

**ZONING BYLAW NO. 94-4  
OF THE  
RURAL MUNICIPALITY OF MERVIN NO. 499**

Being Schedule "B" to Bylaw No. 94-4  
of the Rural Municipality of Mervin No. 499

Consolidated version including the following Amendments  
(including Zoning District Map Amendments):

Bylaw #1998-05	Bylaw #2014-14
Bylaw #2000-09	Bylaw #2014-18
Bylaw #2001-15	Bylaw #2016-09
Bylaw #2001-16	Bylaw #2016-12
Bylaw #2002-08	Bylaw #2017-21
Bylaw #2003-08	Bylaw #2018-11
Bylaw #2003-15	Bylaw #2018-21
Bylaw #2003-16	Bylaw #2020-04
Bylaw #2004-10	Bylaw #2021-12
Bylaw #2005-02	Bylaw #2021-13
Bylaw #2005-20	Bylaw #2021-22
Bylaw #2007-04	Bylaw #2021-26
Bylaw #2008-08	Bylaw #2021-27
Bylaw #2008-17	Bylaw #2022-03
Bylaw #2009-15	Bylaw #2022-09
Bylaw #2010-03	Bylaw #2022-14
Bylaw #2010-12	Bylaw #2023-04
Bylaw #2010-17	Bylaw #2023-05
Bylaw #2011-07	Bylaw #2023-23
Bylaw #2013-01	Bylaw #2023-31
Bylaw #2013-18	Bylaw #2023-36
(Repealed)	Bylaw #2024-11
Bylaw #2014-04	Bylaw #2024-15

**NOTE:**

This consolidation is not official. Amendments have been incorporated for convenience of reference and the original bylaws should be consulted for all purposes of interpretation and application of the law.

DATE: JUNE 4, 2024

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## PART I – INTRODUCTION

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**1. Title**

This bylaw shall be known as the “Zoning Bylaw of the Rural Municipality of Mervin No. 499.

**2. Authority**

Pursuant to Section 67 of The Planning and Development Act, 1983, the Council of the Rural Municipality of Mervin No. 499 hereby adopts the Zoning Bylaw of the Rural Municipality of Mervin No. 499.

**Bylaw No. 2010-03**

Section 253 of *The Planning and Development Act, 2007* (hereinafter know as the Act) provides that every zoning bylaw established pursuant to a previous Act continues in force so long as it is not inconsistent with the Act or any provincial land uses policy or statement of provincial interest.

**3. Scope**

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

**4. Purpose**

This is a bylaw to control the use and development of land in the municipality and to assist in implementing the Basic Planning Statement (Official Community Plan) of the R.M. of Mervin No. 499.

**Bylaw No. 2010-03**

**5. Severability**

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

**6. Licenses, Permits and Compliance with Other Bylaws**

Nothing in this bylaw shall exempt any person from complying with the requirements of a building bylaw, or any other bylaw in force within the municipality, or from obtaining any permission required by this, or any other bylaw of the municipality, the province or the federal government.

Where the provisions in this bylaw conflict with those of any other municipal, provincial or federal requirement, the higher or more stringent standards shall prevail.

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## PART II – ADMINISTRATION

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**1. Development Officer**

The Administrator of the Rural Municipality of Mervin No. 499 shall be the Development Officer responsible for the administration of this Bylaw and in their absence by such other employee of the Municipality as the Council designates from time to time. The Administrator may appoint a Development Officer subject to the approval of Council to whom duties in the administration of the Zoning Bylaw may be delegated.

**Bylaw No. 2016-12**

**2. Application for a Development Permit**

Every person shall complete an application for a development permit **before** commencing any development within the municipality. Farm residences shall require a development permit. Livestock and poultry operations over 50 animal units shall be considered intensive livestock operations under this bylaw and shall also require a development permit.

**2.1 Development not Requiring a Development Permit**

Notwithstanding 2., the following developments do not require a development permit:

**Bylaw No. 2021-12**

(a) Accessory Farm Uses: Farm buildings where applied to a principal agricultural use within the Zoning Districts established by this bylaw.

(b) Public Utilities: Any operation for the purposes of inspecting, repairing or renewing sewers, mains, cables, pipes, wires, tracks or similar public works as required by a public

utility.

- (c) **Sheds and storage structures:** any shed or storage structure that is 9.2 square metres (99 square feet) in area or less with a height of less than 4 metres (13 feet). **Bylaw No. 2013-01**
- (d) **Television or radio antennas:** any television or radio antenna meant for the personal residential use of the operator on site. **Bylaw No. 2013-01**
- (e) A single recreational vehicle where there is an existing residential dwelling on site, subject to regulations set forth within the specific zoning district. **Bylaw No. 2018-11**
- (f) **Decks:** The closing in or “screening in” of existing covered deck with mesh, glazed, or rigid materials, subject to the area of the covered deck remaining as outdoor space and separate all season living or congregation space within the building or structure to which the covered deck is attached. **Bylaw 2021-12**
  - (i) Where an existing covered deck is being closed in for conversion to all season living or congregation space with the building or structure to which the covered deck is attached, permitting is required.
- (g) **Fences:** any fence shall be exempt from development permitting unless otherwise specified in this Bylaw; and are subject to any general regulation or specific regulation within a Zoning District. **Bylaw 2021-12**
- (h) **Landscaping:** any landscaping activity as defined in this Bylaw, where accompanying an approved principal use, and where not specifically required in conjunction with the permitting of related site development and needed to determine the suitability of the site. **Bylaw 2012-12**
- (i) **Hydrocarbon exploration and observation wells:** any hydrocarbon exploration or observation well where legal and physical access to the site or lease site is existing and previously approved by the RM through obtaining a road approach permit. A site plan shall be submitted by the proponent to the RM for inventory and tracking purposes. Any well development or related facilities beyond exploration and observation shall require a development permit. **Bylaw 2022-03**

### 3. **Application Requirements**

**Bylaw No. 2000-09**  
**Bylaw No. 2010-03**

- (a) Every application for a development permit shall be submitted for the approval of the Development Officer and shall include, unless otherwise specified in this bylaw:
  - (i) a survey sketch plan prepared by a Saskatchewan Land Surveyor (SLS) showing the location of all parcel monuments, parcel boundaries, site dimensions, and site area. In preparation of the survey sketch, the SLS shall stake all monuments for surface reference and provide confirmation of completion. The survey sketch plan may be employed for use as a layout or site plan or to supplement a separate layout or site plan. **Bylaw No. 2022-09**
    - (1) the location of all existing or proposed utilities and service connections shall be shown on the layout or site plan.
    - (2) a survey sketch plan shall not be required where specific lands and land uses are required to furnish a Real Property Surveyor’s Report as required in this section by (a)(iii), or where exempted by subsection (d) of this section. Where exempt, a layout or site plan showing the dimensions of the site, the site size and the location on the site of any existing, and proposed development shall be furnished by the applicant.
  - i. the Development Officer may waive the requirement for a newly-produced survey sketch plan at its discretion where the following applies: **Bylaw No. 2023-05**
    - A. the applicant has provided a Real Property Surveyor’s Report or survey sketch plan which was produced within three (3) years of the date of new application clearly showing the location and setbacks of all development within the site at the time of application;
    - B. where, in reference to the previously produced report or sketch plan in A., the proposed development is determined to

have limited potential to contravene a prescribed yard setback;

- C. the Real Property Surveyor's Report or survey sketch plan contains all information required by the Development Officer or Council to determine the suitability of development and bylaw compliance; and
- D. where the applicant enters into a memorandum of understanding with the RM that any proposed new development shall adhere to the requirements of the Zoning Bylaw.

- ii. where the requirements in i. are not met, or where the Development Officer deems a previous Real Property Surveyor's Report or survey sketch plan as insufficient to determine bylaw compliance for new development (or as directed by Council), a waiver shall not be granted. In such instances the new Real Property Surveyor's Report or survey sketch plan is required to complete the application.

(ii) a written description of the method of onsite sewage disposal facilities and,

(iii) other information as may be required in support of the application where in the opinion of the Development Officer, the site plan does not provide sufficient clarity or there is disagreement respecting the topography of the site and/or on lands adjacent by providing elevations, the boundaries of a site, and the location of existing and proposed development, the Development Officer may require a Real Property Surveyor's Report to be furnished by the applicant in lieu of a survey sketch plan. Real Property Surveyor's Report requirements shall show the applicable information as laid out in subsection (c), or as otherwise required by the Development Officer to determine the suitability of the proposed development.

**Bylaw No. 2021-27**  
**Bylaw No. 2022-09**

(iv) a survey sketch plan shall not be required in the following instances:

**Bylaw No. 2023-23**

- (1) placement of a recreational vehicle as a temporary principal use.

(b) Move-in (MI) and Ready-to-move (RTM) residential buildings

**Bylaw No. 2010-03**

Every application for a development permit:

(i) must be accompanied with a photograph of any proposed Move-in (MI) or Ready-to-move (RTM) residential building.

(c) Development proposed on potentially hazardous lands:

**Bylaw No. 2010-03**  
**Bylaw No. 2021-27**

A development permit application for a proposed development on lands that are deemed to be potentially hazardous by municipal planning bylaw, or under provincial legislation or regulation, or which have a development standards interest registered to title pursuant to section 130 of the Act, must provide a RPSR prepared by a Saskatchewan Land Surveyor (SLS).

**Bylaw No. 2021-27**

(i) The RPSR shall:

Be provided following foundation construction and prior to any further building or development;

- (1) Dimensionally show the location of all existing development within the subject lot and/or site;
- (2) Provide elevations as required by the RM or as directed in a section 130 development standard, as it pertains to potential flooding, slope stability, or other natural hazard. This includes, but is not limited to: foundation elevations, change in elevation throughout a lot or site; placement of fill, the elevation of flood-proofing measures employed, etc;
- (3) Address any other matter specifically identified in a section 130 development standard where accurate and surveyed information is required, in the opinion of the Development Officer or as directed by the standard(s), to determine development suitability;
- (4) Be at the sole cost of the applicant; and
- (5) Be a condition issued in conjunction with a development permit.

(ii) Where development permitting is not required in accordance with this bylaw, the landowner is responsible for adhering to and implementing the development standards

which may be on title, and in accordance with any other regulation in this bylaw which pertains to development on hazard lands; the RM retains the right to enforce its Zoning Bylaw in accordance with the Act.

(d) Adjacent Residential or Commercial Development Requirements: **Bylaw No. 2013-01**

(i) Any proposed residential or commercial development that directly borders another residential or commercial development shall be required to produce a Real Property Surveyor's Report for all buildings or structures within the site. The Real Property Surveyor's Report shall be undertaken after installation of the permanent foundation, but before installation or construction of the building above the permanent foundation. **Bylaw No. 2022-09**

- (1) Subsection (i) shall not apply to buildings or structures less than 18.6 square metres (200 square feet) in area on a permanent foundation, provided no lands deemed potentially hazardous are involved; and, any development exempted by section 2 of this Part, from requiring a development permit.

(ii) Notwithstanding clause (i) above, residential or commercial development shall not be required to submit a Real Property Surveyor's Report or survey sketch plan completed by a Saskatchewan Land Surveyor in the following cases where all four (4) of the points are met: **Bylaw No. 2016-09**  
**Bylaw No. 2018-21**  
**Bylaw No. 2022-09**

- (1) Located within the Zoning Districts: CON – Conservation District; AG – Agriculture District; C – Commercial District; LD3 – Lakeshore Development 3 District; and,
- (2) Parcel size exceeds 2.023 hectares (5.0 acres);
- (3) Frontage exceeds 30.5 metres (100.0 feet).
- (4) Where a Real Property Surveyor's Report is not required by clause 3(a)(iii) of this section.

(e) Survey Sketch Plan and Real Property Surveyor's Report Requirement Summary Table **Bylaw No. 2022-09**

The following table identified as FIGURE 2 summarizes the survey sketch plan and Real Property Surveyor's Report requirements, how and when a requirement is applied, the timing of submission in the permitting and development process, and any applicable exemption. **Bylaw No. 2023-23**

<b>(FIGURE 2): Survey Sketch Plan and Real Property Surveyor's Report Development Permit Requirements and Submission Timing</b>				
	<b>Reference within Part II Section 3</b>	<b>Type of Development</b>	<b>Submission Timing</b>	<b>Exemptions within Part II Section 3</b>
<b>Survey Sketch Plan Required</b>	<ul style="list-style-type: none"> <li>• 3.(a)(i)</li> </ul>	<ul style="list-style-type: none"> <li>• All</li> </ul>	<ul style="list-style-type: none"> <li>• Submitted with development permit application</li> </ul>	<ul style="list-style-type: none"> <li>• 3.(a)(i)(2); 3.(a)(iii) and (iv); 3.(d)</li> </ul>
<b>Survey Sketch Plan NOT Required; Site Layout or Site Plan IS Required</b>	<ul style="list-style-type: none"> <li>• 3.(a)(i)(2); 3.(a)(iii) and (iv); 3.(d)(ii)</li> </ul>	<ul style="list-style-type: none"> <li>• All</li> </ul>	<ul style="list-style-type: none"> <li>• N/A where a survey sketch plan is not required; a layout or site plan is required with any development permit application</li> </ul>	<ul style="list-style-type: none"> <li>• N/A</li> </ul>
<b>Real Property Surveyor's Report Required</b>	<ul style="list-style-type: none"> <li>• 3.(a)(iii); 3.(c); 3(d)</li> </ul>	<ul style="list-style-type: none"> <li>• All development where additional information is required by Development Officer</li> </ul>	<ul style="list-style-type: none"> <li>• Submitted with permit application where additional information required by Development officer, and/or where potential hazard lands or development standards on title.</li> </ul>	<ul style="list-style-type: none"> <li>• 3.(d)</li> </ul>
		<ul style="list-style-type: none"> <li>• All development where potential hazard lands involved and/or where development standards on <u>title</u></li> </ul>		
		<ul style="list-style-type: none"> <li>• All</li> </ul>	<ul style="list-style-type: none"> <li>• Submitted upon completion of foundation, but prior to further construction</li> </ul>	

**4. Fees**

4.1 Amendment of the Zoning Bylaw - In addition to the application fee, where a person requests Council to amend the Zoning Bylaw, that person shall pay to the municipality a

fee equal to the costs associated with the public advertisement of the proposed amendment and the costs associated with providing direct written notice to owners of land that is the subject of the proposed amendment.

**4.2 Application fees:**

**Bylaw No. 2005-20  
Bylaw No. 2013-01**

(1) An applicant for a development permit is subject to all fees as outlined by Section 4.2(2) of this Zoning Bylaw as well as an Development Permit Processing Fee, which is meant to cover at least part of the cost of the Permit review, in accordance with the following:

**Development Permit Processing Fees**

- (a) permitted principal use: \$100.00
- (b) permitted accessory use: \$100.00
- (c) discretionary principal use: \$200.00
- (d) discretionary accessory use: \$200.00
- (e) sign permit: \$ 50.00
- (f) Recreational vehicle as temporary principal use (Initial) \$200.00  
(Renewal) \$150.00

**Bylaw No. 2023-23**

(2) Where a person applies to Council to amend the Zoning Bylaw, that person shall pay to the municipality the following fees, where applicable:

**Bylaw No. 2005-20**

- (a) Text amendments: \$400.00
- (b) Map amendments:  
Class 1 Districts: A, F, CON  
Class 2 Districts: C  
Class 3 Districts: H, HC, CR1, CR2, LD1, LD2, LD3

Zoning Map Amendments		TO		
		Class 1	Class 2	Class 3
From	Class 1	\$100	\$200	\$800
	Class 2	\$100	\$200	\$800
	Class 3	\$100	\$200	\$800

Where an application to amend the Zoning Bylaw involves amendment within two or more of the above categories the sum of the amendment fees shall apply for all categories.

**5. Discretionary Use Applications**

**Bylaw No. 2010-03**

5.1 The following procedures shall apply to discretionary use applications:

(a) The Development Officer shall review all applications for completeness and shall inform an applicant whose application is not complete, of the information or documentation required to complete the application, and that the application will not be considered until it is complete.

(b) The application will be reviewed by the Development Officer for conformance to the Official Community Plan, this Zoning Bylaw and any other applicable policies and regulations, and will refer the application to Council.

(c) Council will review the application and Development Officer’s report and may request comments or information from other government agencies to assist in Council’s review of the application, where appropriate.

(d) When Council has received requested comments or information from other agencies, the Development Officer shall set a date, time and location of the Council meeting at which the application will be considered.

(e) The Development Officer shall mail a copy of a notice of every application for a discretionary use to the assessed owner of each property within 75 metres of the boundary of the applicant’s land. In addition, a copy of a notice of every application for the following uses shall be mailed to land owners within 1.6 km (1 mile) of the applicant’s land:

- (i) intensive livestock operation or expansion or alteration to an intensive livestock operation; and
- (ii) kennel.

(f) The notices described in (e) above shall describe the use applied for, describe the location of the use and specify the date, time and location of the Council meeting at which the application will be considered.

(g) The notices described in (e) above shall be mailed and posted no less than two weeks prior to the date of the Council meeting at which the application will be considered.

(h) Where an application for a discretionary use is approved by resolution of Council, the Development Officer shall issue a development permit subject to any specified development standards prescribed by Council pursuant to Section 5(3) of this bylaw.

(i) Where an application for a discretionary use is approved by resolution of Council and the proposed development does not meet the zoning regulations for the applicable zoning district the Development Officer shall refuse the application and advise the applicant of the right of appeal.

(j) Council may approve the application, reject the application, or approve the application with conditions, including a condition limiting the length of time that the use may be conducted on the site in order to secure the objectives of the OCP, or Zoning Bylaw, with respect to:

**Bylaw No. 2016-09**

(i) The nature of the proposed site, including its size, shape, and intensity and the proposed size, shape and arrangement of buildings in relation to the intent of the zoning district within which it is proposed.

(ii) The accessibility and traffic patterns for persons and vehicles, the type and volume of that traffic and the adequacy of proposed off-street parking and loading.

(iii) The safeguards afforded to minimize noxious or offensive emissions including noise, glare, dust and odour.

(iv) Any treatment given, as determined by the Council, to aspects including landscaping, screening, open spaces, parking and loading areas, lighting and signs but not including the colour, texture or type of materials and any architectural detail.

(k) Where a discretionary use is deemed by the Development Officer to have a potentially significant effect upon assessed landowners along a transportation system, the area of notification may be extended to include a larger area as Council deems necessary to affected landowners along this system.

(l) Council has designated discretionary uses as identified within each zoning district where, in Council's opinion, the type of development may have one (1) or more features or potential effects that warrant proposal-specific review in terms of this Bylaw, such as:

(i) The proposed development is suitable in the individual zoning district as proposed.

(ii) Specific development standards should be applied by means of a development agreement.

(m) The subdivision, development or implementation of any plan or proposal within the RM of Mervin is subject to the policies contained in the OCP, Zoning Bylaw and all development review criteria.

(i) All applications will be reviewed based on PART XI DEVELOPMENT REVIEW CRITERIA listed within the RM of Mervin No. 499 OCP prior to Council rendering a decision.

(ii) Applications shall also be evaluated based on additional criteria for specific discretionary uses listed within individual zoning districts.

(n) The Development Officer shall prepare a report for Council concerning the application or proposal which may contain recommendations, including conditions of approval to be applied in accordance with the Act, the OCP or this Bylaw.

(o) Where, in Council's opinion, there is a need to consider the effects of a discretionary development further in the future with the benefit of direct observation of its features and effects in the approved location and setting, or where Council believes there is potential for changes in the vicinity of the development that may alter its fit, Council may approve the development for a specified length of time.

## **5.2 Discretionary Use Evaluation Criteria**

**Bylaw No. 2010-03**

Council will apply the following general criteria in the assessment of the suitability of an application for a discretionary use or discretionary form of development.

(1) The proposal must be in conformance with all relevant sections of the Official Community Plan and Zoning Bylaw and must demonstrate that it will maintain the

character, appearance, density and purpose of the zoning district where necessary through the provisions of buffer areas, separation and screening.

~~(2) A proposal for a Move-in (MI) residential building must demonstrate that the age, condition and style of its exterior treatment is compatible with the general appearance of buildings in the neighboring area.~~

**Bylaw No. 2022-14**

(3) The proposal must be capable of being economically serviced by community infrastructure including roadways, water and sewer services, solid waste disposal, parks, schools, and other utilities and community facilities.

(4) The proposal must not be detrimental to the health, safety, convenience or general welfare of persons residing or working in the vicinity or injurious to property, improvements or potential development in the vicinity.

(5) The proposal must not be detrimental to the air, soil, natural environment and heritage resources of the surrounding area or to areas in the vicinity of the potential development.

**Bylaw No. 2016-09**

(6) Council shall assess and consider the potential effects of the proposed discretionary use as it contributes to the social, economic and physical sustainability of the Municipality.

### **5.3 Terms and Conditions for Discretionary Use Approvals**

**Bylaw No. 2010-03**

(1) Discretionary uses, discretionary forms of development, and associated accessory uses are subject to the development standards and applicable provisions of the zoning district in which they are located. In approving a discretionary use application, Council may prescribe specific development standards to minimize land use conflict with respect to:

- (a) site drainage of storm water;
- (b) the location of buildings with respect to buildings on adjacent property;
- (c) access to, number and location of parking and loading facilities including adequate vehicular access;
- (d) control of noise, glare, dust and odour;
- (f) the size, shape and arrangement of buildings, and the placement and arrangement of lighting and signs to ensure compatibility with the height, scale, setbacks and design of buildings in the surrounding area, and with land uses in the general area.

(2) Council's approval of a discretionary use application is valid for a period of 12 months from the date of the approval. An approval of a discretionary use application and an associated development permit shall be considered void if:

- (a) the proposed use or proposed form of development has not commenced within that time,
- (b) the Council determines, within the 12 month period, that the proposed development is not proceeding in accordance with the terms and conditions of its approval, or
- (c) an approved discretionary use or form of development ceases to operate for a period of six (6) months or more.

The Development Officer shall advise the applicant and Council when a prior discretionary use approval is void.

(3) Council may issue a discretionary use approval extension and direct the Development Officer to grant an extended permit for an additional 12 month period.

(4) Council or the Development Officer shall provide a written notice to the applicant of the approval or refusal of a discretionary use application that documents the decision of Council, any development standards being imposed, the effective date of the decision and the applicant's right of appeal pursuant to Section 58 of the Act.

(5) Where an application for a discretionary use is approved by resolution of Council and the proposed development does not meet the applicable zoning district regulations, the Development Officer shall refuse the application and advise the applicant of the right of appeal.

(6) Where, in Council's opinion, the proposed development has one (1) or more features or effects that warrant the application of specific development standards to achieve the fit Council desires, these standards shall be identified as conditions of approval and may include a development agreement.

**Bylaw No. 2016-09**

#### 5.4 Limitation on Discretionary Use Approvals

Bylaw No. 2014-04

##### (1) Validity of Discretionary Use Approvals

A new discretionary use approval is required from Council where Council has previously approved a discretionary use, or a specific discretionary intensity of use, and:

- (a) the use ceased and was replaced by another use.
- (b) the use ceases for a 12 month period.
- (c) a building required for the approved use is not started within 6 months or completed within 18 months.
- (d) the use is not started within 6 months of completion of the building.
- (e) a use not requiring construction of a building is not started within 12 months.
- (f) the applicant applies to increase the specifically approved intensity of use.

##### (2) Time Limited Discretionary Uses

(a) Where Council has approved a discretionary use for a limited time as provided in this bylaw, and that time has expired, that use of land or use of buildings on that property shall cease until such time as Council gives a new discretionary use approval and a new development permit is issued.

#### 6. Referrals to Council

The development officer may submit any application to Council for a decision on the interpretation of the bylaw, or on special conditions provided for in the bylaw, and shall inform the applicant of this action.

#### 7. Review of Application for Permitted Use

Upon completion of the review of an application for a permitted use or development, the Development Officer shall:

- (a) where the application conforms to all provisions and regulations of this bylaw, issue a development permit, or;
- (b) where the application complies with this bylaw and is subject to special regulations, performance standards or development standards specified in this bylaw, issue a development permit incorporating the special regulations, performance standards or development standards, or;
- (c) where the application does not comply with a provision or regulations of this bylaw, issue a refusal stating the reason for refusal.

#### 8. Effective Time Period for Development Period

Bylaw No. 2023-23

- (a) A development permit shall be valid for one year from the date of its issuance but may be re-issued (renewed). Unless a shorter period is deemed necessary by Council or the Development Officer to address a matter of compliance with respect to municipal land use planning objectives, policy, and regulation, the re-issuance period shall be for an additional one (1) year.
- (b) General or specific-use evaluation criteria for discretionary uses will be considered in any application for permit re-issuance (renewal). In addition, any permitted or discretionary permit re-issuance (or renewal) shall be subject to the following regulation and evaluation:
  - (i) Where the use is discretionary, a new discretionary use notification procedure is required for any subsequent renewal period;
  - (ii) Where applicable, demonstration that reasonable progress has been made towards the completion of the development as proposed, and that the extension would allow for completion within a subsequent validity period;
  - (iii) The use to date has complied with the bylaw, and would comply with the bylaw at the time of renewal;
  - (iv) The degree to which the use has or has not resulted in unmanageable land use conflict or nuisance, and where such may have occurred, the ability to minimize negative impacts through new permit conditions or development standards added to any permit renewal;

- (v) The effectiveness and/or completion of any previous permit condition or development standard;
- (vi) There is no requirement for Council or the Development Officer to renew a development permit or re-approve a discretionary use; a new application may be required in such instances;
- (vii) Any other similar matter that a Council or Development Officer may wish to consider in the renewal of a permit to secure the objectives of this bylaw;

**9. Development Appeals Board**

- (a) Council shall appoint a Development Appeals Board in accordance with Sections 214 and 215 of the Act. **Bylaw No. 2010-03**
- (b) A person may appeal to the board where the Development Officer:
  - (i) is alleged to have misapplied the bylaw in issuing a development permit; or
  - (ii) refuses to issue a development permit because it would contravene this bylaw.
- (c) A person whose application for a discretionary use or development has been approved with prescribed development standards may appeal any development standards considered excessive to the board.
- (d) An appellant shall make an appeal within 30 days of the date of the issuance of, or refusal to issue, a development permit.
- (e) Nothing in this section authorizes a person to appeal a decision of the Council:
  - (i) refusing to rezone land;
  - (ii) rejecting an application for approval of a discretionary use.
- (f) A person who wishes to appeal to the board shall file a written notice of intention to appeal with the board together with the maximum fee prescribed by the Act. The board shall inform the municipality on the determined fee amount. **Bylaw No. 2018-21**
- (g) In making an appeal to the Development Appeals Board, and hearing such appeal, the provisions of The Act shall apply.

**10. Minor Variances**

- (a) Council may grant a variance of up to 10% of any yard requirement or minimum required distance between buildings for a permitted use as specified in this bylaw. Council's consideration of requests for variances shall be subject to the procedures contained in Section 60 of The Act. **Bylaw No. 2010-03**
- (b) Council shall maintain a register of its variance approvals specifying the location and all relevant details specified in such approvals.

**11. Building Permit**

A building permit, where required, shall not be issued unless a development permit, where required has been issued.

**12. Referral to Department of Health**

**Bylaw No. 2000-09**

A copy of all approved development permit applications, involving the installation of water and sanitary services, shall be sent to the local office of the Department of Health.

It is the responsibility of the applicant to secure permits for installation of water and sanitary sewer services.

**13. Amendment of Zoning Bylaw**

- (a) Council may amend this bylaw at any time, upon its own initiative or upon request, provided that the amendments are in keeping with the intent of the R.M. of Mervin No. 499 Basic Planning Statement.
- (b) Council shall require applicants requesting an amendment to this bylaw to pay Council

all of the cost associated with public advertisement of the application.

**14. Zoning Compliance, Offences and Penalties**

**Bylaw No. 2010-03**

- (a) Pursuant to Section 242(4) of the Act, the Development Officer may issue a stop work order for development that contravenes this bylaw to achieve bylaw compliance.
- (b) Any person who violates this bylaw is guilty of an offence and liable upon summary conviction, to penalties and subject to an order as stated in Section 243 of the Act.

**15. Comprehensive Development Review (CDR)**

**Bylaw No. 2017-21**

- a) A Comprehensive Development Review (CDR) is a pre-submittal requirement to provide more information to Council for a proposed land use plan that requires rezoning into a more specific zoning district to better accommodate the land use.
- b) The purpose of this requirement is to identify and address social, environmental, health and economic issues appropriately and to encourage the development of high quality developments. This proposal is intended to address the following topics:
  - (i) Proposed land use(s) for various parts of the proposal area drawn to scale;
  - (ii) The effect of proposal on adjacent land uses;
  - (iv) The integration of the natural landscape regarding the planning and design of the area;
  - (v) The location of, and access to, major transportation routes and utility corridors;
  - (vi) The provision of services, and the relationship to existing infrastructure;
  - (vii) Sustainable development and environmental management practices regarding surface and groundwater resources, storm water management, flooding and protection of significant natural areas;
  - (vii) Appropriate supplemental information specific to the particular proposal;
- c) The scope and required detail of the CDR will be based on the scale of the proposal and its location.
- d) The following items may be included in the preparation of a CDR, but not limited to:
  - (i) Identification of the purpose, objectives of the proposal and evidence of compliance with the OCP policies and Zoning Bylaw regulations.
  - (ii) Identification of proposal area characteristics including:
    - (1) Physical site characteristics, regional context, and the size and intensity of the proposal;
      - a) This may include general site improvements such as: buildings, parking lots, outdoor storage or display areas, utilities, site access, walls, fences and other similar uses;
    - (2) Potential hazard lands within the proposal area and the proposed methods of mitigating the hazards;
      - a) This may include landscaping, storm water management, drainage plan concepts and other similar uses;
    - (3) Potential impact of proposed development on existing infrastructure, hamlets and adjacent land uses;
      - a) This may include buffers, separations distances, landscaping and other similar uses;
    - (4) Recreational infrastructures, amenities, and other similar land uses;
    - (5) Inventory of natural heritage resources, including screening of environmental, historic and archeologically significant areas within and adjacent to the proposal;

(iii) Identification of the proposal concept including a thorough description and explanation, illustrations, and any technical and professional analysis required to identify:

- (1) Proposed land uses;
- (2) The economic and social benefits and the impact on the surrounding area and region providing evidence of positive community integration;
- (3) The proposal design including phasing, identification of natural and constructed open space amenities, and allocation of dedicated lands;
- (4) Evidence that the carrying capacity of the soil within the proposal area is sufficient to accommodate proposed structures and waste water created, and that the anticipated effect on the regional surface and groundwater systems quantity and quality is minimized;
- (5) The local hydrology, providing consideration that the design provides sufficient capacity to contain storm water and surface runoff locally to accommodate a 1:500 year flood event, with no significant increase in offsite flows resulting from development of the area;
- (6) The proposed buffering from, or integration with, adjacent land uses and hamlets;
- (7) The impact of human activity and development on the natural environment and plans for the conservation, management and integration of existing natural features within the proposal area;
- (8) A transportation plan for the area identifying road requirements, major commuting routes and the potential impact of development on current roadway infrastructure;
- (9) The local capacity of fire and protective services, schools and other supportive community and recreational facilities;
- (10) Identify existing and required utilities (i.e., natural gas, telecommunications, power, etc.);

(iv) The applicant shall provide evidence of significant and effective public consultation. At minimum the following consultation shall be required:

- (1) Initial presentation to Council of the proposal.
  - (2) Host an Open House, open to the general public, within the Municipality demonstrating the extent of the proposal. The Open House is to include sufficient visual information to demonstrate the proposal and answer questions from the public.
    - (a) Applicants shall provide a written consultation plan, identifying the program and timing of consultation;
    - (b) Applicants shall work with the municipality to ensure appropriate consultation with surrounding landowners;
  - (3) After the Open House, the applicant shall have another presentation to Council to acknowledge and attempt to incorporate the findings and feedback from the Open House within the proposal wherever possible to ensure that the development is perceived as beneficial to the area.
    - (a) The applicant shall provide a written submission of a summary of findings prior to the Council meeting for review, clearly identifying ideas and areas of support and challenges presented through the consultation process.
    - (b) Identification of strategies to respond to the challenges presented within the consultation, and how potential solutions may be incorporated within the proposal.
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## PART III – GENERAL REGULATIONS

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

### 1. **Frontage on Road**

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

### 2. **Development on Hazard Lands**

Bylaw No. 2010-03

2.1 Where the proposed development of a building is located within 50 metres of any slopes that may be unstable, or land below the Estimated Peak Water Level as defined herein or land within 150 metres of any river, stream flood plain, wet land or water course or land considered by Council to be potentially hazardous, Council may require the applicant to submit a report prepared by a professional competent to assess the suitability of the site for the proposed development which addresses any or all of the following:

(a) identification of all on-site and relevant off-site environmental constraints on and hazards to development and servicing;

(b) identification of all on-site and relevant off-site environmentally sensitive lands;

(c) assessment of the impact of the development on-site and off-site environmental conditions and the impact of the conditions on the development; and

(d) identification of actions required to prevent, change, mitigate or remedy the adverse effects of the proposed development on the environment and / or the adverse effects of the environment on the proposed development.

2.2 Identified actions for hazard avoidance, prevention, mitigation or remedy may be incorporated as conditions to issuance of a development permit. Council shall refuse a permit for any development for which, in Council's opinion, the proposed actions are inadequate to address the adverse effects, or will result in excessive municipal costs.

### 3. **One Principal Building or Use Permitted on a Site**

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

(a) Public utility uses;

(b) Institutional uses;

(c) Agricultural uses.

(d) Where allowed, temporary principal discretionary placement of a recreational vehicle during construction of a permitted permanent principal use in an Agricultural, Country Residential, Lakeshore, or Conservation District.

Bylaw No. 2023-23

(e) Multiple Complimentary (Vertically Integrated) Uses.

Bylaw No. 2023-31

### 4. **Non-conforming Uses, Buildings and Sites**

Bylaw No. 2010-03

The provisions of Sections 88 to 93 of the Act shall apply to all non-conforming uses, buildings and sites.

### 5. **Regulations for Signs and Billboards**

(a) **Permit Requirements:**

The sign regulations of this bylaw will be administered by issuance of a development permit. In addition, all signs situated along a highway, including those located in a highway corridor, are required to comply with "The Erection Signs Adjacent to Provincial Highway Regulations, 1986" as may be amended from time to time.

(b) **Signs Requiring a Development Permit Under This Bylaw**

(i) **Country Residential, Commercial or Hamlet District**

Signs and billboards will be prohibited in any country residential, commercial or hamlet district except for signs advertising the principal use of a premises or the principal

products offered for sale on a premises. Permitted signs shall be subject to the following requirements:

- no more than two (2) signs shall be permitted on the premises;
- no sign shall be in the excess of three (3) square metres (36 square feet) in area, but the two permitted signs may be combined and the total facial area shall not exceed 6 sq. metres (64 square feet). Each sign may be double faced;
- no sign shall be illuminated unless the source of light is steady and suitably shielded; and,
- the maximum height of any sign shall be 3.5 metres (11.5 feet);

(ii) Agricultural District or Conservation District

Signs and billboards that are not located in a highway sign corridor and that advertise agricultural commercial uses, the principal use of a premises or the principal products offered for sale on a premises will require a development permit and are subject to the following requirements:

- no more than 2 signs shall be permitted on the premises;
- no sign shall be in the excess of 6 square metres (64.5 square feet) in area, but the two permitted signs may be combined and the total facial area shall not exceed 12 sq. metres (129 square feet). Each sign may be double faced;
- no sign shall be illuminated unless the source of light is steady and shielded from view; and
- the maximum height of any sign shall be 6 metres (20 feet);

(c) Signs Not Requiring a Development Permit Under This Bylaw

- (i) signs in a highway sign corridor.
- (ii) government signs - all signs erected by any level of government.
- (iii) real estate signs - only on property which is being advertised.
- (iv) directional signs - signs such as traffic warning signs, parking or no trespassing signs.
- (v) address signs - one address designation per use which denotes the numerical address and/or name of occupant.
- (vi) election signs - any level of government election signs.
- (vii) memorial signs - such as plaques, tablets and headstones.
- (viii) temporary construction signs - signs that indicate the impending development of a site are permitted only until the development is complete.
- (ix) temporary agricultural related signs are permitted for a maximum period of six months (such as herbicide or insecticide or seed advertising promotional signs).

**6. Public Utilities**

Public utilities, except municipal solid and liquid waste disposal sites, shall be listed as a permitted use in every zoning district, and unless otherwise specified by this bylaw, no minimum site area or yard requirements shall apply.

**7. Development Standards for Permitted and Discretionary Uses**

Bylaw No. 2021-13

The following development standards may be applied by the Council as conditions of its approval of a permitted or discretionary use as it is listed in the individual zoning districts.

(a) Home Based Business

- (i) The use shall be clearly incidental and secondary to the use of the dwelling unit as a private residence.
- (ii) The use shall not involve the display or storage of goods or equipment upon or inside the premises such that these items are exposed to public view from the exterior.
- (iii) The use shall not generate substantially more vehicular and/or pedestrian traffic and vehicular parking than normal within the district or produce offensive noise, vibration, electrical interference, smoke, dust, odours, heat or glare.
- (iv) No use shall cause an increase in the demand placed on one or more utilities (water, sewer, electricity, telephone, garbage, etc.) such that the combined total consumption

for a dwelling and its home based business substantially exceeds the average for residences in the area.

(v) No use requiring electrical or mechanical equipment shall cause a substantial fire rating change in the structure or the district in which the home based business is located.

(vi) The permitted use shall be valid only for the period of time the property is occupied by the applicant for such permitted use.

(b) Farm Based Business

(i) The use shall be clearly incidental and secondary to the principal agricultural operation.

(ii) Advertising signs shall be limited to one sign of not more than one square metre (10.75 sq. ft.).

(c) Seasonal Campgrounds

This Bylaw establishes a new discretionary use named "Seasonal Campgrounds". This class shall encompass all RV parks and Seasonal Campgrounds within the RM of Mervin No. 499. The following regulations and standards shall apply to all seasonal campgrounds.

**Bylaw No. 2018-11**

(i) The operator of a Seasonal Campground shall provide the Development Officer with a plan of the Seasonal Campground identifying any buildings, uses of land and the location of all roadways and campsites with dimensions. Any addition or rearrangement of campsites, construction or moving of buildings, material change in use of portions of land, or the filling, excavation, or clearing of land shall require a development permit, and the operator shall submit for approval an amended plan incorporating the development.

**Bylaw No. 2018-11**

(ii) A seasonal campground shall have within its boundaries a buffer area abutting the boundary of not less than 4.5 metres which shall contain no buildings.

(iii) The operator of a Seasonal Campground shall designate a campsite for each tent, tent trailer, travel trailer, recreational vehicle or camper, to be located within the Seasonal Campground.

**Bylaw No. 2018-11**

(iv) Each campsite shall have a minimum area of not less than 150 square metres, unless the campsite is restricted to use by tents only, in which case, the minimum area shall be 60 square metres. The corners of each campsite shall have its corners clearly marked upon the ground.

**Bylaw No. 2018-11**

(v) No portion of any campsite shall be located within a roadway or required buffer area.

**Bylaw No. 2018-11**

(vi) Each campsite shall have direct and convenient access to a developed roadway, which shall not be located in any required buffer area.

**Bylaw No. 2018-11**

(vii) The campsites within a Seasonal Campground shall be designed and constructed so that tents and Recreational Vehicles shall have a minimum separation of at least 4.5 metres from each other.

**Bylaw No. 2018-11**

(viii) The space provided for roadways within a Seasonal Campground shall be at least 7.5 metres in width, or 15 metres in width where the roadway is located between campsites. No portion of any campsite, other use or structure shall be located in any roadway within the Seasonal Campground.

**Bylaw No. 2018-11**

(ix) A Seasonal Campground may include an accessory laundromat and confectionary designed to meet the needs of the occupants of the sites.

**Bylaw No. 2018-11**

(x) Council shall be notified by the operator respecting compliance with the Public Health Act and the Regulations passed thereunder for all operations and development of the Seasonal Campground.

**Bylaw No. 2018-11**

(xi) Upon application for a development permit, the Campground Operator of a Seasonal Campground shall provide the Administrator with a site plan completed by a Saskatchewan Land Surveyor of the Seasonal Campground, indicating location and dimensions of campsites, all roadways and buildings, with street names where applicable, and campsite numbers clearly identified.

**Bylaw No. 2014-18**

(xii) The Campground Operator of a Seasonal Campground has 24 months from the date on the approved development permit to complete construction of the Seasonal Campground.

(xiii) Upon receipt of an approved Notice of Decision, the Seasonal Campground is subject to site inspections by the Development Officer, who may be assisted by additional personal, such as a Professional Engineer.

**Bylaw No. 2018-11**

(xiv) Within each campsite, the location or placement of tents and RV's shall be designated by area of equal grade and increased elevation to ensure appropriate distances between tents and RV's.

(xv) There shall be a minimum of one (1) parking spot within the boundaries of each campsite.

(xvi) There shall be a maximum of one (1) RV trailer within the boundaries of each campsite.

(xvii) All streets shall have street signs, where applicable, and site numbers shall be displayed and correspond with the site plan provided to the RM of Mervin No. 499.

**Bylaw No. 2018-11**

(xviii) All streets shall have street signs, where applicable, and campsite numbers shall be displayed and correspond with the site plan provided to the RM of Mervin No. 499.

(xix) The Campground Operator shall be required to provide on-site garbage collection infrastructure in collaboration with the West Yellowhead Waste Resource Authority Inc.

(xx) The Campground Operator shall be responsible to have an on-site sewage dumping station, and are also responsible for collection and disposal of the Seasonal Campground's solid and liquid waste, as approved by Public Health regulations and guidelines.

(xxi) Upon issuance of an approved development permit after January 1, 2014, all Seasonal Campgrounds must designate 25% of the total number of sites available within the Seasonal Campground to be Temporary Campsites. These campsites must be clearly signed and correspond with the site plan provided to the RM of Mervin No. 499.

(d) Municipal Solid and Liquid Waste Disposal Facilities

(i) A buffer strip containing trees, shrubs or a berm shall be located surrounding a disposal area.

(ii) Any solid or liquid waste disposal facility shall be fenced.

(e) Bed and Breakfast / Vacation Farm Standards

(i) Vacation farms shall be ancillary to an agricultural farm operation or country residence and may include bed and breakfast, cabins and overnight camping area.

(ii) A maximum of five cabins shall be permitted as part of a vacation farm or bed and breakfast operation.

(iii) Only one sign, not exceeding 1.5 square metres advertising the vacation farm or bed and breakfast and located on site, is permitted.

(iv) Council shall be notified by the operator respecting the operation's compliance with the requirements of the Department of Health.

(v) Bed and breakfast operations shall be located in a single detached dwelling used as the operator's principal residence developed as a farmstead site or country residence; or located in cabins or a dwelling accessory to and established on the same site as the host principal residence.

(vi) Council shall regulate the maximum allowable number of bedrooms, cabins or camping sites or combination thereof, as a special standard in its approval.

**Bylaw No. 2016-09**

(vi) No one other than the occupant(s) of the principal residence may be involved or employed in the operation of the bed and breakfast home.

(vii) Applications shall be required to demonstrate how the proposal is appropriate and suitable for the site and the zoning district in which it will be located.

(viii) Any alteration in the number of guest rooms for rent shall require a new discretionary development permit application.

(f) Mobile Homes

(i) Mobile homes shall be skirted with a material compatible with the finish of the mobile home.

(ii) Mobile homes shall comply with Canadian Standards Association Construction Standard Z240-1979 as updated.

(iii) Mobile homes shall be placed on a permanent foundation.

**Bylaw No. 2022-14**

(g) Seasonal Cabin

**Bylaw No. 2011-07**

(i) The seasonal cabin shall be used only for temporary (seasonal) accommodations, and not used as a permanent dwelling.

(ii) As a condition of issuing a development permit for a seasonal cabin, the municipality requires the applicant to demonstrate to Council's satisfaction the intended use shall be

for temporary (seasonal) accommodations; and to enter into an Agreement with the Municipality. The Agreement must indicate the intended use is for temporary (seasonal) accommodations and that in the event the seasonal cabin is to be used for a permanent dwelling, the applicant will:

(a) apply for a new development permit;

construct an access road to a graded all-weather standard as required by the Municipality to comply with Part III, Section 1 of the General Regulations; and,

(b) agree to the Municipality placing an interest, in accordance with Section 235 of *The Planning and Development Act, 2007*, against title to the affected land. The interest will include a copy of the said Agreement.

#### **8. Storage of Vehicles**

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

#### **9. Accessory and Ancillary Buildings and Structures**

**Bylaw No. 2005-20**

(a) **Time of Construction** - Accessory and ancillary buildings shall not be constructed or placed on any site prior to the construction of the principal building except as follows:

(i) Where a Development Permit has been issued for a principal building, Council may, at its discretion, allow prior development of an accessory or ancillary building where such building is required for the storage of construction material or equipment. If the principal building is not completed in the time period required, the accessory or ancillary building is to be removed.

#### **10. Garage or Garden Suites**

**Bylaw No. 2014-14**

(a) The construction of a garage or garden suites is permitted as a discretionary use and must comply with all other relevant bylaw standards applicable to the district in which it is to be located.

(b) A garage or garden suite must be attached to an accessory building. Detached mobile homes shall not be considered as a garage or garden suite.

(c) A suite refers to a separate set of living quarters within an accessory building whether occupied or not, containing independent and physically separate sleeping, sanitary and kitchen facilities. Kitchen facilities include but are not limited to cabinets, refrigerators, sinks, stoves, ovens, microwave ovens and any other cooking appliances and kitchen tables and chairs.

(d) Wherever possible, the garage or garden suites must tie into the existing water, sewer and storm drainage systems, access roads and approaches existing on the lot or parcel.

(i) All other services (cable, electrical, natural gas, telephone) may have separate connections or connect to those services of the principal dwelling unit.

(e) The applicant may be required to enter into an agreement with, and to the satisfaction of the Municipality, containing such terms as the Municipality deems necessary to ensure the provisions of this section of the bylaw are enforceable and complied with, and which agreement shall be registered by way of an interest upon the Certificate of Title to the land at the full expense of the landowner.

(f) No person shall construct or cause to be constructed a garage or garden suite on a lot or parcel unless otherwise permitted within this Bylaw.

(g) The floor area of garage or garden suites shall not be less than 34.8 sq. m. (375 sq. ft.) and shall not contain a basement.

(h) The garage or garden suites shall not:

(i) Unduly interfere with the amenities of change the character of the neighbourhood;

(ii) Materially interfere with or affect the use and enjoyment of adjacent properties;

(iii) Adversely impact upon the environment; or,

- (iv) Result in excessive demand on municipal services, utilities or municipal roadway access.
- (i) Council may place any additional conditions for approval deemed necessary to secure the objectives of this Bylaw.
- (j) The suites shall have a main entrance separate from that of the accessory building.
- (k) A minimum of one (1) on-site parking spot shall be provided per bedroom.
- (l) Only one (1) garage or garden suite shall be permitted per parcel or lot.
- (m) A garage or garden suite is intended for rental purposes only.
- (n) The granting of a development permit for a garage or garden suite shall not be construed, in any way, as consent or approval for a future subdivision for the use.
- (o) The total floor area of garage or garden suites shall not exceed the total main floor area of the attached accessory building. **Bylaw No. 2014-18**

**11. Recreational Vehicles as temporary principal use on a site **Bylaw No., 2023-23****

Where allowed in a Zoning District, the following application, permitting, and evaluation scheme shall apply to all proposals submitted or permits to be issued September 1, 2023, or later, for the placement of a recreational vehicle as a temporary principal use, and may be supplemented with additional requirements in said District.

- (a) One (1) temporary recreational vehicle as a temporary principal use is allowed per site.
- (b) The initial application shall contain a written narrative provided by the applicant outlining the timeline, milestones, other steps the applicant intends to complete, or any other similar matter deemed necessary by Council or the Development Officer, to assess the conversion process to a principal permanent use.
- (c) The permit approval period for the temporary use shall be a maximum of one (1) year from date of issuance and may be renewed up to a maximum of four (4) consecutive one (1) year periods.
- (d) Notwithstanding Part II 5.1, the initial discretionary use notification shall state that Council intends to consider the use for the initial period and any subsequent allowable renewal period. The granting of a renewal shall adhere to the evaluation criteria below, but subsequent discretionary use notification is not required within this period.
- (e) A renewed permit may include permit conditions or development standards where deemed necessary by Council or the Development Officer to address any land use conflicts or nuisances which may have arose in a previous permit validity period.
- (f) In addition to any general permit renewal criteria listed in this bylaw, Council and/or the Development Officer will review applications for permit renewal based on the following criteria:
  - (i) The applicant's adherence to their original narrative and/or issued permit conditions, or any changes made thereto;
  - (ii) Clear progress towards transition to an allowable permanent principal use and that land use conflict or nuisance have not been unmanageable, demonstrated by, and including but not limited to: obtaining a development permit for the principal use; the status of development of said use; adherence to the National Building Code and municipal building requirements; the installation of permanent utility service(s); previous history of non-compliance or nuisance for adjacent landowners; or any other similar matter the municipality may wish to consider in the renewal of a permit for the discretionary temporary use;
  - (iii) Alteration to the applicant's narrative, and the need to amend any initial or previous permit condition or development standard in a renewal based on any history of land use conflict or nuisance;
- (g) Notwithstanding any District-specific regulation, accessory buildings, structures, and uses shall be discretionary where established as accessory to a temporary recreational vehicle as a principal use, and shall comply with any regulation pertaining to accessory uses. Unless permit-exempt by Part II (2), application for accessories shall be made in

conjunction with a permit application for a temporary recreational vehicle, or may be made submitted separately.

- (h) Where a discretionary accessory use, building, or structure is proposed, the following regulation and evaluation will apply:
  - (i) Its degree of permanency and ability to be relocated within the site if required in the case of establishment of permanent allowable uses, or should removal be required through enforcement or permit expiration;
  - (ii) The proposed location within the site and alignment with the applicant's proposal and narrative such that it would not impede the development of a principal permanent use;
  - (iii) Its future integration within the site at such time a permanent principal use would be established;
  - (iv) The accessory shall not contain elements supportive of human habitation and shall not be inhabited or otherwise used for sleeping accommodations;
  - (v) Any other matter related to site suitability including but not limited to surface drainage, hazard land, potential for nuisance or incompatibility, etc.. Council may impose permit conditions or development standards in support of site suitability.
- (i) Upon any permit expiry, permit invalidity, enforcement of non-compliance, or for any other reason which renders the temporary use non-conforming, the recreational vehicle, any accessory or other development may be ordered to be removed from the site.
- (j) Where the applicant has failed to complete development of a principal permanent use to a functional and habitable state as a dwelling within the permit validity period or any subsequent extension thereto granted, no subsequent application will be considered for a temporary recreational vehicle on the subject land for a period of two (2) years from the date of previous permit expiration, invalidity, or revocation. The municipality may seek to register an interest on title to said effect to advise any future landowner of the prohibition to re-establish a temporary recreational vehicle during this time period.
- (k) Notwithstanding (j), Council may consider a new application at its discretion within the two (2) year period where the following conditions are addressed to its satisfaction:
  - (i) where, in the opinion of Council, the site has been fully returned to a condition favourable to the establishment of a permanent principal allowable use;
  - (ii) the new proposal is not, for all intents and purposes and in Council's opinion, an extension of a previously expired, invalid, or revoked permit; and,
  - (iii) the new proposal and timeline for establishment of a permanent residential use is substantially different from the previous proposal that failed to materialize or be executed.
- (l) The temporary placement of a secondary accessory recreational vehicle for visitors may be allowed where provided for in a Zoning District.

**12. Move-In and Previously Used or Occupied Residential Uses**

**Bylaw No.  
2022-14**

Where an application requiring permitting is received for a previously occupied or used residential building or dwelling, the following shall apply in all districts:

**Bylaw No.  
2023-36**

- (a) For the purpose of this section, a Move-In building shall include any principal or accessory building, dwelling, or other use, which was previously used or occupied, and which is being moved into a new site within the RM; and, for simplification shall be referred to as a "Move-In" use.
- (b) Where a Move-In use is proposed, it shall be specified in the development permit application.

- (i) Applications shall contain building drawings as required by the RM to determine compliance with the regulations of this bylaw.
- (c) Notwithstanding any other portion of this bylaw, a Move-In use, shall be considered a discretionary use. The general regulations, site regulations and standards, and evaluation criteria of the specific zoning district shall supplement this section, the same as where said use is a “permitted use”.
- (d) A proposal for a Move-In use must demonstrate that the age, condition, and style of its exterior treatment is compatible with the general appearance of buildings in the neighboring area, and/or shall be accompanied with plans showing proposed renovations, improvements, and timeline for completion where proposed.
- (e) Move-In uses shall be placed on a permanent foundation and the base of the unit enclosed if not constructed or placed on a type of enclosed foundation.
- (f) Where required, a Move-In use shall be required to demonstrate compliance with the RM’s building bylaw prior to placement on site and will require a pre-move inspection.
- (g) Photographs showing all sides of the Move-In use shall be submitted with a development permit application to aid in the demonstration of its current condition.
- (h) Council will consider the feasibility of moving the building on to site and the potential impacts on municipal infrastructure. In all cases the applicant shall be responsible for any utility movement or relocation, and infrastructure upgrades or damage resulting from the moving and transport of the structure.
- (i) Council may specify a permit condition of a performance bond to address potential negative impacts to RM infrastructure from the transport of the structure.

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## **PART IV – ZONING DISTRICTS**

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For the purpose of applying this bylaw, the municipality is divided into zoning districts.

The boundaries of the zoning districts are shown on the map entitled, “Zoning District Map” which is attached to, and forms a part of this bylaw. Unless otherwise shown on the map, the boundaries of the said districts are site lines, centre lines of streets, lands, roads or such lines extended and the boundaries of the municipality.

Regulations for the zoning districts are outlined in the schedules which are attached and form part of this bylaw.

# SCHEDULE A: A – AGRICULTURAL DISTRICT

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## A. PERMITTED USES:

The following uses are permitted in this district:

### 1. Principal Uses:

#### (a) Agricultural:

(i) Field crops, bee keeping, animal and poultry raising, ranching, grazing and other similar uses customarily carried out in the field of general agriculture, including the sale on the agricultural holding of any produce grown or raised on the agricultural holding, but not including intensive agriculture or agricultural related commercial operations.

(ii) Grain elevators and rail loading facilities.

#### (b) Resource based activities:

Natural resource developments including mineral and forest products processing and related development facilities;

#### (c) Other:

(i) Radio, television and microwave towers.

(ii) Public utilities, excluding municipal solid and liquid waste disposal sites.

(iii) Places of worship, cemeteries, schools, institutional uses and facilities.

(iv) Historical and archaeological sites, and wildlife and conservation management areas.

### 2. Accessory Uses:

(a) Buildings, structures or uses secondary to, and located on the same site with a permitted use.

(b) One single detached dwelling including a Ready-to-move (RTM) residential building, a Move-in (MI) residential building, a single or double wide modular home or a mobile home on a permanent foundation, is permitted as an accessory use to a principal agricultural use. Additional single detached dwellings or mobile homes required to accommodate full-time workers engaged in a principal agricultural use of the land will be permitted, subject to a resolution of Council.

**Bylaw No. 2010-03**

(c) Dormitory dwelling(s) will be permitted, as required, to accommodate full-time workers engaged in a principal agricultural use of land.

(d) Recreational Vehicle(s)

**Bylaw No. 2018-11**

## B. Discretionary Uses:

The following principal uses and their accessory uses are discretionary in this district:

(a) Agricultural related commercial and other similar uses, petroleum related commercial uses;

(b) Gravel pits and gravel crushing operations;

(c) Recreational including sports fields, golf courses, *DELETED*, parks and other similar uses;

**Bylaw No 2018-11**

(d) Intensive agricultural uses (including intensive livestock operations);

(e) Farmstead residential; One single detached dwelling including a Ready-to-move (RTM) residential building, a Move-in (MI) residential building, a single or double wide modular home, or a mobile home on a permanent foundation.

**Bylaw No. 2010-03**

(f) Single Parcel Country Residential Subdivisions, as approved by the approving authority:

**Bylaw No. 2010-03**

(i) single detached dwelling, including a ready-to-move (RTM) residential building, a Move-in (MI) building, a single or double wide modular home, manufactured or mobile home on a permanent foundation.

**Bylaw No. 2018-11**

- (ii) Recreational Vehicle as the temporary principal use on a site. **Bylaw No. 2023-23**
  - (g) Machine shops and metal fabricators;
  - (h) Municipal solid and liquid waste disposal facilities, soil farms;
  - (i) Airports and private airstrips;
  - (j) Automotive and machinery wrecking yards, R.V. and vehicle storage yards;
  - (k) Vacation farms and bed and breakfast homes;
  - (l) Home based and farm based businesses, subject to Part III Section 7 of this bylaw.
  - (m) A seasonal cabin, where the applicant can adequately identify to Council's satisfaction that the building will be used seasonally for overnight accommodations throughout the year. Where Council has approved a development permit application for a seasonal cabin, the development standards for seasonal cabins identified in Part III, General Regulations, Section 7(g) applies, and the applicant may be exempt from constructing an all-weather road as required in Part III, Section 1 of the General Regulations. **Bylaw No. 2011-07**
  - (n) Restaurant. **Bylaw No. 2014-04**
  - (o) Garage or garden suite, ancillary sleeping accommodations. **Bylaw No. 2014-14**  
**Bylaw No. 2016-09**
  - (p) Cannabis production facilities **Bylaw No. 2018-21**
  - (q) Secondary temporary accessory dwellings **Bylaw No. 2021-22**
- Only items a, b, c, d, e, g and j only, may include residential dwellings as permitted accessory use.

**B1. Additional Criteria for Discretionary Uses**

- (1) Residential uses: **Bylaw No. 2018-11**  
**Bylaw No. 2021-22**
- (a) Applications may be required to demonstrate the retention of agricultural lands within the quarter section.
- (b) Secondary temporary accessory dwellings are subject to the following evaluation:
  - (i) The secondary dwelling is intended to house a family member or other dependent of the landowner who would benefit from onsite care and support, or it is intended to house the family member or primary caregiver of the landowner benefiting from care.
  - (ii) The degree to which the secondary dwelling is temporary in nature and removable upon cessation of use or permit validity.
  - (iii) The secondary dwelling can be provided with suitable water and sewage services.
  - (iv) Any other general evaluation criteria prescribed in this Bylaw.
- (2) Commercial uses: **Bylaw No. 2018-11**
- (a) Appropriate locations for the proposed use shall be considered based on the surrounding agricultural industry.
- (b) Applications shall be required to demonstrate that the proposed use shall not cause adverse effects in regard to:
  - (1) Safety;
  - (2) Surrounding existing development;
  - (3) Noise;
- (d) Site size, in Council's opinion, shall ensure adequate set back and sufficient screening of any outdoor storage area from incompatible zoning districts or a municipal road allowance. The proposed use may

be required to include appropriate screening.

(e) Site size shall be appropriate, in Council's opinion, for the receipt, distribution or dispatch by vehicles of materials, goods or merchandise through the designation of a clearly defined unloading or loading space on the site plan.

(f) Golf Courses and Clubhouses:

(1) Applications shall demonstrate to Council how the natural vegetation of the proposed parcel shall retain the intent of the Agriculture District;

(3) Intensive Agriculture:

**Bylaw No. 2018-11**

(a) Proximity to existing residential development.

## C. **REGULATIONS**

Any site which does not conform to the following area or minimum frontage requirements shall be deemed to be a conforming site provided that a Certificate of Title existed in the Land Titles Office prior to the coming into force of this bylaw.

**Bylaw No. 2021-26**

### 1. **Site Area Requirements:**

(a) Agricultural use:

(i) One quarter section or equivalent shall be the minimum site area required to constitute an agricultural holding. Equivalent shall mean 64.8 hectares (160 acres) or such lesser amount as remains in an agricultural holding because of the registration or road widening, road right-of-way or railway plans or pipeline development, or natural features such as streams or bodies of water, or as a result of subdivision permitted herein. Any agricultural holding which does not conform to the minimum site area requirement shall be deemed conforming with regard to site area, provided that a registered title for the site existed in the Land Titles Office prior to the coming into force of this bylaw.

(ii) Reduced Site Area - where established by an applicant to the satisfaction of Council, that a subdivision to create a site of less than 64 hectares (158 acres) is necessary for reasons that meet the criteria of the basic planning statement, sites for agricultural uses with a reduced area are permitted, provided that no resulting parcel of land in the quarter section shall be less than 16 hectares (40 acres).

Development of a farm residence on such sites shall be permitted:

- if the site is part of a farm land holding of one quarter section or equivalent; or,
- if the site is determined to be a farmstead site as defined in this bylaw; and,
- if the site meets all other requirements of this bylaw.

(iii) Intensive agricultural uses and farmstead residential: Minimum - 0.8 hectare (2 acres)

(b) Single parcel country residential:

Minimum - 0.5 hectare (1.2 acres)

**Bylaw No. 2023-04**

(i) Council may allow a lesser site size down to a minimum of 0.45 hectares (1.11 acres) to accommodate unique circumstances and would be considered based on the following:

- A. the lesser site size is resulting from the registration of road widening, road right-of-way, railway plans, pipeline development and other man-made features; or, natural features such as streams, bodies of water, or undevelopable land;
- B. land swaps with the municipality to provide infrastructure, services, or amenities;
- C. the lesser site size is sought to correct or address a practical matter of bylaw non-compliance. Generally, no increase in non-conformity should result from the granting of a lesser site size; however, proposals will be considered on a case-by-case basis; and
- D. Council will not favourably consider a lesser site size where not resulting from the type of unique circumstances listed herein, or where circumstances,

in Council's opinion, do not necessitate the reduction of site size.

- (c) Agricultural related commercial: Minimum – 0.4 hectare (1 acre)
- (d) All other uses: Minimum - None.

## **2. Building Setback Requirements:**

- (a) All buildings and dwellings shall be set back a minimum of 45.7 metres (150 feet) from the centre line of any municipal road allowance, or provincial highway. (Note: A greater distance may be required by the Department of Highways and Transportation.)
- (b) Residential dwellings and intensive livestock operations shall be required to maintain the minimum separation distances prescribed by the basic planning statement, however, these requirements may be relaxed by Council, subject to a written agreement between adjoining landowners.
- (c) Setbacks between residential buildings and anhydrous ammonia fertilizer facilities shall be required as follows:
  - 305 metres (1000 feet) for non-refrigerated facilities;
  - 600 metres (1969 feet) for refrigerated facilities.Residences which are an integral part of the fertilizer operation are not subject to the foregoing requirements.

### **2.1 Yard Requirements:**

- (a) Side Yard:
  - (i) Residential uses Minimum – 3 metres (10 ft. on each side) **Bylaw No. 2008-08**
- (b) Rear Yard:
  - (i) Residential uses: Minimum – 3 metres (10 feet) except for lakeshore site where the minimum shall be 6 metres (20 ft.) **Bylaw No. 2008-08**
- (c) Private garages, carports and accessory buildings that are attached by a roof to a residential building shall be considered a part of the building and subject to the yard requirements of the building. Open decks will not be considered part of the principal building. **Bylaw No. 2013-01**
- (d) Decks shall be set back 3 metres (10 feet) from any and all site lines. **Bylaw No. 2013-01**

### **2.2 Floor Area, Single Parcel Country Residential:**

- Single detached dwellings: Minimum – 20.44 sq. m. (220 sq. ft.) on the main floor **Bylaw No. 2008-08**  
**Bylaw No. 2023-23**

### **2.3 Accessory and temporary placement and use of Recreational Vehicles:** **Bylaw No. 2023-23**

- (a) A development permit is not required, as per *Part II (2)(e)* for accessory and temporary accessory recreational vehicles, but placement shall adhere to all other requirements of this bylaw.
- (b) A maximum of one (1) recreational vehicle may be placed on any residential site as an accessory use on a permanent basis that has an established and conforming permanent residential dwelling.
- (c) In addition to the one (1) permitted accessory recreational vehicle permitted in (b), one (1) additional recreational vehicle may be allowed per site as temporary accessory to an established and conforming permanent residential dwelling or temporary principal recreational vehicle, for a total period of thirty (30) consecutive or non-consecutive days within the calendar year.
- (d) Where accessory to a permanent and principal residential dwelling, the kitchen and sanitary facilities of the dwelling shall be available to the occupants of the visiting recreational vehicle on a 24-hour basis.
- (e) Prior to temporary placement for visitors of the principal use, written notice(s) from the landowner of dates of use shall be provided to the Development Officer to maintain a record of the number of days the recreational vehicle has been occupied within a calendar year.
- (f) All other matters related to operation listed in subsection C.3. (6)-(15) shall apply with any necessary modification.

**3. Specific Development Standards and Evaluation for Discretionary Uses:**

**Bylaw No. 2023-23**

(a) Municipal solid and liquid waste disposal facilities:

Development of a municipal solid or liquid waste disposal facility may be subject to Part III Section 7 of this bylaw.

(b) Intensive Livestock Operations:

The resolution of Council which approves a discretionary use application for a proposed intensive livestock operation and associated development shall specify the maximum allowable number of animal units for the operation. This limit will be based on the development proposal provided by the applicant.

(c) Recreational Vehicle as temporary principal use on a Single Parcel Country Residential site;

**Bylaw No. 2018-11  
Bylaw No. 2023-23**

(1) A recreational vehicle and all accessory buildings shall be removed before January 1, 2024 unless there is an approved development permit for a residential principle use.

(3) The applicant shall sign a memorandum of understanding to acknowledge that the recreational vehicle shall be removed as identified in clause 1 above has expired.

~~(a) The applicant shall be required to provide a deposit at time of application that will be returned by the municipality upon execution of all terms and agreements.~~

(4) If the recreational vehicle remains on the land after the period identified in 1 above has expired, Council will enforce the removal of the unit.

(5) Clauses (1) and (3) shall not apply for all applications submitted or permits to be issued September 1, 2023, or later. In such instances *Part III 11.* shall apply.

(6) Sites may contain a maximum of 250 gallons of propane total, and any tank size over 100 pounds shall require the landowner to complete appropriate gas-fitting permits and have the tank inspected by a licensed gas-fitter. Within the 250 gallons, only a maximum of two (2) 100-pound bottles shall be used at one time.

(7) The recreational vehicle not be modified to be made permanent through removal of axles and/or wheels.

(8) Home based businesses shall not be allowed on the site until the permanent residence has been constructed.

(9) The recreational vehicle must be a self-contained unit and must have a system for sewage and waste water disposal that has been approved by the development authority prior to the approval of a development permit.

(10) The recreational vehicle is not to be kept for rent, lease or hire.

(11) The recreational vehicle is not a mobile home.

(12) A copy of the bill of sale or registration and a photo must be submitted with each application.

(13) The replacement of a recreational vehicle on a property requires a new development permit..

(d) Restaurants: The proposed development must be:

**Bylaw No. 2014-04**

(i) located within 5.0 kilometres of a Lakeshore Development District and/or Hamlet Zoning District; and

(ii) accessible by an all-weather road.

(e) Ancillary sleeping accommodations:

**Bylaw No. 2016-09**

(i) Buildings and structure shall be secondary to the principal use on site.

(ii) Shall not include kitchen facilities.

(iii) The granting of a development permit for overnight accommodations shall not be construed, in any way, as consent or approval for a future subdivision for the use or site.

- (f) Cannabis production facilities **Bylaw No. 2018-21**
- (i) Shall provide to the municipality all provincial and federal approvals and licenses and comply with these regulations. **Bylaw No. 2018-21**
  - (ii) Site size shall be appropriate, in Council's opinion, for the receipt, distribution or dispatch by vehicles of materials, goods or merchandise through the designation of a clearly defined parking, unloading or loading space on the site plan.
  - (iii) Locations are encouraged to be adjacent to major transportation routes, and applicants shall be required to provide sufficient information regarding anticipated vehicular traffic;
  - (iv) Development proposal must demonstrate a suitable level of servicing. Applicants will be responsible for all costs associated with improvement or extension of municipal services.
  - (v) Council may require development standards and/or mitigation measures to minimize anticipated levels of noise, odour, smoke, fumes, dust, lighting, glare vibration or other emissions emanating from the operation;
  - (vi) Shall ensure the safe handling and disposal of hazardous and dangerous substances and materials;
  - (vii) Shall not contain outdoor storage of any kind;
  - (viii) Shall not contain retail stores, or similar uses;
  - (vix) Shall demonstrate adequate on-site fire suppression.

- (g) Secondary temporary accessory dwellings: **Bylaw No. 2021-22**
- (i) Development permits are only valid for a one (1) year term and are required to be resubmitted annually to the development officer of the Municipality for Council's consideration for renewal. In each case Council will determine if the circumstances that warranted the secondary dwelling are still valid. Renewal requests are encouraged at least 2 months prior to permit expiry.
  - (ii) Upon expiration of a temporary permit, and where Council has not granted a renewal, the dwelling unit must be either: removed from the site; demolished; or, rendered as no longer a dwelling unit through the removal of the major appliances and wiring within the kitchen.
  - (iii) The applicant will be required to sign a memorandum of understanding identifying the temporary and conditional nature of the development, and the need for removal of the dwelling unit upon permit expiry.
  - (iv) The secondary dwelling is subject to any yard requirements applicable to the primary residential use.
  - (v) Council may impose any standards or conditions in conjunction with a permit, consistent with prescriptions in this Bylaw, to regulate the use as it deems necessary and in the best interests of the Municipality and its ratepayers.

**4. Country Residential Sites: Keeping of Animals**

- (a) The equivalent of two (2) animal units (horses or cows) shall be permitted per 2 hectare (5 acre) site. Four (4) large animal units shall be permitted per 4 hectare (10 acre) site. For each additional 1.2 hectares (3 acre), one (1) animal unit shall be permitted.
- (b) Animals shall not be pastured within 15 metres (49.2 feet) of any dwelling not owned by the owner of the animals and no buildings or structures intended to contain birds or animals shall be located within 100 feet of a dwelling or property line.

**5. Recreational Vehicle, where there is an existing principal building on site:** **Bylaw No. 2018-11**

- 1. A development permit application is not required, as per Part II(2). **Bylaw No. 2018-11**

## SCHEDULE B: H – HAMLET DISTRICT

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### A. PERMITTED USES:

The following uses are permitted in this district:

#### 1. Principal Uses:

##### (a) Residential:

**Bylaw No. 2010-03**

(i) Single detached dwellings, including Ready-to-move (RTM) residential buildings, but not including modular homes and mobile homes;

(ii) Semi-detached dwellings.

##### (b) Recreational:

(i) rinks;

(ii) parks, golf courses and sports fields;

(iii) other similar uses.

##### (c) Public utilities, excluding municipal solid and liquid waste disposal facilities.

#### 2. Accessory Uses:

##### (a) Buildings, structures or uses accessory to and located on the same site with the permitted building or use.

#### 3. Discretionary Uses:

The following principal uses and their accessory uses are discretionary in this district:

##### (a) Commercial:

(i) Retail stores;

(ii) Restaurants, confectioneries and other places for the sale and consumption of food and related items;

(iii) Establishments for the servicing, storage and sale of motor vehicles, farm machinery and equipment;

(iv) Hotels and motels;

(v) Grain elevators.

##### (b) Institutional:

(i) Schools, educational institutions and historical sites;

(ii) Places of worship, religious institutions;

(iii) Community halls.

##### (c) Municipal solid and liquid waste disposal facilities, subject to Part III Section 7 of this bylaw.

##### (d) Home based businesses subject to Part III Section 7 of this bylaw.

##### (e) Recreational Uses:

**Bylaw No. 2003-08**

Sports fields, rinks and seasonal campgrounds.

##### (f) Residential: including Move-in (MI) residential buildings or single and double wide modular homes and mobile homes on a permanent foundation.

**Bylaw No. 2010-03**  
**Bylaw No. 2022-14**

##### (g) Garage or garden suite.

**Bylaw No. 2014-14**

### B. REGULATIONS:

Any site which does not conform to the following area or minimum frontage requirements shall be deemed to be a conforming site provided that a Certificate of Title existed in the Land Titles Office prior to the coming into force of this bylaw.

#### 1. Site Area:

##### (a) Service stations, hotels and motels:

Minimum - 900 sq. m.  
(9,688 sq. ft.)

- (b) Other commercial uses: Minimum - 225 sq. m.  
(2,422 sq. ft.)
- (c) All other uses: Minimum - 464 sq. m.  
(5,000 sq. ft.)

**2. Site Frontage:**

- (a) Service stations, hotels and motels: Minimum - 30 m.  
(98.4 ft.)
- (b) Other commercial uses: Minimum - 7.5 m  
(24.6 ft.)
- (c) All other uses: Minimum - 15 m **Bylaw No. 2000-09**  
(49.2 ft.)

**3. Yard Requirements:**

- (a) Front Yard:
  - (i) Residential: Minimum - 6 m.  
(19.7 ft.)
  - (ii) All other uses: Minimum - 1.5 m. **Bylaw No. 2000-09**  
(5.0 ft.)
- (b) Side Yard:
  - (i) Institutional: Minimum - A distance from each side of the main building of not less than one-half the height of the building or not less than 3 m.  
(9.8 ft.)
  - (ii) All other uses: Minimum - 1.5 m.  
(4.9 ft.)
- (c) Rear Yard:
  - (i) All uses: Minimum - 3 m. (10 ft.)
- (d) Decks **Bylaw No. 2000-09**

Notwithstanding the foregoing, all decks will be required to be set back a minimum of 1.5 metres (5 feet) from any site line.

**4. Service Stations:**

In the case of service stations, pumps and other devices shall be located at least 6 metres (19.7 feet) from any street, lot line or road and all automobile parts, dismantled vehicles and similar articles shall be stored within a building or located in a side or rear yard which shall be suitably screened to the satisfaction of council.

**5. Outside Storage:**

- (a) No outside storage shall be permitted in the front yard.
- (b) Outside storage located in a side or rear yard shall be suitably screened to the satisfaction of council.

**6. Development Standards for Mobile Homes:**

- (a) All mobile homes shall be equipped with a skirting acceptable to Council within 30 days of the mobile home being placed on the site. An accessible removable panel shall be incorporated into the skirting as a service panel.
- (b) An accessory building or structure which specifically includes but is not limited to a porch, a canopy, an addition, or an oil tank covering will be permitted provided they are designed and clad in keeping with the original mobile home.

**7. Development Standards for Discretionary Uses:**

- (a) The issuance of a development permit by Council for discretionary uses may be subject to the condition that the following additional requirements have been met:
  - (i) The approval of the Saskatchewan Water Corporation and/or Department of Environment and Resource Management with respect to issuance of a ground water permit pursuant to The Water Rights Act.

(ii) The approval of the Department of Health with respect to issuance of a plumbing permit for sewer and water systems.

(iii) The approval of the Department of the Environment and Resource Management with respect to issuance of a permit pursuant to The Air Pollution Control Act.

(b) Municipal solid and liquid waste disposal facilities:

Development of a municipal solid or liquid waste disposal facility may be subject to Part III Section 7 of this bylaw.

# SCHEDULE B(1): HC – HAMLET COMMERCIAL DISTRICT

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## A. PERMITTED USES:

The following uses are permitted in this district:

### 1. Principal Uses:

Bylaw No. 2000-09

- (a) Commercial:
  - (i) Retail stores;
  - (ii) Restaurants, confectioneries and other places for the sale and consumption of food and related items;
  - (iii) Establishments for the servicing, storage and sale of motor vehicles, farm machinery and equipment;
  - (iv) Hotels and motels;
- (b) Institutional:
  - (i) Schools, educational institutions, and historical sites;
  - (ii) Places of worship, religious institutions;
  - (iii) Community halls.
- (c) Home based businesses subject to Part III Section 7 of this bylaw.

### 2. Accessory Uses:

- (a) Buildings, structures, or uses accessory to, and located on the same site with the permitted building or use.

### 3. Discretionary Uses:

The following principal uses and their accessory uses are discretionary in this district:

- (a) (a) Residential
  - (i) Single detached dwellings, including: Ready-to-move (RTM) residential buildings, Move-in (MI) residential buildings, single and double wide modular homes and mobile homes on a permanent foundation.
  - (ii) Semi-detached dwellings
- (b) (b) Recreational:
  - (i) rinks;
  - (ii) parks, golf courses and sports fields;
  - (iii) other similar uses.
- (c) (c) Public utilities, excluding municipal solid and liquid waste disposal facilities.

Bylaw No. 2000-09  
Bylaw No. 2010-03

Bylaw No. 2022-14

## B. REGULATIONS:

Any site which does not conform to the following area or minimum frontage requirements shall be deemed to be a conforming site provided that a Certificate of Title existed in the Land Titles Office prior to the coming into force of this bylaw.

### 1. Site Area:

- (a) Service stations, hotels, and motels: Minimum - 900 sq. m (9,688 sq. ft).
- (b) Other commercial uses: Minimum - 225 sq m (2,422 sq. ft).
- (c) All other uses: Minimum - 464 sq m (5,000 sq. ft).

### 2. Site Frontage:

- (a) Service stations, hotels, and motels: Minimum - 30 m (98.4 ft).

- (b) Other commercial uses: Minimum - 7.5 m (24.6 ft).
- (c) All other uses: Minimum - 15 m (49.2 ft).

**3. Yard Requirements:**

- (a) Front yard:
  - (i) Commercial & Recreational: No requirement
  - (ii) All other uses: Minimum - 6 m (20 ft).
- (b) Side yard:
  - (i) All uses: Minimum - 1.5 m (5 ft).
- (c) Rear yard:
  - (i) All uses: Minimum - 3 m (10 ft).

**4. Service Stations:**

In the case of service stations, pumps and other devices shall be located at least 6 metres (19.7 feet) from any street, lot line, or road and all automobile parts, dismantled vehicles and similar articles shall be stored within a building or located in a side or rear yard which shall be suitably screened to the satisfaction of Council.

**5. Development Standards for Mobile Homes:**

**Bylaw No. 2000-09**

- (a) All mobile homes shall be equipped with a skirting acceptable to Council within 30 days of the mobile home being placed on the site. An accessible removable panel shall be incorporated into the skirting as a service panel.
- (b) An accessory building or structure which specifically includes but is not limited to a porch, a canopy, an addition or an oil tank covering will be permitted provided they are designed and clad in keeping with the original mobile home.

**6. Development Standards for Permitted Uses:**

**Bylaw No. 2000-09**

- (a) The issuance of a development permit by Council for permitted uses may be subject to the condition that the following additional requirements have been met:
  - (i) The approval of the Saskatchewan Water Corporation and/or Department of Environment and Resource Management with respect to issuance of a ground water permit pursuant to The Water Rights Act.
  - (ii) The approval of the Department of Health with respect to issuance of a plumbing permit for sewer and water systems.
  - (iii) The approval of the Department of the Environment and Resource Management with respect to issuance of a permit pursuant to The Air Pollution Control Act.
- (b) Municipal solid and liquid waste disposal facilities:
 

Development of a municipal solid or liquid waste disposal facility may be subject to Part III Section 7 of this bylaw.

## SCHEDULE C: CR1 – HIGH DENSITY COUNTRY RESIDENTIAL DISTRICT

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### A. PERMITTED USES:

The following uses are permitted in this district:

#### 1. Principal Uses:

- (a) Residential: **Bylaw No. 2010-03**
  - (i) Single detached dwelling; including Ready-to-move (RTM) residential buildings but not including single and double wide modular homes and mobile homes on a permanent foundation. **Bylaw No. 2022-14**
  - (b) Public utilities, except municipal solid and liquid waste disposal facilities

#### 2. Accessory Uses:

Buildings, structures or uses secondary to and located on the same site with the principal or discretionary use are permitted, including:

- (a) Private garages, whether detached or attached to a dwelling unit;
- (b) Garden sheds used for the storage of non-industrial yard maintenance equipment;
- (c) Greenhouses;
- (d) Barns and stables;
- (e) Small scale agriculture such as field crops, pastures and vegetable or horticultural gardens.
- (f) Keeping of birds and animals for domestic use and enjoyment.

- (g) Ancillary overnight accommodations: **Bylaw No. 2017-21**

Buildings and structures which are secondary to the principal or discretionary use and which will permit overnight accommodations but such buildings or structures shall not contain kitchen facilities or sanitary facilities.

The granting of a development permit to accommodate overnight accommodation shall not be construed, in any way, as consent or approval for a future subdivision for the use.

- (h) Recreational Vehicle, where there is an existing principal building on site. **Bylaw No. 2018-11**

#### 3. Discretionary Uses:

The following principal uses and their accessory uses are discretionary in this district.

- (a) Institutional uses:
  - (i) Schools and educational institutions;
  - (ii) Churches and religious institutions;
  - (iii) Libraries, public cultural facilities and community halls.
- (b) Recreational uses which are related to high density country residential development, **Bylaw No. 2005-20** including:
  - (i) Sports fields, parks, golf courses;
  - (ii) Rinks;
  - (iii) Other similar uses not primarily intended for monetary reward or gain.
- (c) Commercial uses:
  - (i) Convenience stores.
- (d) Municipal solid and liquid waste disposal facilities, subject to Part III Section 7 of this bylaw.
- (e) Home based businesses, subject to Part III Section 7 of this bylaw.

(f) Residential: single detached dwellings including Move-in (MI) residential buildings, single and double wide modular homes, and mobile homes on a permanent foundation. **Bylaw No. 2010-03**

**Bylaw No. 2014-14**  
**Bylaw No. 2017-21**

(g) Recreational Vehicle as the temporary principal use on a site **Bylaw No. 2018-11**  
**Bylaw No. 2023-23**

**Bylaw No. 2018-11**

#### **4. Discretionary Use Evaluation Criteria**

(a) Institutional uses: **Bylaw No. 2018-11**

(i) Applications may be required to demonstrate that adequate on-site parking is available to accommodate facility use.

(b) Recreational uses: **Bylaw No. 2018-11**

(i) Applications may be required to demonstrate that adequate on-site parking is available to accommodate facility use.

(ii) Appropriate locations for the proposed use shall be considered based on the surrounding area in relation to the tourist industry.

(c) Commercial uses: **Bylaw No. 2018-11**

(i) Site size, in Council's opinion, shall ensure adequate set back and sufficient screening of any outdoor storage area from adjacent residential districts or a municipal road allowance. The proposed use shall include appropriate screening.

(ii) Site size shall be appropriate, in Council's opinion, for the receipt, distribution or dispatch by vehicles of materials, goods or merchandise through the designation of a clearly defined unloading or loading space on the site plan.

## **B. REGULATIONS**

Any site which does not conform to the following area or minimum frontage requirements shall be deemed to be a conforming site provided that a Certificate of Title existed in the Land Titles Office prior to the coming into force of this bylaw.

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### **1. Site Area:**

(a) Residential: Minimum - 0.8 hectare (1.98 acres). **Bylaw No. 2005-20**

Maximum - 4.0 hectares (9.88 acres).

(b) Institutional & commercial: Minimum - 900 square metres (9,688 square feet). **Bylaw No. 2005-20**

(c) All other uses: Minimum - none.

### **2. Site Frontage:**

(a) Residential: Minimum - 30 metres (100 feet).

(b) Institutional & commercial: Minimum - 23 metres (75.5 feet).

(c) All other uses: Minimum - none.

### **3. Yard Requirements:**

(a) Front Yard: Minimum - 15 metres (50 feet) when abutting an internal collector road.

(i) Residential:

(ii) Institutional & commercial: Minimum - 15 metres (50 feet).

(iii) All other uses: Minimum - none.

(b) Side Yard: Minimum - 3 metres (10 feet) when abutting an internal collector road.

(i) Residential:

(ii) Institutional & commercial: Minimum - 3 metres (10 feet).

(iii) All other uses: Minimum - none.

**4. Floor Area:**

**Bylaw No. 2001-16  
Bylaw No. 2003-15  
Bylaw No. 2008-08  
Bylaw No. 2023-23**

Single detached dwellings: Minimum – 20.44 sq. m. (220 sq. ft.) on the main floor

**5. Outside Storage:**

(a) No outside storage shall be permitted in the front yard.

(b) Outside storage located in a side or rear yard shall be suitably screened to the satisfaction of Council.

**6. Keeping of Animals:**

(a) The equivalent of two (2) animals units shall be permitted per 2 hectare (5 acre) site. Four (4) animal units shall be permitted per 4 hectare (10 acre) site. For each additional 1.2 hectares (3 acres), one (1) additional animal unit shall be permitted.

(b) Animals shall not be pastured within 15 metres (49.2 feet) of any dwelling not owned by the owner of the animals and no buildings or structures intended to contain birds or animals shall be located within 100 feet of a dwelling or property line.

**7. Decks:**

**Bylaw No. 2013-01**

Decks shall be set back a minimum of 3 metres (10 feet) from any and all site lines.

**8. Accessory Building and Structures**

**Bylaw No. 2013-01**

Private garages, carports and accessory buildings that are attached by a roof to a residential building shall be considered a part of the building and subject to the yard requirements of the building. Open decks will not be considered part of the principle building.

**9. Accessory and temporary placement and use of Recreational Vehicles**

**Bylaw No. 2018-11  
Bylaw No. 2023-23**

(a) A development permit is not required, as per *Part II (2)(e)* for accessory and temporary accessory recreational vehicles, but placement shall adhere to all other requirements of this bylaw.

(b) A maximum of one (1) recreational vehicle may be placed on any residential site as an accessory use on a permanent basis that has an established and conforming permanent residential dwelling.

(c) In addition to the one (1) permitted accessory recreational vehicle permitted in (b), one (1) additional recreational vehicle may be allowed per site as temporary accessory to an established and conforming permanent residential dwelling or temporary principal recreational vehicle, for a total period of thirty (30) consecutive or non-consecutive days within the calendar year.

(d) Where accessory to a permanent and principal residential dwelling, the kitchen and sanitary facilities of the dwelling shall be available to the occupants of the visiting recreational vehicle on a 24-hour basis.

(e) Prior to temporary placement for visitors of the principal use, written notice(s) from the landowner of dates of use shall be provided to the Development Officer to maintain a record of the number of days the recreational vehicle has been occupied within a calendar year.

(f) All other matters related to operation listed in subsection C.1. (j)-(k) shall apply with any necessary modification.

**C. SPECIFIC DEVELOPMENT STANDARDS AND EVALUATION FOR DISCRETIONARY USES**

**1. Recreational Vehicles as temporary principal use on a site:**

**Bylaw No. 2018-11  
Bylaw No. 2023-23  
Bylaw No. 2018-11**

(a) A recreational vehicle and all accessory buildings shall be removed before January 1,

2024 unless there is an approved development permit for a residential principle use.

- (c) The applicant shall sign a memorandum of understanding to acknowledge that the recreational vehicle shall be removed as identified in clause (a) above has expired. **Bylaw No. 2018-11**
- ~~(1) The applicant shall be required to provide a deposit at time of application, that will be returned by the municipality upon execution of all terms and agreements.~~ **Bylaw No. 2023-23**
- (d) If the recreational vehicle remains on the land after the period identified in (a) above has expired, Council will enforce the removal of the unit. **Bylaw No. 2018-11**
- (e) Clauses (a) and (c) shall not apply for all applications submitted or permits to be issued September 1, 2023, or later. In such instances *Part III 11.* shall apply. **Bylaw No. 2023-23**
- (f) Sites may contain a maximum of 250 gallons of propane total, and any tank size over 100 pounds shall require the landowner to complete appropriate gas-fitting permits and have the tank inspected by a licensed gas-fitter. Within the 250 gallons, only a maximum of two (2) 100-pound bottles shall be used at one time. **Bylaw No. 2018-11**
- (g) The recreational vehicle shall not be modified to be made permanent through removal of axles and/or wheels. **Bylaw No. 2018-11**
- (h) Home based businesses shall not be allowed on the site until the permanent residence has been constructed. **Bylaw No. 2018-11**
- (i) The recreational vehicle must be a self-contained unit and must have a system for sewage and waste water disposal that has been approved by the development authority prior to the approval of a development permit. **Bylaw No. 2018-11**
- (j) The recreational vehicle is not to be kept for rent, lease or hire. **Bylaw No. 2018-11**
- (k) The recreational vehicle is not a mobile home. **Bylaw No. 2018-11**
- (l) A copy of the bill of sale or registration and a photo must be submitted with each application. **Bylaw No. 2018-11**
- (m) The replacement of an recreational vehicle on a property requires a new development permit. **Bylaw No. 2018-11**

# SCHEDULE C1: CR2 – MEDIUM DENSITY COUNTRY RESIDENTIAL DISTRICT

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**A. PERMITTED USES Bylaw No. 2005-20**

The following uses are permitted in this district.

**1. Principal Uses:**

- (a) Residential: Bylaw No. 2010-03

(i) Single detached dwelling including Ready-to-move (RTM) residential buildings but not including single and double wide modular homes, and mobile homes on a permanent foundation.

- (b) Public utilities, except municipal solid and liquid waste disposal facilities

**2. Accessory Uses:**

- (a) Private garages, whether detached or attached to a dwelling unit;
- (b) Garden sheds used for the storage of non-industrial yard maintenance equipment;
- (c) Greenhouses;
- (d) Barns and stables;
- (e) Small scale agriculture such as field crops, pastures and vegetable or horticulture gardens;
- (f) Keeping of birds and animals for domestic use and enjoyment.

- (g) Ancillary overnight accommodations: Bylaw No. 2017-21

Buildings and structures which are secondary to the principal or discretionary use and which will permit overnight accommodations but such buildings or structures shall not contain kitchen facilities or sanitary facilities.

The granting of a development permit to accommodate overnight accommodation shall not be construed, in any way, as consent or approval for a future subdivision for the use.

- (h) Recreational Vehicle, where there is an existing principal building on site. Bylaw No. 2018-11

**3. Discretionary Uses: Bylaw No. 2007-04**

The following principal uses and their accessory uses are discretionary in this district.

- (a) Institutional uses:

(i) Schools and educational institutions;

(ii) Churches and religious institutions;

(iii) Libraries, public cultural facilities and community halls.

- (b) Recreational uses which are related to medium density country residential development, including: Bylaw No. 2008-08

(i) Sports fields, parks, golf courses;

(ii) Rinks;

(iii) Other similar uses not primarily intended for monetary reward or gain.

- (c) Commercial uses:

(i) Convenience stores.

- (d) Municipal solid and liquid waste disposal facilities, subject to Part III Section 7 of this bylaw.

- (e) Home based businesses, subject to Part III, Section 7 of this bylaw. Bylaw No. 2008-08

- (f) Residential: single detached dwellings including Move-in (MI) residential buildings, single and double wide modular homes, and mobile homes on a permanent foundation. Bylaw No. 2010-03

- (g) Recreational Vehicle as the temporary principal use on a site

**B. REGULATIONS**

Any site which does not conform to the following area or minimum frontage requirements shall be deemed to be a conforming site provided that a Certificate of Title existed in the Land Titles Registry prior to the coming into force of this bylaw.

**1. Site Area:**

- (a) Residential: Minimum - 4.01 ha (9.90 acres).  
 Maximum - 8.0 ha (19.76 acres).  
 (b) Institutional & Commercial: Minimum - 900 m<sup>2</sup> (9,688 sq. ft.).  
 (c) All other uses: No requirement.

**2. Site Frontage:**

- (a) Residential: Minimum - 100 metres (328 feet).  
 (b) Institutional & Commercial: Minimum - 23 metres (75.5 feet).  
 (c) All other uses: No requirement.

**3. Yard Requirements:**

- (a) Front Yard:  
 (i) Residential: Minimum - 15 metres (50 feet) when abutting an internal collector road.  
 (ii) Institutional & commercial: Minimum - 15 metres (50 feet).  
 (iii) All other uses: No requirement.  
 (b) Side Yard:  
 (i) Residential: Minimum - 3 metres (10 feet) when abutting an internal collector road.  
 (ii) Institutional & commercial: Minimum - 3 metres (10 feet).  
 (iii) All other uses: No requirement.

**4. Floor Area:**

- Single detached dwellings: Minimum - 20.44 m<sup>2</sup> (220 sq. ft. on the main floor).

Bylaw No. 2008-08

Bylaw No. 2023-23

**5. Outside Storage:**

- (a) No outside storage shall be permitted in the front yard.  
 (b) Outside storage located in a side or rear yard shall be suitably screened to the satisfaction of Council.

**6. Keeping of Animals:**

- (a) The equivalent of four (4) animal units shall be permitted for each site with an area of at least 4 ha. For each additional 1.2 ha. of site area, one (1) additional animal unit shall be permitted.  
 (b) Animals shall not be pastured within 15 metres (50 feet) of any dwelling not owned by the owner of the animals and no buildings or structures intended to contain birds or animals shall be located within 30 metres of a dwelling or property line.

**7. Decks:**

Decks shall be set back a minimum of 3 metres (10 feet) from any and all site lines.

Bylaw No. 2013-01

**8. Accessory Building and Structures**

**Bylaw No. 2013-01**

Private garages, carports and accessory buildings that are attached by a roof to a residential building shall be considered a part of the building and subject to the yard requirements of the building. Open decks will not be considered part of the principal building.

**9. Recreational Vehicle, where there is an existing principal building on site:**

**Bylaw No. 2018-11  
Bylaw No. 2023-23**

- (a) A development permit is not required, as per Part II (2)(e) for accessory and temporary accessory recreational vehicles, but placement shall adhere to all other requirements of this bylaw.
- (b) A maximum of one (1) recreational vehicle may be placed on any residential site as an accessory use on a permanent basis that has an established and conforming permanent residential dwelling.
- (c) In addition to the one (1) permitted accessory recreational vehicle permitted in (b), one (1) additional recreational vehicle may be allowed per site as temporary accessory to an established and conforming permanent residential dwelling or temporary principal recreational vehicle, for a total period of thirty (30) consecutive or non-consecutive days within the calendar year.
- (d) Where accessory to a permanent and principal residential dwelling, the kitchen and sanitary facilities of the dwelling shall be available to the occupants of the visiting recreational vehicle on a 24-hour basis.
- (e) Prior to temporary placement for visitors of the principal use, written notice(s) from the landowner of dates of use shall be provided to the Development Officer to maintain a record of the number of days the recreational vehicle has been occupied within a calendar year.
- (f) All other matters related to operation listed in subsection C.1. (f)-(k) shall apply with any necessary modification.

**C. SPECIFIC DEVELOPMENTAL STANDARDS AND EVALUATION FOR DISCRETIONARY USES**

**1. Recreational Vehicle as temporary principal use on a site:**

**Bylaw No. 2018-11  
Bylaw No. 2023-23**

- (a) A recreational vehicle and all accessory buildings shall be removed before January 1, 2024 unless there is an approved development permit for a residential principle use. **Bylaw No. 2018-11**
- (c) The applicant shall sign a memorandum of understanding to acknowledge that the recreational vehicle shall be removed as identified in clause (a) above has expired. **Bylaw No. 2018-11**  
  
~~(1) The applicant shall be required to provide a deposit at time of application, that will be returned by the municipality upon execution of all terms and agreements.~~ **Bylaw No. 2023-23**
- (d) If the recreational vehicle remains on the land after the period identified in (a) above has expired, Council will enforce the removal of the unit. **Bylaw No. 2018-11**
- (e) Clauses (a) and (c) shall not apply for all applications submitted or permits to be issued September 1, 2023, or later. In such instances *Part III 11.* shall apply. **Bylaw No. 2023-23**
- (f) Sites may contain a maximum of 250 gallons of propane total, and any tank size over 100 pounds shall require the landowner to complete appropriate gas-fitting permits and have the tank inspected by a licensed gas-fitter. Within the 250 gallons, only a maximum of two (2) 100-pound bottles shall be used at one time. **Bylaw No. 2018-11**
- (g) The recreational vehicle shall not be modified to be made permanent through removal of axles and/or wheels. **Bylaw No. 2018-11**
- (h) Home based businesses shall not be allowed on the site until the permanent residence has been constructed. **Bylaw No. 2018-11**
- (i) The recreational vehicle must be a self-contained unit and must have a system for sewage and waste water disposal that has been approved by the development authority prior to the approval of a development permit. **Bylaw No. 2018-11**
- (j) The recreational vehicle is not to be kept for rent, lease or hire. **Bylaw No. 2018-11**

- (k) The recreational vehicle is not a mobile home. **Bylaw No. 2018-11**
- (l) A copy of the bill of sale or registration and a photo must be submitted with each application. **Bylaw No. 2018-11**
- (m) The replacement of an recreational vehicle on a property requires a new development permit. **Bylaw No. 2018-11**

# SCHEDULE D: LD1 – LAKESHORE DEVELOPMENT DISTRICT

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## A. PERMITTED USES

The following uses are permitted in this district:

### 1. Principal Uses:

- (a) Residential: **Bylaw No. 2010-03**
  - (i) Single-detached dwellings including Ready-to-move (RTM) residential buildings, park model homes, and newly constructed modular homes, but not including Move-in (MI) residential buildings or park model RVs. **Bylaw No. 2021-13**
  - (ii) Mobile homes on a permanent foundation, subject to Part III Section 7 of this bylaw. **Bylaw No. 2022-14**
- (b) Institutional Uses:
  - (i) Places of worship, religious institutions; and
  - (ii) Public halls.
- (c) Public utilities, excluding municipal solid and liquid waste disposal facilities.
- (d) Historical and archaeological sites and uses.

### 2. Accessory Uses:

- (a) Buildings, structures or uses secondary to and located on the same site with the principal or discretionary use are permitted.: **Bylaw No. 2017-21**  
**Bylaw No. 2018-11**  
**Bylaw No. 2018-11**
- (b) Recreational Vehicle, where there is an existing principal building on site. **Bylaw No. 2018-11**

### 3. Discretionary Uses:

The following principal uses and their accessory uses are discretionary in this district:

- (a) Commercial Uses: **Bylaw No. 2023-23**

Resort and tourist related commercial uses including retail stores, hotels and motels, automotive service stations, gas bars, rental cabins, restaurants, confectionaries and other places for the sale and consumption of food related items.
- (b) Recreational Uses:

Sports fields, rinks, public beaches and parks, golf courses, hiking and cross country ski trails, seasonal campgrounds, institutional camps, picnic grounds, lodges, boat launches, riding stables, marinas and other similar uses usually associated with seasonal recreation residential areas.
- (c) Home based businesses, subject to Part III Section 7 of this bylaw.
- (d) Municipal solid and liquid waste disposal facilities, subject to Part III, Section 7 of this bylaw.
- (e) Move-in (MI) residential buildings **Bylaw No. 2005-20**  
**Bylaw No. 2007-04**  
**Bylaw No. 2010-03**  
**Bylaw No. 2017-21**  
**Bylaw No. 2021-13**
- (f) Recreational Vehicles as the temporary principal use on a site **Bylaw No. 2018-11**  
**Bylaw No. 2023-23**  
**Bylaw No. 2018-11**

### 4. Discretionary Use Evaluation Criteria:

- (a) Appropriate locations for the proposed use shall be considered based on the surrounding area in relation to the tourist industry.
- (b) Applications shall be required to demonstrate that the proposed use shall not cause adverse effects regarding:
  - (i) Safety;
  - (ii) Surrounding existing development;

(iii) Noise;

(c) Recreational Uses:

- (i) In Council's opinion are in close proximity to an RM's municipal boat launch outside nearby Organized Hamlets.
- (ii) Includes nearby amenities to service guests of the proposed campground.
- (iii) Applications shall demonstrate to Council how the natural vegetation of the proposed parcel shall retain the intent of the surrounding district.
- (iv) In the opinion of Council the proposed use shall not cause adverse visual aesthetics of the treed lakeshore area.

(d) Commercial Uses:

- (i) Site size, in Council's opinion, shall ensure adequate set back and sufficient screening of any outdoor storage area from adjacent residential districts or a municipal road allowance. The proposed use shall include appropriate screening.
- (ii) Site size shall be appropriate, in Council's opinion, for the receipt, distribution or dispatch by vehicles of materials, goods or merchandise through the designation of a clearly defined unloading or loading space on the site plan.
- (iii) Resort and tourist related commercial uses, retail stores, hotels and motels, automotive service stations, gas bars, rental cabins, restaurants, confectionaries and other places for the sale and consumption of food related items:

**Bylaw No. 2023-31**

(a) Shall be located adjacent to a major transportation system unless dependent upon a particular location or resource, which shall be demonstrated at time of application.

(b) Adequate site size required to ensure minimum on-site parking area:

(i) Minimum five (5) on-site parking spaces; or

(ii) One (1) parking space for every 12.0 sq. metres (194 sq. feet) of gross floor area.

(iii) Restaurants shall have one (1) space per four (4) patron seats within the structure.

(c) Site size shall be appropriate to ensure gas pumps and islands are set back a minimum of 6.0 metres (20.0 ft.) from any property boundary unless provincial regulations stipulate otherwise, at which point the more stringent regulation shall apply. Pump and island location shall be included on the site plan at time of application. All automobile parts, dismantled vehicles and similar articles shall be stored within a building or located in a side or rear yard, which will be suitably screened to the satisfaction of Council.

(d) All required permits from a higher order of government for gas bars must be obtained prior to operation, a copy of which will be provided to the Municipality, and shall be operated in compliance thereof.

**B. REGULATIONS**

Any site which does not conform to the following area or minimum frontage requirements shall be deemed to be a conforming site provided that a Certificate of Title existed in the Land Titles Office prior to the coming into force of this bylaw.

**Bylaw No. 2021-26**

**1. Site Area:**

- (a) Commercial uses: Minimum - 450 sq. metres (4,844 sq. ft.)

- |     |  |  |  |
|-----|--|--|--|
| (b) | Single detached dwellings, Ready-to-move (RTM) residential buildings, park model homes, modular and mobile homes | Minimum - 750 sq. metres (8,073 sq. ft.)<br>Maximum - 1490 sq. metres (16,039 sq. ft.) | <b>Bylaw No. 2010-12</b><br><b>Bylaw No. 2021-13</b> |
| (c) | All other uses:  | Minimum - 900 sq. metres (9,687.5 sq. ft.)   |  |

**2. Site Frontage:**

- |     |  |                                |                          |
|-----|--|--------------------------------|--------------------------|
| (a) | Commercial uses:   | Minimum - 7.5 metres (25 feet) |                          |
| (b) | Single detached dwellings, Ready-to-move (RTM) residential buildings, park model homes, modular and mobile homes | Minimum - 18 metres (60 feet)  | <b>Bylaw No. 2021-13</b> |
| (c) | All other uses:  | Minimum - 15 metres (50 feet)  |                          |

**3. Yard Requirements:**

- |     |                         |   |
|-----|-------------------------|---|
| (a) | Front Yard:             |   |
|     | (i) Commercial uses:    | No requirement  |
|     | (ii) All other uses:    | Minimum - 6 metres (20 feet) except for lakeshore sites where the minimum requirement shall be 3 metres (10 ft.)                                  |
| (b) | Side Yard:              | Minimum - A distance from each side of the main building of not less than one-half the height of the building or not less than 3 metres (10 feet) |
|     | (i) Institutional uses: | Minimum - 1.5 metre (5 ft. on each side)  |
|     | (ii) All other uses:    | Minimum - 1.5 metre (5 ft. on each side)  |
| (c) | Rear Yard:              |   |
|     | (i) Commercial uses:    | Minimum - 6 metres (20 feet).   |
|     | (ii) All other uses:    | Minimum - 3 metres (10 feet) except for lakeshore sites where the minimum requirement shall be 6 metres (20 ft.)                                  |

- (d) Decks:

Notwithstanding the foregoing, all decks will be required to be set back a minimum of 1.5 metres (5 ft.) from any site line.

- |     |                                    |                          |
|-----|------------------------------------|--------------------------|
| (e) | Accessory Buildings and Structures | <b>Bylaw No. 2000-09</b> |
|-----|------------------------------------|--------------------------|

Private garages, carports and accessory buildings that are attached by a roof to a residential building shall be considered a part of the building and subject to the yard requirements of the building. Open decks will not be considered a part of the principal building.

(i) Yard Requirements

- Front Yard: 6 metres (20 feet) from the building wall to the front site line except 1.5 metres (5 feet) for lakeshore sites.

- Side Yard: 1.5 metres (5 feet) from the building wall to the side lot line.

- Rear Yard: 1.5 metres (5 feet) from the building wall to the rear lot line, except 6 metres (20 feet) for lakeshore sites.

(ii) Floor Area

- All accessory buildings, except detached private garages - 25 square metres (269 square feet) maximum.

- Detached private garage - 110 square metres (1187 square feet) maximum.

(iii) Density:

Bylaw No.  
2018-21

- There shall be a maximum of three (3) accessory buildings under 9.2 square metres (99 square feet), excluding temporary membrane-covered structures.

**3.1 Alternate Yard Requirements for Specified Corner Sites**

Bylaw No.  
2024-11

(a) Notwithstanding the definition of *Site Line, Front or Site Frontage*, by way of amendment and inclusion in Table 1 below for specified corner sites located within a Lakeshore Development District, the front site line shall be the wider street frontage and the following minimum yard requirements shall apply to principal uses:

- (i) Front yard: Minimum – 6 metres (20 feet)
- (ii) Side yard: Minimum – 1.5 metres (5 feet)
- (iii) Flanking Yard: Minimum – 6 metres (20 feet)
- (iv) Rear Yard: Minimum – 3.0 metres (10 feet)

(b) Conditions, Standards, and Evaluation Criteria for Front Site Line Reassignment

- (i) A front site line reassignment is practical in the opinion of Council given a proposed use, development, or site-specific circumstances;
  - (ii) Frontage reassignment would not, and is not anticipated to, interfere with the RM’s ability to effectively maintain its roadways or sightlines for road users, or cause financial burden for the RM and its ratepayers;
  - (iii) Council will consider a granting alternative site access. Where a roadway is undeveloped or underdeveloped for the intended use, the proponent may be required to upgrade the road to a service level acceptable to the RM at the proponent’s sole expense;
  - (iv) Council shall consider any potential negative impact(s) on adjacent landowners resulting from potential reduced minimum setbacks resulting from front site line reassignment such as, but not limited to: sightlines, privacy, building massing and shadowing, drainage, etc.
- a. In addition to any legislated public notice requirement, direct written notice of any amendment proposing to reassign a front site line shall be given to any adjacent landowner abutting a parcel being considered for front site line reassignment.
- (v) Front site line reassignment shall be favourably considered for single parcels only, and not sites consisting of multiple parcels;
  - (vi) Front site line reassignment would not create non-conformity with respect to existing development on site;
  - (vii) Minimum yard requirements for accessory buildings and structures shall also be reassigned corresponding to a reassignment of a front site line.
  - (viii) Front site line reassignment will not be considered for a lakeshore site.

(c) Front Site Line reassignment is granted to the surface parcel(s) identified in Table 1 below:

TABLE 1	
Parcel Number	Legal Land Description
130828035	Lot 1, Block 13, Plan 79B08429 Ext 0, lying within SE ¼ 35-52-19-W3M

**4. Floor Area Requirements**

Single detached dwellings, Ready-to-move (RTM) residential buildings, park model homes, modular and mobile homes

Minimum – 20.44 sq. m. (220 sq. ft.) on the main floor, including approved additions

Bylaw No.  
2000-09  
Bylaw No.  
2021-13  
Bylaw No.  
2023-23

**5. Removal of Trees**

The removal of trees shall not be permitted except for purposes of construction of access ways, park development, buildings, or the clearing of dead or diseased trees.

Clearance of trees for access ways shall not be permitted greater than 3 m (9.8 feet) in width or further than 2 m (6.5 feet) from buildings.

6. **Projections into Yards** Bylaw No.  
2000-09

A chimney, bay window or roof overhang may be constructed so that it is located no more than 0.9 metres ( 3 feet) from the wain wall of a principal building.

7. **Fences** Bylaw No.  
2000-09

Shall be a maximum height of 1 metre (3 feet) above grade in a required front yard and 2 metres (6 feet) above grade in any yard.

8. **Outdoor Storage:** Bylaw No.  
2014-04

- (a) No outside storage shall be permitted in the front yard.
- (b) No shipping containers shall be permitted within this zoning district.

9. **Basements:** Bylaw No.  
2014-04

- (a) Notwithstanding anything contained herein, the Development Officer shall require a detailed Engineering Study of the soil and water conditions prepared to professional standards by a registered Professional Engineer prior to the issuance of a development Permit or the construction of any basements within Lakeshore Developments. The detailed Engineering Study shall include:

- (i) Certification that the foundation proposed for the basement is designed with full knowledge of the soil and water conditions and the proposed siting of the basement on this site.

- (ii) Basement drainage has been considered in the design of the building.

- (iii) Site drainage for water, and impacts to adjacent and neighbouring properties.

- (b) Upon completion all basement development must provide an engineering report and a landscape plan, by a registered Professional Engineer or Architect, ensuring adequate water-proofing measures are constructed. Adequate water-proofing measures shall include:

- (i) All basements are designed to prevent structural damage by water.

- (ii) The first floor of all buildings is constructed above the Safe Building Elevation.

- (iii) Basement drainage design.

- (iv) Landscape drainage design that does not adversely affect neighbouring sites.

10. **Accessory and temporary placement and use of Recreational Vehicles** Bylaw No.  
2018-11  
Bylaw No.  
2023-23

- (a) A development permit is not required, as per *Part II (2)(e)* for accessory and temporary accessory recreational vehicles, but placement shall adhere to all other requirements of this bylaw.
- (b) A maximum of one (1) recreational vehicle may be placed on any residential site as an accessory use on a permanent basis that has an established and conforming permanent residential dwelling.
- (c) In addition to the one (1) permitted accessory recreational vehicle permitted in (b), one (1) additional recreational vehicle may be allowed per site as temporary accessory to an established and conforming permanent residential dwelling or temporary principal recreational vehicle, for a total period of thirty (30) consecutive or non-consecutive days within the calendar year.
- (d) Where accessory to a permanent and principal residential dwelling, the kitchen and sanitary facilities of the dwelling shall be available to the occupants of the visiting recreational vehicle on a 24-hour basis.
- (e) Prior to temporary placement for visitors of the principal use, written notice(s) from the landowner of dates of use shall be provided to the Development Officer to maintain a record of the number of days the recreational vehicle has been occupied within a calendar year.
- (f) All other matters related to operation listed in subsection *C.1. (f)-(k)* shall apply with any necessary modification.

## C. **SPECIFIC DEVELOPMENTAL STANDARDS AND EVALUATION FOR DISCRETIONARY USES**

1. **Recreational Vehicles as temporary principal use on a site:** Bylaw No. 2018-11  
Bylaw No. 2023-23

- (a) A recreational vehicle and all accessory buildings shall be removed before January 1, 2024 unless there is an approved development permit for a residential principle use.
- (c) The applicant shall sign a memorandum of understanding to acknowledge that the

recreational vehicle shall be removed as identified in clause (a) above has expired.

~~(1) The applicant shall be required to provide a deposit at time of application, that will be returned by the municipality upon execution of all terms and agreements.~~

- (d) If the recreational vehicle remains on the land after the period identified in (a) above has expired, Council will enforce the removal of the unit.
- (e) Clauses (a) and (c) shall not apply for all applications submitted or permits to be issued September 1, 2023, or later. In such instances *Part III 11.* shall apply.
- (f) Sites may contain a maximum of 250 gallons of propane total, and any tank size over 100 pounds shall require the landowner to complete appropriate gas-fitting permits and have the tank inspected by a licensed gas-fitter. Within the 250 gallons, only a maximum of two (2) 100-pound bottles shall be used at one time.
- (g) The recreational vehicle shall not be modified to be made permanent through removal of axles and/or wheels.
- (h) Home based businesses shall not be allowed on the site until the permanent residence has been constructed.
- (i) The recreational vehicle must be a self-contained unit and must have a system for sewage and waste water disposal that has been approved by the development authority prior to the approval of a development permit.
- (j) The recreational vehicle is not to be kept for rent, lease or hire.
- (k) The recreational vehicle is not a mobile home.
- (l) A copy of the bill of sale or registration and a photo must be submitted with each application.
- (m) The replacement of an recreational vehicle on a property requires a new development permit.

## SCHEDULE E: LD2 – LAKESHORE DEVELOPMENT 2 DISTRICT

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### A. PERMITTED USES

The permitted and discretionary uses of the LD1-Lakeshore Development 1 District are provided in this district.

### B. REGULATIONS

The regulations of the LD1-Lakeshore Development 1 District shall apply in this district, except the provisions for single detached dwellings, Ready-to-move (RTM) residential buildings, park model homes, and newly constructed modular and mobile homes in Sections B.1 and B.2, which will be substituted with the following:

#### 1. Site Area:

- |  |  |  |
|--|--|--|
| (a) Single detached dwellings, Ready-to-move (RTM) residential buildings, park model homes, modular and mobile homes | Minimum - 1000 sq. metres<br>(10,764 sq. ft.)<br>Maximum - 1990 sq. metres<br>(21,421 sq. ft.) | <b>Bylaw No. 2010-12</b><br><b>Bylaw No. 2021-13</b> |
|--|--|--|

#### 2. Site Frontage:

- |  |                                    |                          |
|--|------------------------------------|--------------------------|
| (a) Single detached dwellings, Ready-to-move (RTM) residential buildings, park model homes, modular and mobile homes | Minimum - 23 metres<br>(75.4 feet) | <b>Bylaw No. 2021-13</b> |
|--|------------------------------------|--------------------------|
- 

## SCHEDULE F: LD3 – LAKESHORE DEVELOPMENT 3 DISTRICT

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### A. PERMITTED USES

The permitted and discretionary uses of the LD1-Lakeshore Development 1 District are provided in this district.

### B. REGULATIONS

The regulations of the LD1-Lakeshore Development 1 District shall apply in this district, except the provisions for single detached dwellings, Ready-to-move (RTM) residential buildings, park model homes, and newly constructed modular and mobile homes in Sections B.1 and B.2, which will be substituted with the following:

#### 1. Site Area:

- |  |   |  |
|--|---|--|
| (a) Single detached dwellings, Ready-to-move (RTM) residential buildings, park model homes, modular and mobile homes | Minimum - 2.0 ha (4.94 ac.)<br>Maximum - 4.5 ha (11.12 ac.) | <b>Bylaw No. 2010-12</b><br><b>Bylaw No. 2020-04</b><br><b>Bylaw No. 2021-13</b> |
|--|---|--|

#### 2. Site Frontage:

- |  |                                    |                          |
|--|------------------------------------|--------------------------|
| (b) Single detached dwellings, Ready-to-move (RTM) residential buildings, park model homes, modular and mobile homes | Minimum - 100 metres<br>(328 feet) | <b>Bylaw No. 2021-13</b> |
|--|------------------------------------|--------------------------|

## SCHEDULE G: C – COMMERCIAL DISTRICT

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### A. PERMITTED USES

The following uses are permitted in this district:

#### 1. Principal Uses:

- (a) Retail stores;
- (b) Restaurants, confectionaries and other places for the sale and consumption of food and related items;
- (c) Establishments for the servicing, storage and sale of motor vehicles, marine and farm equipment and machinery, car wash establishments;
- (d) Storage facilities, warehousing, supply and distribution facilities;
- (e) Nurseries, greenhouses and veterinary clinics;
- (f) Agriculture related commercial office;
- (g) Motels and hotels; and
- (h) Public utilities, except municipal solid and liquid waste disposal facilities.

**Bylaw No. 2018-21**

#### 2. Accessory Uses:

For the purpose of this bylaw, uses customarily incidental and subordinate to the permitted uses shall be considered an accessory use. Single detached residences shall not be permitted, however, living quarters for caretakers, etc., will be allowed.

#### 3. Discretionary Uses:

The following principal uses and their accessory uses are discretionary in this district:

- (a) Municipal solid and liquid waste disposal facilities;
- (b) Auction marts;
- (c) Welding, machine shops, metal fabricating, auto and machinery wreckers;
- (d) Wood and natural products processing and fabrication;
- (e) Abattoirs, hide defleshing and tanning facilities and stockyards;
- (f) Outdoor storage yards for construction materials and extractive industries; and
- (g) Seasonal campgrounds, RV Parks, and other similar uses.
- (h) Cannabis production facilities

**Bylaw No. 2014-18**

**Bylaw No. 2018-21**

### B. REGULATIONS

Any site which does not conform to the following area or minimum frontage requirements shall be deemed to be a conforming site provided that a Certificate of Title existed in the Land Titles Office prior to the coming into force of this bylaw.

#### 1. Site Area:

- (a) Principal uses, excluding public utilities: Minimum - 1,114.8 sq. metres (12,000 square feet).
- (b) Public utilities and discretionary uses: Minimum - None.

#### 2. Site Frontage:

- (a) Principal uses, excluding public utilities: Minimum - 30.5 metres (100 feet)
- (b) Public utilities and discretionary uses: Minimum - None.

**3. Yard Requirements:**

- (a) Front Yard: Minimum - 45.7 metres (150 feet) from the centre line of any municipal road allowance or provincial highway. (Note: A greater distance may be required by the Department of Highways and Transportation.)  
All uses:
- (b) Side Yard: Minimum - 3 metres (9.8 feet) on each side rear.  
All uses:
- (c) Rear yard: Minimum - 10 % of the depth of the site.  
All uses:

**4. Off-Street Parking and Loading:**

- (a) All principal buildings or uses shall provide 1 parking space for each 27.9 sq. metres (300 square feet) or gross floor area, or 1 space for each 5 employees, whichever is the greater. Restaurants shall provide 1 parking space for each 4 seats and hotels shall provide 1 parking space for each rented room. Council, through resolution, may require additional parking spaces for uses permitted in the C-Commercial District.
- (b) Off-street loading and unloading space shall be provided where the use of a building or site involves the receipt, distribution or dispatch by vehicle of materials, good or merchandise, so that adequate space for such vehicles to stand for loading and loading is provided on the site.

**5. Outside Storage:**

Outside storage will be permitted provided it meets the following requirements:

- (a) No outside storage shall be located in the front yard, except for the display of items for sale, which shall be neatly arranged.
- (b) If an outside storage area is located in the side or rear yard, that yard shall be fenced or suitably screened to the satisfaction of Council.

**6. Municipal Solid and Liquid Waste Disposal Facilities:**

Development of a municipal solid or liquid waste disposal facility may be subject to Part III Section 7 of this bylaw.

**7. SPECIFIC DEVELOPMENT STANDARDS FOR DISCRETIONARY USES:**

**Bylaw No. 2018-21**

- (a) (i) Shall provide to the municipality all provincial and federal approvals and licenses and comply with these regulations. **Bylaw No. 2018-21**
- (ii) Site size shall be appropriate, in Council's opinion, for the receipt, distribution or dispatch by vehicles of materials, goods or merchandise through the designation of a clearly defined parking, unloading or loading space on the site plan.
- (iii) Locations are encouraged to be adjacent to major transportation routes, and applicants shall be required to provide enough information regarding anticipated vehicular traffic;
- (iv) Development proposal must demonstrate a suitable level of servicing. Applicants will be responsible for all costs associated with improvement or extension of municipal services.
- (v) Council may require development standards and/or mitigation measures to minimize anticipated levels of noise, odour, smoke, fumes, dust, lighting, glare vibration or other emissions emanating from the operation;
- (vi) Shall ensure the safe handling and disposal of hazardous and dangerous substances and materials;
- (vii) Shall not contain outdoor storage of any kind;
- (viii) Shall demonstrate adequate on-site fire suppression;

## SCHEDULE H: F – PROVINCIAL FOREST DISTRICT

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### A. PERMITTED USES

The following uses are permitted in this district.

#### 1. Principal Uses

- (a) Natural Resources
  - (i) Forestry, including logging, processing of timber and associated forestry uses
  - (ii) Mining, including drilling and exploration activity
- (b) Game Resources
  - (i) Trapping, hunting, angling
  - (ii) Wildlife management areas
  - (iii) Conservation areas and natural areas
- (c) Botanical Resources
  - Grazing, haying, wild rice harvest, berry picking
- (d) Recreation
  - (i) Nature interpretation and nature trails, cross country skiing, and hiking trails, and other similar uses
  - (ii) Picnic sites, seasonal campgrounds, highway rest stops
- (e) Gravel Extraction
- (f) Public Utility - uses and structures

#### 2. Discretionary Uses

The following principal uses and their accessory uses are discretionary in this district.

- (a) Seasonal residential and remote cabins
- (b) Commercial outfitting and hunting base camps

#### 3. Accessory Uses

Buildings, structures or uses secondary to and accessory to the main use.

### B. REGULATIONS

Regulations to apply to uses of land in this district are established by the Department of Environment and Resource Management.

# SCHEDULE I: CON – CONSERVATION DISTRICT

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## A. PERMITTED USES

The following uses are permitted in this district:

### 1. Principal Uses:

(a) Existing agricultural uses:

Existing agricultural activities and associated residential uses are deemed to be conforming provided that they existed prior to the effective date of this bylaw.

(b) Recreational uses:

**Bylaw No. 2016-09**

(i) Nature trails, cross-country skiing and hiking trails

(ii) Sports fields, parks and playgrounds

(c) Nature exhibits and interpretive sites.

(d) Afforestation projects, forest management and silviculture.

(e) Wildlife and wildfowl habitat and conservation projects.

(f) Institutional camps in existence at the time of the passage of this bylaw.

(g) Public utilities.

(h) Ancillary overnight accommodations

**Bylaw No. 2016-09**

### 2. Accessory Uses:

Buildings, structures or uses accessory to, and located on the same site with the main use, excluding any habitable building or structure. Such accessory uses may include:

(a) Viewing platforms

(b) Shelters

(c) Related equipment storage structures or pumphouses.

(d) Recreational Vehicle, where there is an existing principal building on site.

**Bylaw No. 2018-11**

### 1A. Discretionary Uses:

**Bylaw No. 2021-22**

(a) The following principal uses and their accessory uses are discretionary in this district:

**Bylaw No. 2004-10**

**Bylaw No. 2014-04**

**Bylaw No. 2016-09**

(1) Residential development:

(a) Single parcel country residential development

(b) Bed and breakfast homes

(c) Recreational Vehicles as the temporary principal use on a site

(d) Secondary temporary accessory dwellings

**Bylaw No. 2018-11**

**Bylaw No. 2023-23**

**Bylaw No. 2021-22**

(2) Commercial uses:

(a) Campgrounds, rental cabins

(b) Resort and tourist related commercial uses, retail stores, service stations, gas bars, restaurants, confectionaries

(c) Storage compounds, not including automotive and machinery wrecking yards

(d) Hotels, motels

(e) Golf courses and clubhouses

(3) Agricultural uses:

(a) Keeping of animals

(b) Additional Criteria for Discretionary Uses:

(1) Residential uses:

- (a) Applications may be required to demonstrate that adequate off-site parking is available to accommodate overflow parking, recreational areas and boat launches.
- (b) Road and approach standards shall be appropriate for the intended use. The developer may be required to enter into a development agreement to upgrade the road to RM standards if this development is to proceed.

(2) Commercial uses:

- (a) Appropriate locations for the proposed use shall be considered based on the visual aesthetics of the surrounding area in relation to the tourist industry.
- (b) Applications shall be required to demonstrate that the proposed use shall not cause adverse effects in regards to:

- (1) Safety;
- (2) Surrounding existing development;
- (3) Noise;

(c) Road and approach standards shall be appropriate for the intended use. The developer may be required to enter into a development agreement to upgrade the road to RM standards if this development is to proceed.

(d) Site size, in Council's opinion, shall ensure adequate set back and sufficient screening of any outdoor storage area from adjacent residential districts or a municipal road allowance. The proposed use shall include appropriate screening.

(e) Site size shall be appropriate, in Council's opinion, for the receipt, distribution or dispatch by vehicles of materials, goods or merchandise through the designation of a clearly defined unloading or loading space on the site plan.

(f) Bed and breakfast homes:

(1) More than three (3) guest rooms may be allowed if the applicant can demonstrate the suitability based on, but not limited to, the following criteria:

- (a) Site size;
- (b) Building size;
- (c) Adequate on-site parking for each additional guest room;
- (d) Amenities (i.e. topography, proximity to existing tourist attractions);

(g) Campgrounds, rental cabins:

(1) Proposals shall be preferred where the application:

- (a) Site location is adjacent to a lake;
- (b) Includes a private beach area within the site plan;
- (c) Includes a boat launch within the site plan for campground guests, and adequate parking;

(h) Golf Courses and Clubhouses:

(1) Applications shall demonstrate to Council how the natural vegetation of the proposed parcel shall retain the intent of the Conservation District;

(2) In the opinion of Council the proposed use shall not cause adverse visual aesthetics of the treed lakeshore area;

**B. REGULATIONS**

**1. Subdivision and/or Development:**

**Bylaw No. 2016-09**

- (a) The subdivision and/or development of any land within the Conservation District is subject to the policies contained in the Official Community Plan: section 4.3 (lakeshore development policy), section 7.2 (environmental and heritage conservation/protection policy), section 9.3 (lakeshore development policy area) and sections 11.1 and 11.2 (development review criteria).
- (b) Subdivision applications may be required to use dedicated land requirements to provide adequate public access to shore lands and provide investment through developed park spaces, day-use areas, and/or public boat launches. Investment requirements shall be determined at the discretion of Council. Investment costs shall be paid by the developer, but Council may contribute to the public recreational area through the use of funds allocated to the municipal

**2. Site Area:**

No minimum.

**3. Site Frontage:**

None.

**4. Removal of Trees:**

- (a) The removal of trees shall not be permitted within 50 metres (164 feet) of the edge of a water body, its legally surveyed bank or the subdivided edge of a lakeshore development area.

**5. Yard Requirements:**

- (a) Front Yard:

(1) Residential	Minimum – 45.7 m (150.0 ft.)	<b>Bylaw No. 2023-36</b>
(2) Commercial	Minimum – 6.0 m (20.0 ft.)	
(3) All other uses:	None	

- (b) Side Yard:

(1) Residential	Minimum – 3.0 m (10.0 ft.)
(2) Commercial	Minimum – 3.0 m (10.0 ft.)
(3) All other uses:	Minimum – 3.0 m (10.0 ft.)

- (c) Rear yard:

(1) Residential	Minimum – 3.0 m (10.0 ft.) except for lakeshore sites where the minimum shall be 6.0 m (20.0 ft.)
(2) Commercial	Minimum – 3.0 m (10.0 ft.)
(3) All other uses:	Minimum – 3.0 m (10.0 ft.)

**6. Recreational Uses:**

- (a) Estimated maintenance costs for the facility may be requested at time of application.
- (b) Applications for a sports field with indoor recreational facilities shall be considered a discretionary use.
- (c) Proposals shall demonstrate that all equipment meet CSA standards.

**7. Ancillary Overnight Accommodations:**

- (a) Buildings and structure shall be secondary to the principal use on site.
- (b) Shall not include kitchen facilities.
- (c) The granting of a development permit for overnight accommodations shall not be construed, in any way, as consent or approval for a future subdivision for the use or site.

**8. Accessory and temporary placement and use of Recreational Vehicles**

**Bylaw No. 2018-11  
Bylaw No. 2023-23**

- (a) A development permit is not required, as per Part II (2)(e) for accessory and temporary accessory recreational vehicles, but placement shall adhere to all other requirements of this bylaw.
- (b) A maximum of one (1) recreational vehicle may be placed on any residential site as an accessory use on a permanent basis that has an established and conforming permanent residential dwelling.
- (c) In addition to the one (1) permitted accessory recreational vehicle permitted in (b), one (1) additional recreational vehicle may be allowed per site as temporary accessory to an established and conforming permanent residential dwelling or temporary principal recreational vehicle, for a total period of thirty (30) consecutive or non-consecutive days within the calendar year.
- (d) Where accessory to a permanent and principal residential dwelling, the kitchen and sanitary facilities of the dwelling shall be available to the occupants of the visiting

recreational vehicle on a 24-hour basis.

- (e) Prior to temporary placement for visitors of the principal use, written notice(s) from the landowner of dates of use shall be provided to the Development Officer to maintain a record of the number of days the recreational vehicle has been occupied within a calendar year.
- (f) All other matters related to operation listed in subsection C.(a)(4) (j)-(k) shall apply with any necessary modification.”

C. **SPECIFIC DEVELOPMENT STANDARDS AND EVALUATION FOR DISCRETIONARY USES**

Bylaw No. 2000-09  
Bylaw No. 2004-10  
Bylaw No. 2018-11  
Bylaw No. 2021-22  
Bylaw No. 2016-09  
Bylaw 2017-21  
Bylaw No. 2023-23  
Bylaw No. 2023-36

(a) Residential Development:

(1) Move-In and Previously Used or Occupied Residential Uses: see *PART III, Section 12*.

(2) Single Parcel Country Residential Development:

- (a) Subject to the requirements for single parcel country residential development contained in Schedule A.
- (b) Notwithstanding Section A(3)(a) where a development existed at the time of passing of this bylaw containing more than one (1) principal residential use on site, Council may approve one (1) site of not less than 720 sq. metres (7,744 sq. ft.) in area and not less than 30 metres (98.4 ft.) in frontage for each single-detached dwelling, as a single parcel country residential development.
- (c) In no case shall more than one (1) principal dwelling unit be allowed on a parcel after the subdivision has been completed.

(3) Bed and Breakfast Homes:

- (a) Subject to Part III(7)(e) – Bed and Breakfast / Vacation Farm Standards discretionary use regulations.
- (b) Shall be an accessory use to an existing principal residential use on the same site.
- (c) Sites shall not include a campground.
- (d) The application site plan shall demonstrate the location of an on-site designated parking area accommodates one (1) staff parking plus one (1) parking spot per guest room.

(4) Recreational Vehicles as temporary principal use on a site:

- (a) A recreational vehicle and all accessory buildings shall be removed before January 1, 2024 unless there is an approved development permit for a residential principle use.
- (b) The applicant shall sign a memorandum of understanding to acknowledge that the recreational vehicle shall be removed as identified in clause (a) above has expired.
- (c) If the recreational vehicle remains on the land after the period identified in (a) above has expired, Council will enforce the removal of the unit.
- (d) Clauses (a) and (b) shall not apply for all applications submitted or permits to be issued September 1, 2023, or later. In such instances *Part III 11*. shall apply.
- (e) Sites may contain a maximum of 250 gallons of propane total, and any tank size over 100 pounds shall require the landowner to complete appropriate gas-fitting permits and have the tank inspected by a licensed gas-fitter. Within the 250 gallons, only a maximum of two (2) 100-pound bottles shall be used at one time.
- (f) The recreational vehicle shall not be modified to be made permanent through removal of axles and/or wheels.
- (g) Home based businesses shall not be allowed on the site until the permanent residence has been constructed.

- (h) The recreational vehicle must be a self-contained unit and must have a system for sewage and wastewater disposal that has been approved by the development authority prior to the approval of a development permit.
  - (i) The recreational vehicle is not to be kept for rent, lease or hire.
  - (j) The recreational vehicle is not a mobile home.
  - (k) A copy of the bill of sale or registration and a photo must be submitted with each application.
  - (l) The replacement of a recreational vehicle on a property requires a new development permit.
- (5) Secondary temporary accessory dwellings:

- (a) The secondary dwelling is intended to house a family member or other dependent of the landowner who would benefit from onsite care and support, or it is intended to house the family member or primary caregiver of the landowner benefiting from care.
- (b) The degree to which the secondary dwelling is temporary in nature and removable upon cessation of use or permit validity.
- (c) The secondary dwelling can be provided with suitable water and sewage services.
- (d) Any other general evaluation criteria prescribed in this Bylaw.
- (e) Development permits are only valid for a one (1) year term and are required to be resubmitted annually to the development officer of the Municipality for Council's consideration for renewal. In each case Council will determine if the circumstances that warranted the secondary dwelling are still valid. Renewal requests are encouraged at least 2 months prior to permit expiry.
- (f) Upon expiration of a temporary permit, and where Council has not granted a renewal, the dwelling unit must be either: removed from the site; demolished; or, rendered as no longer a dwelling unit through the removal of the major appliances and wiring within the kitchen.
- (g) The applicant will be required to sign a memorandum of understanding identifying the temporary and conditional nature of the development, and the need for removal of the dwelling unit upon permit expiry.
- (h) The secondary dwelling is subject to any yard requirements applicable to the primary residential use.

Council may impose any standards or conditions in conjunction with a permit, consistent with prescriptions in this Bylaw, to regulate the use as it deems necessary and in the best interests of the Municipality and its ratepayers.

(b) Commercial uses:

(1) Campgrounds, or rental cabins:

- (a) Subject to Part III(7)(c) – Seasonal Campgrounds.
- (b) Road standards shall conform to RM standards for campgrounds.

(2) Resort and tourist related commercial uses, retail stores, service stations, gas bars, restaurants, confectionaries: **Bylaw No. 2023-31**

- (a) Shall be located adjacent to a major transportation system unless dependent upon a particular location or resource, which shall be demonstrated at time of application.
- (b) Adequate site size required to ensure minimum on-site parking area:
  - (i) Minimum five (5) on-site parking spaces; or
  - (ii) One (1) parking space for every 12.0 sq. metres (194 sq. feet) of gross floor area.
  - (iii) Restaurants shall have one (1) space per four (4) patron seats within the structure.

(c) Site size shall be appropriate to ensure gas pumps and islands are set back a minimum of 6.0 metres (20.0 ft.) from any property boundary unless provincial regulations stipulate otherwise, at which point the more stringent regulation shall apply. Pump and island location shall be included on the site plan at time of application. All automobile parts, dismantled vehicles and similar articles shall be

stored within a building or located in a side or rear yard, which will be suitably screened to the satisfaction of Council.

(d) All required permits from a higher order of government for gas bars must be obtained prior to operation, a copy of which will be provided to the Municipality, and shall be operated in compliance thereof.

(3) Storage compound, not including automotive and machinery wrecking yards:

(a) Shall not be used for the parking of inoperable motor vehicles.

(4) Hotels or motels:

(a) Site size shall ensure there is a designated on-site parking area that includes one (1) space per guest room, one (1) space per 14.0 sq. metre of gross floor area devoted to public assembly and (1) space per on-shift employee.

(b) Confectionaries, newsstands and restaurants uses shall be considered a discretionary use and approved at the discretion of Council.

(c) Shall not include a lounge or tavern.

(5) Golf Courses and Clubhouses:

(a) Minimum on-site parking area as follows:

(i) Minimum five (5) on-site parking spaces.

(ii) One (1) parking space for every 12.0 sq. metres (194 sq. feet) of gross floor area of the clubhouse.

(iii) Clubhouses shall have an additional one (1) space per four (4) patron seats within the structure.

(c) Agricultural uses:

(1) Keeping of animals:

(a) A maximum of one (1) large animal will be permitted for every five (5) acres of pasture.

(b) Animals shall not be pastured closer than 50.0 m (164.0 ft.) from the high water mark of any lake or Organized Hamlet boundary.

(c) Accessory buildings and structures for the keeping of animals shall not be located closer than 30.0 m (98.4 ft.) from a property line or 50.0 m (164.0 ft.) from an Organized Hamlet boundary.

(d) All accessory buildings and structures for the keeping of animals shall be included within the site plan at the time of application.

(e) Approval conditions for fence construction may be required to ensure adequate separation between the lakeshore and the keeping of animals and associated structures.

## SCHEDULE J: RV – RECREATIONAL VEHICLE DISTRICT

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### A. PERMITTED USES:

Bylaw No. 2016-09

The following uses are permitted in this district:

#### 1. Principal Uses:

- (a) Travel trailer, fifth wheel trailer, and park model recreational vehicles (RV's).
- (b) Public utilities excluding municipal solid and liquid waste disposal facilities.
- (c) Historical and archeological sites and uses.
- (d) Recreational uses:
  - (1) Nature trails, cross-country skiing and hiking trails.
  - (2) Sports fields, parks, playgrounds and picnic areas.
- (e) Ancillary overnight accommodations.

#### 2. Accessory Uses:

Buildings, structures or uses secondary to, and located on the same site with the principal or discretionary use, are permitted.

#### 3. Discretionary Uses:

- (a) The following principal uses and their accessory uses are discretionary in this district:

##### (1) Residential Uses:

- (a) Motor homes.

##### (2) Commercial Uses:

- (a) Resort and tourist related commercial uses including retail stores, commercial and administrative offices, restaurants, confectionaries and other places of the sale and consumption of food and related items.

- (b) Golf courses and clubhouses.

- (b) Additional Criteria for Discretionary Uses:

##### (1) Residential uses:

- (a) Applications may be required to demonstrate that adequate off-site parking is available to accommodate overflow parking, recreational areas and boat launches.

- (b) Road and approach standards shall be appropriate for the intended use. The developer may be required to enter into a development agreement to upgrade the road to RM standards if this development is to proceed.

##### (1) Commercial uses:

- (a) Appropriate locations for the proposed use shall be considered based on the visual aesthetics of the surrounding area in relation to the tourist industry.

- (b) Applications shall be required to demonstrate that the proposed use shall not cause adverse effects in regards to:

- (i) Safety;
- (ii) Surrounding existing development;
- (iii) Noise;

- (c) Road and approach standards shall be appropriate for the intended use. The developer may be required to enter into a development agreement to upgrade the road to RM standards if this development is to proceed.

- (d) Site size, in Council's opinion, shall ensure adequate set back and sufficient screening of any outdoor storage area from adjacent residential districts or a municipal road allowance. The proposed use shall include appropriate screening.

- (e) Site size shall be appropriate, in Council's opinion, for the receipt, distribution or dispatch by vehicles of materials, goods or merchandise through the designation of a clearly defined unloading or loading space on the site plan. .

(f) Golf Courses and Clubhouses:

(i) Applications shall demonstrate to Council how the natural vegetation of the proposed parcel shall retain the intent of the RV – Recreational Vehicle District.

(ii) In the opinion of Council the proposed use shall not cause adverse visual aesthetics of the treed lakeshore area.

**B. PROHIBITED USES:**

The following uses are prohibited in this district:

- (a) Single-detached dwelling units, mobile homes, modular homes and RTM dwellings.
- (b) Travel trailers, fifth wheel trailers and RV's with axles and/or wheels removed.
- (c) Permanent tents, truck tents, tent trailers, truck campers, houseboats and converted buses.
- (d) Home based businesses.
- (e) Loft garages.
- (f) Accessory buildings with kitchens, water, or sanitary facilities (i.e., washrooms, kitchen sinks, and other similar uses). **Bylaw No. 2018-11**

**C. REGULATIONS:**

Any site which does not conform to the following area or minimum frontage requirements shall be deemed to be a conforming site provided that a Certificate of Title existed in the Land Titles Office prior to the coming into force of this bylaw. **Bylaw No. 2021-26**

**1. Site Area:**

- (a) Travel trailers and/or RV's: Minimum – 330 sq. metres (4,844 sq. ft.)  
Maximum – 557.4 sq. metres (6000 sq. ft.)
- (b) Public utilities: None
- (c) All other uses: Minimum – 900 sq. metres (9,687.5 sq. ft.)

**2. Site Frontage:**

- (a) Travel trailers and/or RV's: Minimum – 12.2 metres (40.0 feet)
- (b) Public utilities: None
- (c) All other uses: Minimum – 15.2 metres (50.0 feet)

**3. Yard Requirements:**

- (a) Front Yard:
  - (i) Travel trailers and/or RV's: Minimum – 3.0 metres (10.0 feet)
  - (ii) Public utilities: None
  - (iii) All other uses: Minimum – 3.0 metres (10.0 feet)
- (b) Side Yard:
  - (i) Travel trailers and/or RV's: Minimum – 1.5 metres (5.0 feet)
  - (ii) Public utilities: None
  - (iii) All other uses: Minimum – 1.5 metres (5.0 feet)
- (c) Rear Yard:
  - (i) Travel trailers and/or RV's: Minimum – 3.0 metres (10.0 feet)
  - (ii) Public utilities: None
  - (iii) All other uses: Minimum – 3.0 metres (10.0 feet)
- (d) Decks:

(1) All open decks will be required to be set back a minimum of 1.5 metres (5.0 feet) from any site line.

(2) Open decks will not be considered as part of the structure.

(3) Decks that are attached by a roof to a structure shall be considered a part of the structure and subject to the yard requirements of that structure.

(e) **Accessory Buildings and Structures:**

(1) Private garages, carports and accessory buildings that are attached by a roof to a structure shall be considered a part of the structure and subject to the yard requirements of that structure.

(2) **Yard Requirements:**

(a) Front Yard: 3.0 metres (10.0 feet) from the structure wall to the front site line except 1.5 metres (5.0 feet) for lakeshore sites.

(b) Side Yard: 1.5 metres (5.0 feet) from the structure wall to the side site line.

(c) Rear Yard: 1.5 metres (5.0 feet) from the structure wall to the rear site line, except 3.0 metres (10.0 feet) for lakeshore sites.

(3) **Floor Area:**

(a) All accessory structures except detached private shed – 18.6 sq. metres (200 sq. feet) maximum.

(b) Detached private garage – 55.7 sq. metres (600 sq. feet) maximum.

(4) Maximum of three (3) accessory structures per site (including sheds under 100 sq. ft.) of which only one (1) shall be a private detached garage.

**4. Removal of Trees:**

(a) The removal of trees shall not be permitted except for purposes of construction of access ways, park development, buildings or the clearing of dead or diseased trees. Clearance of trees for access ways shall not be permitted greater than 3.0 metres (9.8 feet) in width and no further than 2.0 metres (6.6 feet) from buildings.

**5. Fences:**

(a) Shall be a maximum height of 1.0 metre (3.3 feet) above grade in a required front yard and 2.0 metres (6.6 feet) above grade in any other yard.

(b) Shall not be required to submit a development permit application.

**6. Outdoor Storage:**

(a) No outside storage shall be permitted in the front yard.

(b) No shipping containers shall be permitted within this zoning district.

(c) Propane storage:

(1) Shall be limited to a single spare for the barbeque or RV and shall be no larger than a 100 pound bottle;

(2) Containers larger than 100 pounds shall be permitted and inspected by a licensed gas fitter.

**7. Parking:**

**Bylaw No. 2017-21**

(a) All site development shall accommodate at least one (1) RV, one (1) vehicle and one (1) boat trailer space must be provided on site in addition to the parking space for the primary trailer or RV.

**8. Real Property Surveyor's Reports (RPSR's):**

(a) Only trailer and RV installation shall not be required to provide a RPSR.

(b) All covered decks and accessory structures over 18.6 sq. metres (200 sq. feet) will require the submission of a RPSR.

(c) Uncovered decks do not require the submission of an RPSR.

**9. Date of Manufacture:**

- (a) All units shall have a date of manufacture of the year 2000 or newer.
- (b) Date of manufacture shall be provided through a copy of the bill of sale or registration.
- (c) The replacement of a trailer or RV on a site shall require the submission of a new development permit application.
- (d) A photo of the proposed unit must be submitted with each application.

**10. Sewage System**

- (a) On-site or connection to a sewage system shall be required for each individual site and individual units.
- (b) All travel trailers or RV shall be connected to the sewage system.
- (c) The minimum size for on-site sewage tanks is 500 gallons. A copy of the approved permit shall be provided by the applicant to the RM office once received.

**11. Ancillary Overnight Accommodations:**

- (a) Shall be secondary to the principal use on site.
- (b) Shall not contain kitchen facilities.
- (c) Granting of ancillary overnight accommodations shall not be construed, in any way, as consent or approval for a future subdivision for the use.
- (d) Shall not contain or be contained within a loft.
- (e) Shall not be contained within the detached private garage.

**12. Specific Development Standards for Discretionary Uses:**

(a) Residential Uses:

(1) Motor homes:

(a) Current coloured photos of all four (4) sides of the vehicle shall be provided at time of application. Council may refuse applications based on aesthetic condition of vehicle.

(b) Shall not be modified to be made permanent through the removal of axles and/or wheels.

(b) Commercial uses:

(1) Resort and tourist related commercial uses including retail stores, commercial and administrative offices, restaurants, confectionaries and other places of the sale and consumption of food and related items:

(a) Shall be located adjacent to a main transportation route unless dependent upon a particular location or resource, which shall be demonstrated at time of application.

(b) Road and approach standards shall be appropriate for increased frequency and weights associated with commercial development and the developer may be required to enter into a development agreement to upgrade the road to RM standards.

(c) Minimum on-site parking areas as follows:

(i) Five (5) on-site parking spaces; or

(ii) One (1) parking space for every 12.0 sq. metres (194 sq. feet) of gross floor area.

(iii) Restaurants shall have one (1) space per four (4) patron seats within the structure.

(d) Site size shall be appropriate to ensure gas pumps and islands are set back a minimum of 6.0 metres (20.0 ft.) from any property boundary unless provincial regulations stipulate otherwise, at which point the more stringent regulation shall apply. Pump and island location shall be included on the site plan at time of application.

(2) Golf Courses and Clubhouses:

(a) Minimum on-site parking area:

(i) Five (5) on-site parking spaces.

(ii) One (1) parking space for every 12.0 sq. metres (194 sq. feet) of gross

floor area of the clubhouse.

(iii) Clubhouses shall have an additional one (1) space per four (4) patron seats within the structure.

## SCHEDULE K: RC – RESORT COMMERCIAL DISTRICT

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### A. PERMITTED USES:

Bylaw No. 2016-09

The following uses are permitted in this district:

#### 1. Principal Uses:

- (a) Retail stores, petroleum related commercial uses, bakeries, grocery stores, confectionaries and food item sales.
- (b) Cafes and restaurants, but not including taverns.
- (c) Public utilities excluding solid and liquid waste facilities.

#### 2. Accessory Uses:

Buildings, structures or uses secondary to and located on the same site with the principal or discretionary use, are permitted.

### B. DISCRETIONARY USES:

- (a) The following principal uses and their accessory uses are discretionary in this district:

- (1) Storage compound, not including automotive and machinery wrecking yards.
- (2) Distilleries, wineries and breweries.
- (3) Hotels, motels and bed and breakfasts.
- (4) Campgrounds, rental cabins and/or vacation farms.
- (5) Automotive rental establishments such as car, snowmobile, boat, and ATV.
- (6) Staff accommodations as an accessory use on site.
- (7) Golf course and clubhouse.
- (8) Car wash establishments

Bylaw No. 2024-15

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- (b) Additional Criteria for Discretionary Uses:

(1) Appropriate locations for the proposed use shall be considered based on the visual aesthetics of the surrounding area in relation to the tourist industry.

(2) Applications shall be required to demonstrate that the proposed use shall not cause adverse effects in regards to:

- (a) Safety;
- (b) Surrounding existing development;
- (c) Noise;

(3) Road and approach standards shall be appropriate for the intended use. The developer may be required to enter into a development agreement to upgrade the road to RM standards if this development is to proceed.

(4) Campgrounds, rental cabins and/or vacation farms:

- (a) In Council's opinion are in close proximity to an RM's municipal boat launch outside nearby Organized Hamlets.
- (b) Includes nearby amenities to service guests of the proposed campground.

(5) Automotive rental establishments such as car, snowmobile, boat, and ATV, distilleries, wineries and breweries:

- (a) Site size, in Council's opinion, shall ensure adequate set back and sufficient screening of any outdoor storage area from adjacent residential districts or a municipal road allowance. The proposed use shall include appropriate screening.
- (b) Site size shall be appropriate, in Council's opinion, for the receipt, distribution or dispatch by vehicles of materials, goods or merchandise through the designation of a clearly defined unloading or loading space on the site plan.

(6) Golf Courses and Clubhouses:

- (a) Applications shall demonstrate to Council how the natural vegetation of the proposed parcel shall retain the intent of the surrounding district.

(b) In the opinion of Council the proposed use shall not cause adverse visual aesthetics of the treed lakeshore area.

**C. PROHIBITED USES:**

(a) The following uses are prohibited in this district:

(1) Single-detached dwelling units, mobile homes, modular homes, RTM dwellings and recreational vehicles of any sort.

**D. REGULATIONS:**

Any site which does not conform to the following area or minimum frontage requirements shall be deemed to be a conforming site provided that a Certificate of Title existed in the Land Titles Office prior to the coming into force of this bylaw. **Bylaw No. 2021-26**

**1. Site Area:**

- |  |  |
|--|--|
| (a) Permitted uses, except public utilities: | Minimum – 500 sq. metres<br>(5,382.0 sq. ft.)    |
| (b) Discretionary uses:                      | Minimum – 1,000 sq. metres<br>(10,763.9 sq. ft.) |
| (c) Public utilities:                        | None   |

**2. Site Frontage:**

- |  |                                       |
|--|---------------------------------------|
| (a) Permitted uses, except public utilities: | Minimum – 12.0 metres<br>(39.4 feet)  |
| (b) Retail and food related:                 | Minimum – 15.0 metres<br>(49.2 feet)  |
| (c) All other discretionary uses:            | Minimum – 30.5 metres<br>(100.0 feet) |
| (d) Public utilities:                        | None                                  |

**3. Yard Requirements:**

- |                 |                                     |
|-----------------|-------------------------------------|
| (a) Front Yard: |                                     |
| (1) All uses:   | Minimum – 7.6 metres<br>(25.0 feet) |
| (b) Side Yard:  |                                     |
| (1) All uses:   | Minimum – 3.1 metres<br>(10.0 feet) |
| (c) Rear Yard:  |                                     |
| (1) All uses:   | Minimum – 6.0 metres<br>(20.0 feet) |
| (d) Decks:      |                                     |

(1) All open decks will be required to be set back a minimum of 1.5 metres (5.0 feet) from any site line.

(2) Open decks will not be considered as part of the structure.

(3) Decks that are attached by a roof to a structure shall be considered a part of the structure and subject to the yard requirements of that structure.

(e) Accessory Buildings and Structures:

(1) Any accessory buildings that are attached by a roof to a structure shall be considered a part of the structure and subject to the yard requirements of that structure.

(2) Yard Requirements:

(a) Front Yard: 7.6 metres (25.0 feet) from the structure wall to the front site line.

(b) Side Yard: 3.1 metres (10.0 feet) from the structure wall to the side site line.

(c) Rear Yard: 3.1 metres (10.0 feet) from the structure wall to the rear site line.

**4. Removal of Trees:**

(a) The removal of trees shall not be permitted except for purposes of construction of access ways, park development, buildings or the clearing of dead or diseased trees. Clearance of trees for access ways shall not be permitted greater than 3.0 metres (9.8 feet) in width

and no further than 2.0 metres (6.6 feet) from buildings.

**5. Fences:**

- (a) Shall be required when the area abuts any Residential or RV District without an intervening street or lane and the screening shall be a solid fence or hedge at least a minimum of 1.8 metres (6.0 feet) in height.
- (b) Are exempt from the requirement to submit a development permit application.

**6. Outdoor Storage:**

- (a) No outside storage shall be permitted in the front yard except for the display of items for sale, which shall be neatly arranged.
- (b) If an outside storage area is located in the side or rear yard, that yard shall be fenced or suitably screened to the satisfaction of Council.

**7. Parking:**

- (a) All principal buildings or uses shall provide one (1) parking space for each 27.9 sq. metres (300 sq. feet) or gross floor area, and one (1) parking space for each employee on site.
- (b) Council, through resolution, may require additional parking spaces for uses permitted in the RC – Resort Commercial District, as listed under specific development standards for discretionary uses.

**8. Storage Compound, Not Including Automotive and Machinery Wrecking Yards:**

- (a) Shall not be used for the parking of inoperable motor vehicles.

**9. Specific Development Standards for Discretionary Uses:**

- (a) Retail stores, bakeries, distilleries, wineries, breweries, grocery stores, confectionaries and food item sales:

(1) Pursuant to section 7 above, site size shall ensure a minimum on-site parking area:

- (a) Minimum five (5) on-site parking spaces; or
- (b) One (1) parking space for every 12.0 sq. metres (194 sq. feet) of gross floor area.
- (c) Restaurants shall have one (1) space per four (4) patron seats within the structure.

- (b) Hotels, motels and bed and breakfasts:

(1) Pursuant to section 7 above, site size shall ensure a designated on-site parking area to include one (1) space per guest room, plus one (1) space per 14.0 sq. metre of gross floor area devoted to public assembly, as well as one (1) site per on-shift employee.

(2) Motels and hotels shall not include a lounge or tavern.

- (c) Campgrounds, rental cabins and/or vacation farms:

(1) Subject to Part III(7)(c) – Seasonal Campgrounds.

(2) Road infrastructure shall be upgraded to meet the RM standards for campgrounds.

- (d) Automotive rental establishments such as car, snowmobile, boat and ATV:

(1) Site size shall ensure adequate set backs and proper screening of any automotive storage area from adjacent residential districts or a municipal road allowance, and applications shall include appropriate screening.

(2) Site size, design and access shall accommodate large truck or trailer traffic to mitigate adverse effects from noise.

(e) Staff accommodations as an accessory use on site:

(1) Shall only be permitted to accommodate the staff of a restaurant or café, hotel, motel, campground or golf course and clubhouse.

(f) Golf Course and clubhouse:

(1) Pursuant to section 7 above, site size shall ensure on-site parking area, including the following:

(a) Minimum five (5) on-site parking spaces.

(b) One (1) parking space for every 12.0 sq. metres (194 sq. feet) of gross floor area of the clubhouse.

(c) Clubhouses, shall have an additional one (1) space per four (4) patron seats within the structure.

## PART V - DEFINITIONS

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

**Accessory Building:** Shall mean a subordinate detached building appurtenant to a main building or main use and located in the same site, the purpose of which is to provide better and more convenient function of the main building or main use. **Bylaw No. 2014-18**

**Accessory Use:** Shall mean a use customarily incidental and subordinate to the principal use or building and located on the same site with such principal use or building.

**Act:** Shall mean *The Planning and Development Act, 2007* as amended. **Bylaw No. 2010-03**

**Adjacent Residential or Commercial Development:** Any residential or commercial development that directly borders another residential or commercial development which is not separated by a road allowance or Municipal Highway. **Bylaw No. 2013-01**

**Agricultural Holding:** Shall mean the cumulation of all sites owned by an agricultural operator and does not include a hobby farm or country residence.

**Agricultural Operator:** Shall mean a household unit whose principal source of income is derived from the agricultural production of an agricultural holding.

**Agricultural Related Commercial Use:** See Use.

**All-Weather Road:** shall mean an unpaved road constructed of a material and design that provides for proper drainage in accordance with the Municipality's designated road design specifications. **Bylaw No. 2011-07**

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

**Ancillary Use:** Shall mean a use that is secondary and subordinate in size, extent and purpose to the principal use on the same site, but is not necessary for the operation of the principal use on the site. **Bylaw No. 2010-03**

**Animal, Large:** Shall be considered cattle, horses, native ungulates, and similar sized animals. **Bylaw No. 2016-09**

**Animal Unit:** Shall mean the kind and number of animals calculated in accordance with the following table: **Bylaw No. 2000-09**

Kind of Animal		Number of Animals = 1 Animal Unit
Poultry	Hens, cockerels, capons	100
	Chicks, broiler chickens	200
	Turkeys, geese, ducks	50
	Exotic birds	25
Hogs	Boars and sows	3
	Gilts	4
	Feeder pigs	6
	Weanling pigs	20
Sheep	Rams or ewes	7
	Lambs	14
Goats, etc.	all (including llamas, alpacas, etc.)	7
Cattle	Cows and bulls	1
	Feeder cattle	1 1/2
	Replacement heifers	2
	Calves	1
Horses	Colts and ponies	2
	other horses	1
Other	domesticated native ungulates (deer, elk, bison, etc.)	1

**Applicant:** Shall mean a developer or person applying for a development permit under this bylaw.

**Basement:** means that portion of a building between two floor levels which is partly or wholly underground and which has more than one half of its height, from finished floor to finished ceiling, below grade level. Does not include crawl spaces. **Bylaw No. 2014-04**

**Bed and Breakfast Home:** Shall mean a dwelling unit, licensed as a tourist home under The Tourist Accommodation Regulations, 1969, in which overnight accommodation within the dwelling unit, along with one meal served before noon, is provided to the travelling public for a charge.

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

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

**Building Residential:** Shall mean a single detached, semi-detached, duplex or mobile home dwelling unit.

**Building Site:** Shall mean the specific area on which the principal building is to be erected.

**Campground Operator:** shall mean the owner or manager of a Seasonal Campground, as permitted to operate a Seasonal Campground within the RM of Mervin No. 499. **Bylaw No. 2014-18**

**Campground, Seasonal:** *DELETED* **Bylaw No. 2017-21**

**Campsite:** shall mean an area designated as a site for RVs and tents. **Bylaw No. 2018-11**

**Campsite, Seasonal:** shall mean a campsite designated for long-term leasing to the same individual exceeding four (4) consecutive weeks. **Bylaw No. 2014-18**

**Campsite, Temporary:** shall mean a campsite designated for short-term leasing to the same individual not exceeding four (4) consecutive weeks. **Bylaw No. 2014-18**

**Cannabis Production Facilities** – licensed producers facilitating the growing, harvesting, storage, manufacturing, processing, packaging and labelling of industrial hemp and cannabis plants, as well as associated activities. Typical uses include: nurseries that grow plants for the harvesting of starting material, and warehouse facilities for the storage and distribution. This does not include any retail operations of any kind. **Bylaw No. 2018-21**

**Cannabis Retail Store** – a retail store or wholesale, approved under federal and provincial regulations that sells cannabis and any of its derivatives. **Bylaw No. 2018-21**

**Car Wash Establishment:** – a building or part of a building which is used for the commercial washing and cleaning of motor vehicles, including full-service, automatic and hand operated facilities. **Bylaw No. 2024-15**

**Caregiver:** shall mean an individual who provides help with activities of daily living, or instrumental activities of daily living. Caregiving is most commonly used to address impairments related to old age, disability, a disease, or a mental disorder. Typical duties may include taking care of someone who has a chronic illness or disease, managing medications or talking to doctors and nurses on someone's behalf; helping to bathe or dress someone who is frail or disabled; or taking care of household chores, meals or bills for someone who cannot do these things alone. **Bylaw No. 2017-21**

**Council:** Shall mean the Council of the Rural Municipality of Mervin No. 499.

**Country Residence:** Shall mean a dwelling or site whose owner's principal source of household income is derived from a source other than the principal agricultural use of that site.

**Crawl Space:** an area of limited height under a floor, giving access to wiring and plumbing. **Bylaw No. 2014-04**

**Deck:** shall mean an open platform that is attached to a principal building and may have rails but not a roof. **Bylaw No. 2000-09**

**Developer:** Shall mean the person or corporation, responsible for carrying out development.

**Development:** Shall mean the carrying out of any building, engineering, mining or other operations, in, on, or over land, or the making of any material change in the use of any building or land.

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

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

**Dwelling, Semi-Detached:** Shall mean two dwelling units side by side in one building unit with a common party wall which separates, without opening throughout the entire structure, the two dwelling units.

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

Bylaw 2021-13

**Dwelling Unit:** Shall mean one or more habitable rooms constituting a self-contained unit on a permanent foundation used as a residence, each unit having provision for indoor sleeping, cooking, bathing and sanitary facilities commonly acceptable for a permanent dwelling and the guidelines or regulation of any provincial regulatory authority. Recreational Vehicles, travel trailers, and similar vehicles or structures shall not be considered a "dwelling unit".

Bylaw No. 2023-23

**Estimated Peak Water Level (EPWL):** Shall mean the water level calculated by Saskatchewan Watershed Authority (SWA) to determine a flood hazard area. It is based on the 1:500 peak flow for rivers and the higher of the 1:500 peak calm level or the 1:100 peak calm level with a 1:5 wind from the most critical direction for most lakes.

Bylaw No. 2010-03

**Farm Based Business:** Shall mean a supplementary use carried on as a business conducted for gain in whole or in part in a farm building or an accessory residential building.

**Farmer:** See Agricultural Operator.

**Farmstead:** Shall mean a site which includes the residence of the farm operator and those buildings or facilities which are related to the farm operation, and are normally surrounded by the farmstead shelterbelt.

**Fence:** Shall mean an artificially constructed barrier erected to enclose or screen areas of land.

Bylaw No. 2000-09

**Fifth Wheel Trailer:** A two-level recreational vehicle designed to be affixed and towed by a pick-up truck equipped with a fifth wheel hitch in the truck bed, and may also be known as a trailer coach (see illustration sample in Exhibit 5.1).

Bylaw No. 2016-09

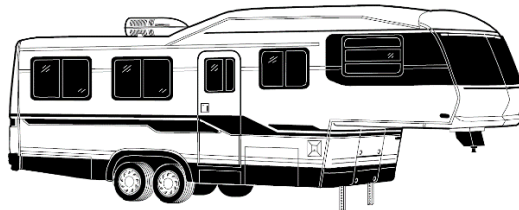


EXHIBIT 5.1- Fifth Wheel Trailer

**Flood Hazard Area:** Shall mean the land area below the EPWL plus a recommended freeboard.

Bylaw No. 2010-03

**Flood Proofing:** Shall mean techniques or measures taken to permanently protect a structure or development from flood damage. These can include measures such as elevating buildings by building on fill or piers, constructing dykes, creating upstream storage, diversions and channelization.

Bylaw No. 2010-03

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

Bylaw 2021-13

**Garage:** A one (1) level accessory building used for storage purposes only where no business, occupation or service is conducted, other than an approved home based business and in which no space is rented for commercial vehicles to a non-resident of the premises.

Bylaw No. 2016-09

**Garage, Loft:** A two (2) level accessory building used for residential or storage purposes only, where no business, occupation or service is conducted, other than an approved home based business, and in which no space is rented for commercial vehicles to a non-resident of the premises. May include ancillary sleeping accommodations.

Bylaw No. 2016-09

**Garage or Garden Suite:** Shall mean a dwelling unit attached to an accessory building that is

Bylaw No. 2014-04

located on the same site as an existing principal dwelling unit to provide additional accommodations.

**Gas Bar:** A building or facility used for the retail sale of motor vehicle fuels from fixed pumps. **Bylaw No. 2023-31**

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

**Houseboat:** A boat that is, or can be, moored and used for a dwelling. **Bylaw No. 2016-09**

**Household Unit:** Shall mean one or more persons occupying a dwelling and living as a single housekeeping unit.

**Home Based Business:** Shall mean an accessory use carried on as an occupation conducted for gain in a dwelling by the resident or residents.

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

**Intensive Livestock Operation:** Shall mean the operation or facilities for rearing, confinement or feeding of poultry, hogs, sheep, goats, cattle or horses, in such numbers that requires a permit under this bylaw and provides less than 370 square metres (4,000 square feet) of space for each animal unit contained therein. **Bylaw No. 2009-09**

**Kitchen:** Shall mean any room or area in which food is cooked or prepared and which contains facilities and equipment used for the storage, preparation or serving of food. The facilities and equipment mentioned above may include such things as kitchen cabinets, kitchen sinks, kitchen stoves, dishwashers, other appliances and associated plumbing and wiring services (specifically 240V). **Bylaw No. 2021-22**

**Landscaping:** the changing, rearranging, addition or removal of the original vegetation or ground area of a site, and which typically consists of: site grading, addition or removal of topsoil or aggregates, grass, trees, plants, sidewalks, pathways and other natural or decorative features. **Bylaw No. 2021-12**  
**Bylaw No. 2021-13**

**Lounge or Tavern:** Shall mean development where the primary purpose of the facility is the sale of alcoholic beverages to the public, for consumption within the premises or off the Site. This type of development typically has a limited menu and minors are prohibited from patronizing the establishment during at least some portion of the hours of operation. **Bylaw No. 2014-04**

**Mobile Home:** Shall mean a trailer coach:

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

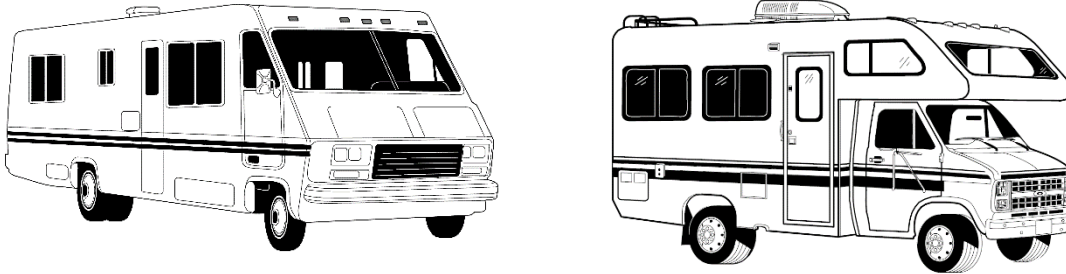
**Mobile Home Park:** Shall mean any tract or parcel of land on which two or more occupied mobile homes are harboured or are permitted, and includes any building or structure used or intended to be used as part of the equipment of such mobile home park.

**Modular Home:** Shall mean a factory built home that is manufactured as a whole or modular unit and is designed to be moved on removable chassis to be used as a one unit dwelling and is certified by the manufacturer that it complies with the Canadian Standards Association Code CSA-A 277 standard. **Bylaw No. 2010-03**

**Modular Unit:** Shall mean a factory built frame or shell which comprises supporting and non supporting walls, siding and other components of a prefabricated home representing only a section of a dwelling and has neither a chassis, running gear nor its own wheels. **Bylaw No. 2010-03**

**Motor Home:** A self-propelled recreational vehicle built entirely on an automotive chassis with an attached cab that provide sleeping accommodations (see illustration sample in Exhibit 5.2). **Bylaw No. 2016-09**

**EXHIBIT 5.2 – Motor Homes**



**Move-In (MI) Residential Building:** Shall mean a qualifier for a type of residential dwelling, accessory use or building, which is being relocated to a new site in the municipality. A Move-In residential building has been previously used as a residential building or accessory. The qualifier shall apply to all residential dwelling units, and their accessory uses, but shall not apply to any recreational vehicle. **Bylaw No. 2010-03**  
**Bylaw No. 2022-14**

**Multiple Complimentary (Vertically Integrated) Uses:** The accommodation of multiple complimentary activities which could be considered principal allowable uses under single or multiple ownership within one (1) or more buildings on a single site where the uses are considered to provide additional processing and/or the sale of manufactured goods produced or available onsite. **Bylaw No. 2023-31**

**Municipality:** Shall mean the Rural Municipality of Mervin No. 499.

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

- (a) that is lawfully constructed or lawfully under construction, or in respect of which all required permits have been issued, at the date a zoning bylaw or any amendment to this bylaw affecting the building or land on which the building is situated or will be situated becomes effective; and
- (b) that on the date this bylaw or any amendment to this bylaw becomes effective does not, or when constructed will not, comply with this bylaw.

**Non-Conforming Site:** Shall a site, consisting of one or more contiguous parcels, to which all permits have been issued that, on the date that this bylaw or any amendment to this bylaw becomes effective, contains a use that conforms to this bylaw, but the site area or site dimensions do not conform to the standards of the bylaw for that use. **Bylaw No. 2010-03**

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

**Park Model Home:** a dwelling unit, of a cottage style having a pitched roof, designed to facilitate occasional relocation, with living quarters; has water faucets and shower or other bathing facilities that maybe 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. Park Model Trailers must meet or exceed CSA – Z241 standards and bear a label of certification from the Canadian Standards Association and is similar in form and construction to the following: **Bylaw No. 2014-18**  
**Bylaw No. 2021-13**



**Park Model Recreational Vehicle (RV):** a unit designed to be towed by a heavy-duty tow vehicle (auto, van, pick-up truck, etc.) but is of restricted size and weight so that it does not require a special highway movement permit. The maximum width when being towed is 2.6 meters (8.6ft). Designed for infrequent towing, it is not fitted with a 12-volt system for fixtures and appliances. Once on site in the set-up mode it must be connected to the local utilities. This recreational vehicle is built on a single chassis mounted on wheels. It usually has one or more slide-outs, but when in set-up mode the gross trailer area does not exceed 37.2 sq. meters (400 sq. feet). It conforms to the CSA Z-240 Standard for RVs and is similar in form and construction to the following:

**Bylaw No. 2021-13**



**Permanent Foundation:** any concrete pads, pilings made of any material, pony walls or other support structures made of concrete, wood, steel or other metal, placed on or in the ground where a building will be constructed or installed.

**Bylaw No. 2013-01**

**Permitted Uses:** Shall mean uses allowed as of right in a zoning district, subject to the regulations contained in this bylaw.

**Personal Service Establishment** – means a development used for the provision of personal services to an individual, which are related to the care and appearance of the body, or the cleaning and repair of personal effects, including barbershops, hairdresser, beauty salons, tanning salons, tailors, dressmakers, laundromats, shoe repair shops, photographers, but excluding any adult or sexually explicit services.

**Bylaw No. 2016-09**

**Petroleum Related Commercial Use:** See Use

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

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

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

**Public Utility:** Shall mean a system, works, plant equipment or service whether owned or operated by or for the municipality, or by a corporation under agreement with or under a franchise from the municipality or under a federal or provincial statute, which furnishes services and facilities including but not limited to:

- (a) communication by way of telephone or microwave;
- (b) public transportation;
- (c) production, transmission, delivery or furnishing of water, gas or electricity to the public at large;
- (d) collection and disposal of sewage, garbage and other waste.

**Ready-to-move (RTM) Residential Building:** Shall mean a single detached dwelling which has been constructed off site from new building materials and has never been used previously as a residential building.

**Bylaw No. 2010-03**

**Recreational Vehicle:** DELETED

**Bylaw No. 2014-18**

**Bylaw No. 2016-09**

**Bylaw No. 2018-11**

**Bylaw No. 2018-11**

**Recreational Vehicle or RV:** shall mean a tent trailer, travel trailer, truck camper, fifth wheel trailer, motor home or other similar structure intended to provide temporary accommodation for travelers, tourists and campers.

**Reeve:** Shall mean the Reeve of the Rural Municipality of Mervin No. 499.

**Retail Store:** Shall mean the use of a building or portion thereof for the sale or display of merchandise to the public and includes the storage of merchandise on or about the premises in quantities sufficient only to supply the establishment, but does not include a confectionary or a retail food store.

**Rural Municipal Administrator:** Shall mean the official administrator for the municipality pursuant to The Rural Municipalities Act.

**RV Park:** see Seasonal Campground.

Bylaw No. 2014-18

**RV Trailer:** DELETED

Bylaw No. 2014-18

Bylaw No. 2018-11

Bylaw No. 2010-03

**Safe Building Elevation (SBE):** Shall mean a level as defined by the Ministry of Municipal Affairs at the time of subdivision to which flood proofing must be done for developments in the flood hazard area. The SBE is calculated as the EPWL plus a freeboard value to allow for uncertainties in calculations and other possible hazards such as ice push, ice jams and erosion. The SWA usually recommends a freeboard of 0.5 m for most situations but may be increased to 0.6 m where dykes are used for flood proofing or 1 m in lake or river areas with greater uncertainty in estimating hydrological response.

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

**Seasonal Cabin:** shall mean a dwelling used for temporary accommodations sporadically throughout the year only, and not used as a permanent dwelling.

Bylaw No. 2011-07

**Seasonal Campground:** shall mean an area of land managed as a unit, used to provide accommodation for tents, and Recreational Vehicles. Sites shall be considered a campground where there are two (2) or more units (i.e., campers, recreational vehicles, etc.) within site boundaries. A seasonal campground may contain temporary campsites, or seasonal campsites, or both.

Bylaw No. 2018-11

**Service Station:** A place where petroleum products are kept for retail sales (excluding fuels) for automobiles and other motor vehicles and/or where repairs, rental, servicing, greasing, adjusting or equipping, and storage for the duration of servicing of automobiles or other motor vehicles may be performed, but not including auto body repair and painting. Gas bars may be included as a complimentary (vertically integrated), but separate, principal use.

Bylaw No. 2023-31

**Shipping Container:** means a durable metal container typically used for shipping goods long distances. It is commonly used as a storage container. Also known as a Sea Can.

Bylaw No. 2014-04

**Shoreline:** Shall mean the land located between the edge of a water body or water course and the bank or high water mark. The legally surveyed bank demarks where the character of the vegetation and soil changes by natural means due to the water body as determined by a Saskatchewan Land Surveyor under the Land Titles Act.

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

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

**Site:** Shall mean one (1) or more contiguous surface parcels as defined under The Land Titles Act, 2000, and used as a unit for the purpose of regulations under this Bylaw, as well as the following:

Bylaw No. 2016-09

- (a) Shall be of the same title ownership to be considered as a unit; and,
- (b) Shall not exceed two (2) adjacent lots.

**Site, Corner:** Shall mean a site at the intersection of two or more streets whereby the site is bounded on two or more sides by a street.

Bylaw No. 2024-11

**Site, Irregular:** means unconventional subdivision designs in Lakeshore Development Districts, and site setbacks shall be as referenced in **Figure 1 – Irregular Site Setbacks**.

**Site, Lakeshore:** Shall mean a site which has a rear site line that directly abuts the surveyed bank of a lake or whose rear site line is directly adjoining the bank across an intervening municipal, public or environmental reserve.

Bylaw No. 2000-09

Bylaw No. 2014-04

Bylaw No. 2014-18

**Site Line, Front or Site Frontage:** Shall mean the boundary that divides the site from the street.

In the case of a corner site, the front site line shall mean the boundary separating the narrowest street frontage of the site from the street. Site frontage for a non-rectangular site shall be defined as the mean of the measured front and rear site lines.

**Site Line, Rear:** Shall mean the boundary at the rear of the site and opposite the front lot line. In the case of a lot with more than four (4) sides the rear site line shall be considered the shortest site line opposite, and not adjacent to, the front site line. **Bylaw No. 2014-04**  
**Bylaw No. 2014-18**

**Site Line, Side:** Shall mean a site boundary other than a front or rear site line.

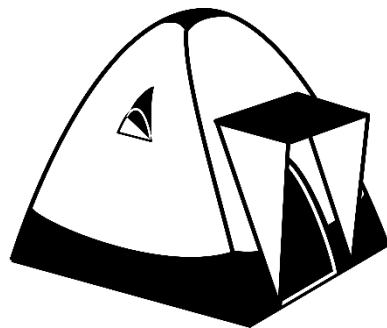
**Storage Compound:** shall mean an area that is open and exposed to the natural elements and does not involve the erection of permanent structures, or the material alteration of the existing state of the land, and is intended for the storage of recreational and automotive vehicles and equipment, RV's, and trailers, but not for the storage, stockpiling or accumulation of industrial type goods, materials and/or equipment. **Bylaw No. 2014-18**

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

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

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

**Tent:** Shall mean a portable membrane-covered shelter made of cloth, supported by one (1) or more poles and stretched by cords or loops attached to the ground or any other stable support (see illustration sample in Exhibit 5.4). **Bylaw No. 2016-09**



**EXHIBIT 5.4 - Tent**

**Tent Trailer:** Shall mean a recreational vehicle mounted on wheels and designed to be towed behind a motorized vehicle by means of a bumper or frame hitch that incorporates a fold-down or expandable tent area. **Bylaw No. 2016-09**

**Transportation System:** As defined in the *Highways and Transportation Act, 2007*. **Bylaw No. 2016-09**

**Travel Trailer:** Shall mean a recreational vehicle mounted on wheels and designed to be towed behind a motorized vehicle by means of a bumper or frame hitch (see illustration sample in Exhibit 5.3). **Bylaw No. 2016-09**



**EXHIBIT 5.3 - Travel Trailer**

**Tree Nursery:** Shall mean the use of land for raising shrubs, trees and bedding plants for the express purpose of commercial sale.

**Truck Camper:** Shall mean a recreational vehicle built, constructed or erected, or located in or on the bed of a motorized vehicle, such as a pickup truck (see illustration sample in Exhibit 5.5).

Bylaw No. 2016-09

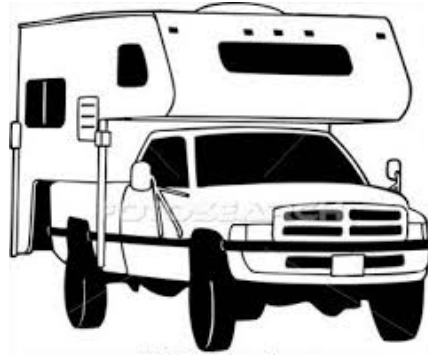


EXHIBIT 5.5 – Truck Cam

**Truck Tent:** Shall mean a portable shelter made of cloth, supported by one (1) or more poles and stretched by cords or loops attached to, or in, the back of a truck.

Bylaw No. 2016-09

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

**Use, Agricultural:** Means a system of tillage and/or animal husbandry through which one may gain livelihood from large areas of land by the raising of crops and/or the rearing of livestock.

**Use, Agricultural Related Commercial:** Shall mean a service to the agricultural community such as grain and seed cleaning and drying, fertilizer distribution, implement and machinery assemblage, sale and service, veterinary clinics, hatcheries, apiaries, bulk fuel sales, stock yards, auction marts, feed mills, oil seed processing plants, and other similar uses.

**Use, Intensive Agricultural:** Means an intensive system of tillage and/or operations for the concentrated rearing or keeping of livestock or poultry. Without restricting the generality of the above, intensive agricultural use includes:

- |                                    |                                      |
|------------------------------------|--------------------------------------|
| a) intensive livestock operations; | d) greenhouse;                       |
| b) sod farms;                      | e) mushroom farms;                   |
| c) market gardens;                 | f) nurseries and other similar uses. |

**Use, Petroleum Related Commercial:** Shall mean a service to the petroleum and natural gas extraction industry such as drilling and oil well servicing operations, hauling services and storage facilities and other similar uses.

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**Warehouse:** Shall mean a building or part of a building used primarily for the operation of general merchandise warehousing, cold storage, and other storage facilities and also includes a centre for the distribution of wholesale goods and commodities for resale to retailers; to industrial, commercial or professional users; to other wholesalers.

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

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

**Waste Disposal Facility: Liquid:** Shall mean a facility to accommodate any waste which contains animal, mineral or vegetable matter in solution or suspension, but does not include a manure storage area for an intensive livestock operation.

**Waste Disposal Facility: Solid:** Shall mean a facility, not including a waste transfer station or a temporary storage facility, to accommodate discarded materials, substances or objects which originated from residential, commercial, institutional and industrial sources which are typically disposed of in municipal or private landfills, but not including dangerous goods, hazardous waste or biomedical waste.

**Yard:** Shall mean the open, unoccupied space on a lot between the property line and the front, rear, or side wall of a building.

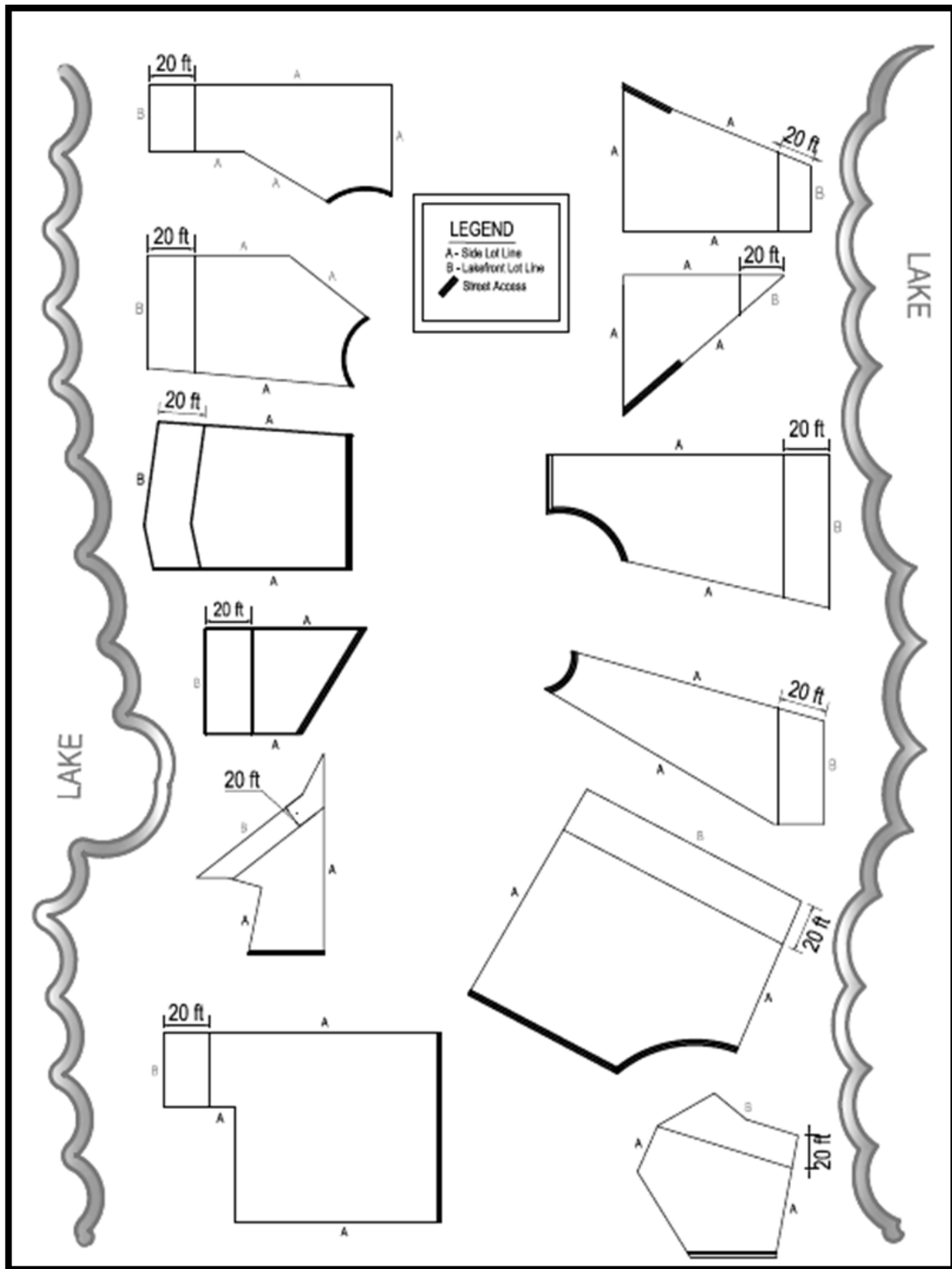
**Yard, Flanking:** Shall mean, in the case of a corner site, the yard fronting a street which is not defined or assigned as the *front yard*.

Bylaw No. 2024-11

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

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

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



**PART VI - EFFECTIVE DATE OF BYLAW**

APPROVED MARCH 27, 1995