking spaces per residential unit					
39	4.48.4 Flood-Prone Areas	PROV/FED LEGISLATION				

	Construction of new buildings and additions to buildings 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. 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.	• <i>The Statements of Provincial Interest</i> have changed the flood standard from 1:500 to 1:200 • The new wording aligns with the changes to the <i>The Statements</i> respecting development within the flood plain
40	4.48.6 Flood-Prone Areas 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 minimum building elevation, which is 0.5 metres about the 1:500 1:200 year flood elevation.	PROV/FED LEGISLATION / CLARITY • <i>The Statements of Provincial Interest</i> have changed the flood standard from 1:500 to 1:200 • The new wording aligns with the changes to the <i>The Statements</i> respecting development within the flood plain, and removes redundancies
41	4.48.6 Flood-Prone Areas 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. 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.	PROV/FED LEGISLATION / CLARITY / CURRENT PRACTICE • <i>The Statements of Provincial Interest</i> have changed the flood standard from 1:500 to 1:200 • Removes current clause b) which is redundant • Relocates existing clause 4.87.7 (see amendment 42), to where it makes more sense in terms of organization, and removes the 200m buffer which has proven to be inaccurate and arbitrary
42	4.48.7 Flood-Prone Areas 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.	CLARITY • Clause is moved to section 4.48.6 where it makes more sense in terms of document organization as the rest of 4.48.7 relates to slope instability, not flooding (see amendment 41).
43	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	CURRENT PRACTICE • The RM currently does not actively enforce, nor has never needed to enforce this clause

	of the Access to Cannabis for Medical Purposes Regulation under the Controlled Drugs and Substances Act (Canada):	• Attitudes toward cannabis have changed since this clause was written, no complaints regarding the growth of cannabis on residential properties have been received, and limited private planting is not expected to create any nuisance • Private cannabis growth will be limited to 4 plants per household as per federal regulations
5.0 Land Use Requirements, Development Standards and Conditions of Approval		
44	5.5.17 Garage Suite Conditions of Approval All garage suite construction must comply with all relevant requirements of The National Building Code, The Uniform Building and Accessibility Standards Act and Regulations, <i>The Construction Codes Act and The Building Code Regulations</i> the RM's Building Bylaw and any other applicable RM Bylaws. 5.6.11 Secondary Suite Development Standards Secondary suites must comply with all relevant requirements of The National Building Code, The Uniform Building and Accessibility Standards Act and Regulations, <i>The Construction Codes Act and The Building Code Regulations</i>, RM of Edenwold Building Bylaw and any other applicable RM of Edenwold Bylaws. 5.33.4 Farm Worker Dwelling Development Standards All farm worker dwellings must comply with all relevant requirements of the National Building Code, The Uniform Building and Accessibility Standards Act and Regulations, <i>The Construction Codes Act and The Building Code Regulations</i> the RM's Building Bylaw and any other applicable RM bylaws.	FORMATTING / PROV/FED LEGISLATION • The <i>Uniform Building and Accessibility Standards Act and Regulations</i> are no longer in force and have been replaced by the <i>Construction Codes Act</i> and <i>The Building Code Regulations</i>.
45	5.6.1 Secondary Suite Development Standards A principle <i>principal</i> detached dwelling in a residential zone, where secondary suites are a permitted or a discretionary use;	FORMATTING • “Principle” meaning fundamental rule, truth or belief is replaced by the correct and intended “principal” meaning most important or primary
46	5.7.6 Residential Day Care Conditions of Approval The use shall comply with all Provincial requirements governing family day care homes including but not	FORMATTING / PROV/FED LEGISLATION • The <i>Child Care Act and Regulations</i> were updated in 2014 – currently the Bylaw refers to the previous version of the act.

	limited to <i>The Child Care Act, 2014</i> and <i>The Child Care Regulations, 2001 2015</i>. 5.8.6 Day Care Facility Conditions of Approval The use shall comply with all Provincial requirements governing family day care homes including but not limited to <i>The Child Care Act, 2014</i> and <i>The Child Care Regulations, 2001 2015</i>.	
47	5.16.3 Boarding Kennel Development Standards No building or exterior exercise area(s) to be used to accommodate the animals shall be allowed within 300 metres of any dwelling located on adjacent lots.	CLARITY • Use of “adjacent” may be interpreted as excluding dwelling within 300m but not directly abutting the property proposed for development. • Revised wording improves clarity, ensuring all dwellings within 300m are included within the setback.
48	5.27.2 Hobby Beekeeping Development Standards No person shall locate a hive within 15 metres of any property line <i>an adjacent dwelling</i>.	CURRENT PRACTICE • The current setback does not leave a feasible. building envelope for beehives of some lots in Emerald Park. • Changing the setback to be measured from adjacent dwellings, rather than property lines, keeps the intent of the policy without having the unintended consequence of prohibiting bee hives on certain lots.
49/50	5.28.2 Cannabis Retail Outlet Setbacks Cannabis retail outlets shall comply to the following standards regarding setbacks: a) Cannabis retail outlets shall be set back a distance of 200 metres from the following uses: high schools and 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 metres from the following uses: other cannabis retail stores, private schools, private recreational facilities, tutoring services, <i>excluding private fitness gyms</i>. c) Setbacks will be measured from the property line <i>nearest portion of the proposed unit or building</i> 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.	CURRENT PRACTICE / CLARITY • As cannabis retail outlets often locate in strip malls, the revised wording of clause c) clarifies where setbacks should be measured from in these circumstances. Restricted uses specified in clauses a) and b) can still not located on the same lot as a cannabis retail store. • Private fitness gyms have also been exempted from setbacks, to limit restrictions on businesses, and to reflect the current situation at 6 South Plains Road. These enterprises also are less likely to have children attending them unlike majority of uses listed. • Other setbacks are not revised as, the Community indicated they would like to see setbacks remain in place.
51	5.30.4 Intensive Livestock Operations (ILO) Conditions of Approval	CURRENT PRACTICE

	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 an interest may be registered against all the applicable parcel the titles of the affected properties. The cost of the interest registration shall be the developer's responsibility	- Revised wording reflects current best practices for managing potential land use conflicts related to ILOs. - The updated policy allows for discretion, regarding the registration of an interest, which will ensure subsequent landowners are aware of the presence of the ILO. An interest may not be registered if not considered necessary by Council or the Development Officer.				
6.0 Zoning Districts						
52	6.1 Zoning Districts Table 18 – Zoning Districts <table><tr><td>District Type</td><td>Symbol</td><td>Zoning</td><td>Page</td></tr></table>	District Type	Symbol	Zoning	Page	FORMATTING The page number column within this table is no longer accurate, due to amendments and is removed
District Type	Symbol	Zoning	Page			
53	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 a village or a town and will have a variety of housing types, including semi-detached, duplexes, fourplexes, townhomes, and apartment buildings.	COMMUNITY PRIORITY / CONSISTENCY - Community feedback indicated that residents would like for the Emerald Park area to remain consistent with a smaller town or village, rather than a city - Apartments are removed to corresponded with the removal of apartments from the R2 and R3 Zoning Districts as per community feedback				
54	.1 (Permitted Uses) and .2 (Discretionary Uses) subsections within Sections 7 through 24 Letter prefixes removed	FORMATTING Letter prefixed preceding uses, within the indicated lists are removed, due to a number of duplication and lettering errors, the possibility for future errors should proposed bylaw amendments proceed concurrently, and the potential to run out letters				
55	Sections 7.4, 8.4, 9.4, 10.4, 11.4, 12.4, 13.4, 14.4, 15.4, 16.4, 17.4, 18.4, 19.4, 20.4, and 21.4: Minimum separation distance between two accessory buildings 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. Other required setbacks are provided in Table XX.	CLARITY Adds and clarifies the setback distance between two accessory buildings for the purposes of fire safety, and preventing the placement of two accessory building side by side for use a one building				

56	Sections 7.6, 9.6, 10.6, 11.6, 12.6, 13.6, 14.6, 15.6, 16.6, 18.6, 19.6, 20.6 and 21.6: Subdivision and Development A Comprehensive Development Proposal and Concept Plan are is required to be submitted to the municipality for all multi-parcel, multiple-building, or multiple-unit developments. Refer to Sections 3.22 and 3.23 of this Bylaw for Comprehensive Development Proposal and Concept Plan requirements.	CURRENT PRACTICES / CLARITY - Submission of a Concept Plan is removed as a requirement as it is not currently enforced concept plans are typically included within or a CDP, or the CDP alone is sufficient - Expand and clarifies when a CDP is required, ensuring well-planned developments
71, 72, 79	Sections 15, 16, 17, 18, and 19: Maximum building height Max Building Height Principal Buildings and facilities: 4 storeys (6 m per storey) 24m Schools: 4 storeys (6 m per storey) 24m Building Condominium Units: 4 storeys (6 m per storey) 24m Bare land Condominium Units: 4 storeys (6 m per storey) 24m	CLARITY In some Zoning Districts maximum allowable building height is expressed both in metres and in storeys, which can be difficult to implement if a proposed building meets one standard but not the other. As solution the height is expressed only in metres.
7.0 Agricultural Resource (AR) District		
57, 58, 59	7.2 Discretionary Uses - Mineral resource extraction operation Greenhouse (commercial) - Community facility - Mineral resource storage and processing	CONSISTENCY / CLARITY / FORMATTING - Mineral resource operation is reworded, and Mineral resource storage and processing is added to correspond with the amended mineral resource definitions (see amendments 13-15) - The duplicate listing of Greenhouse (commercial) is removed - Community facility is added accommodate the facility development of facilities in rural areas, such as the proposed cultural facility on lands owned the City of Regina
60	7.6 Subdivision and Development (Agricultural Resource Zone) 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) b) a discretionary use application which requires a lesser size site area; or c) removing parcel tie codes.	CURRENT PRACTICES / CLARITY - It can be unclear when estate planning or farm debt restricting are a motivating factor for subdivision, which has led to implementation difficulties. - Neither estate planning nor farm debt restricting provides sufficient justification for fragmenting agricultural lands as they are short-term circumstances with long-term land use implications. - In other instances where subdivision is often justified as tied parcels are already fragmented, the Planning department has faced difficulties approving the removal of parcel ties, hence the inclusion of new clause c)

61	7.6.7 Removal of Parcel Ties Parcel ties 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.	CURRENT PRACTICES / CLARITY Clarifies the conditions under which a parcel tie may be removed according to clause c) within amendment 60 and is consistent with how the Zoning Bylaw has been implemented.
61	7.6 Subdivision and Development 7.6.8 An agricultural site area larger than 64.5 ha 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, or well.	CURRENT PRACTICES / CLARITY In several instances, an existing dwelling is located on quarter section where the driveway, well or dugout is located in another. This policy clarifies that a parcel may be larger than 64.5 ha where necessary to ensure the yard site and all yard features retain the same ownership.
8.0 Country Residential 1 (CR1) District		
62	8.5 Setbacks and Site Regulations (Country Residential 1 zone) 8.5.5 A site area larger than 9 ha 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 and on-site water or sewer facilities. The site area shall be as close to 9 ha as possible to minimize impact on adjacent agricultural lands.	COMMUNITY PRIORITY Allows for flexibility for the approval of site sizes larger than 9 ha, for the purpose of keeping existing yard sites intact, and ensuring and all yard features retain the same ownership, in response to issues raised during early stakeholder consultation.
8.0 Country Residential 2 (CR2) District		
63	9.2 Discretionary Uses • Institutional use	CLARITY / CONSISTENCY The term institutional use is broad, and includes uses such as places of worship and schools, which do not meet the intent of the CR2 Zoning District.
64	9.6 Subdivision and Development 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.	CURRENT PRACTICE / CLARITY - Current practice discourages further subdivision of CR2 lots, which in majority of cases would result in site sizes smaller than the minimum permitted size. These clauses enshrine this practice into the Bylaw, while permitted lot reconfigurations as necessary. - Subdivision of existing lots also has the potential to result in increased service requirements and disrupt the intent or design of the neighborhood.
12.0 Urban Residential 2 (R2) District		
65	12.2 Discretionary Uses • Apartment building of 4 storeys or less	COMMUNITY PRIORITY Throughout, public consultation an overwhelming opposition to apartment building was apparent.

		The substantial opposition to apartment development, lack of transition forms of development (townhomes, duplexes), and servicing requirements make apartment buildings not feasible in the RM at this time.		
66	12.4 Principal and Accessory Buildings and Uses Table 26 <table><tr><td>Use</td></tr><tr><td>Apartment Building</td></tr></table>	Use	Apartment Building	COMMUNITY PRIORITY / CONSISTENCY Apartments are removed from the table to corresponded with the removal of apartments from this Zoning District as per community feedback
Use				
Apartment Building				
12.0 Urban Residential 3 (R3) District				
67	13.2 Discretionary Uses Apartment building of 4 storeys or less	COMMUNITY PRIORITY - Throughout, public consultation an overwhelming opposition to apartment building was apparent. - The substantial opposition to apartment development, lack of transition forms of development (townhomes, duplexes), and servicing requirements make apartment buildings not feasible in the RM at this time.		
68	12.4 Principal and Accessory Buildings and Uses Table 27 <table><tr><td>Use</td></tr><tr><td>Apartment Building</td></tr></table>	Use	Apartment Building	COMMUNITY PRIORITY / CONSISTENCY Apartments are removed from the table to corresponded with the removal of apartments from this Zoning District as per community feedback
Use				
Apartment Building				
14.0 Residential Manufacture Home (RMH) District				
69	14.4.6 Principal and Accessory Buildings and Uses All principle principal 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.	FORMATTING “Principle” meaning fundamental rule, truth or belief is replaced by the correct and intended “principal” meaning most important or primary		
15.0 Community Service (CS) District				
70	15.4.6 Minimum separation distance between two accessory buildings 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 m 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.	CLARITY - See Amendment 55. - Clause 15.4.6 requires a separate amendment as the wording is slightly different.		

16.0 High Profile Commercial (HPC) District		
73	16.2 Discretionary Uses Truck wash facility	CONSISTENCY Truck wash facility is added to be consistent with the COM1, which has a similar intent to the HPC district, as well as many uses similar to the HPC district
17.0 Shopping Centre (SC) District		
74, 75	17.1 Permitted Uses Business and professional office Office or Office Building Institutional use excluding place of worship and school	CLARITY / CONSISTENCY “Business and professional office” changed to “Office or Office Building” to be consistent throughout the Bylaw - Institutional use is removed as it is broad, and includes other listed uses
76	17.4.6 Minimum separation distance between two accessory buildings 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.	CLARITY - See Amendment 55. - Clause 17.4.6 requires a separate amendment as the initial wording was missing from the Bylaw.
19.0 General Industrial (IND1) District		
77	19.1 Permitted Uses Trade yard, plant and/or office Contractor’s yard	CONSISTENCY Trade yard, plant, and/or office replaced with Contractor’s yard to be more consistent with the rest of the Bylaw.
78	19.2 Discretionary Uses Mineral resource storage and processing	CONSISTENCY Mineral resource storage and processing is added to correspond with the amended mineral resource definitions (see amendments 13-15)
20.0 Extraction and Heavy Industrial (EHI) District		
80/81	20.1 Permitted Uses - Mineral resource exploration and development - Mineral resource extraction - Mineral resource storage and processing	CONSISTENCY Mineral resource exploration is and development reworded, and Mineral resource extraction and Mineral resource storage and processing are added to correspond with the amended mineral resource definitions (see amendments 13-15)