

# RM OF MERVIN NO. 499

# WELCOME

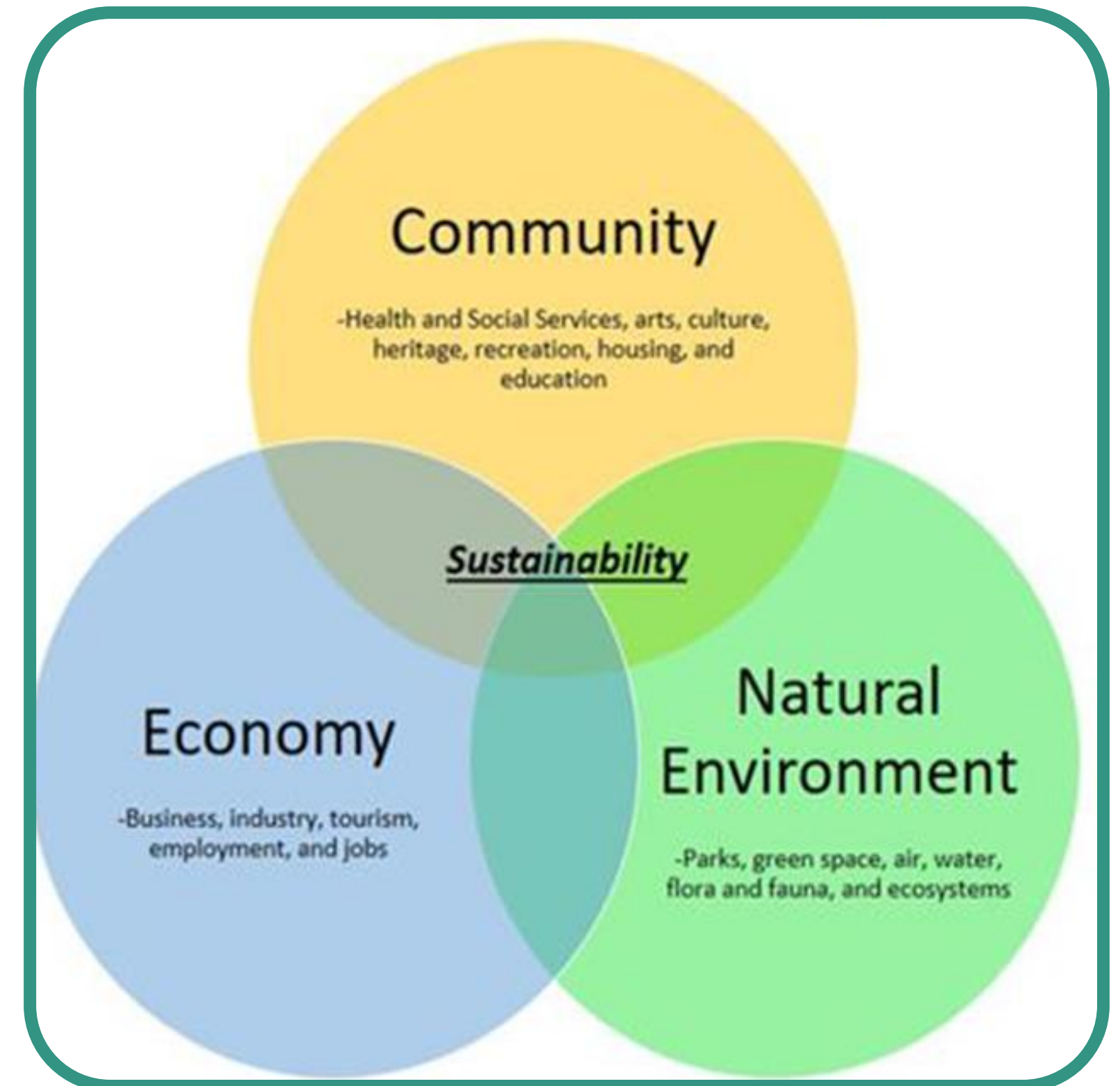
Draft Official Community Plan and Zoning Bylaw  
Public Engagement Event

# WHAT IS AN OFFICIAL COMMUNITY PLAN

The Official Community Plan (OCP) is a blueprint for future growth and development for the next 20 years. The OCP is designed to guide the decisions of Council with regard to future growth and development within its boundaries and adjacent areas of influence.

The OCP is intended to provide a framework of principles, objectives, and policies to guide the physical, environmental, economic, social, and cultural development of the RM over the next 20 years.

This document provides Council with a means of evaluating development proposals and formulating decisions. By forecasting the community's decision for growth and establishing parameters to accommodate this growth, this OCP represents a community road map that will in turn offer certainty for persons, agencies, and groups interested or involved in the future development of the RM of Mervin.



# vision & mission **STATEMENT**

## Vision:

*To be a dynamic and sustainable community that preserves its agricultural heritage while offering diverse opportunities for commerce, tourism, and recreation, fostering a high quality of life for residents and visitors alike.*

## Mission:

*The RM of Mervin is dedicated to supporting its agricultural identity, while promoting balanced growth in commercial, oil and gas, tourism, and recreational sectors. We strive to improve social, economic, and environmental conditions, ensuring the long-term sustainability of our lakes and natural resources for future generations.*

# RM'S VALUES

The RM of Mervin is committed to:

## *Sustainability:*

*We are committed to long-term environmental, economic, and social sustainability, ensuring that growth and development are balanced with the protection of natural resources.*

## *Agricultural Heritage:*

*We value and support the agricultural foundation of our community, recognizing its importance to our identity and economy.*

## *Quality of Life:*

*We aim to enhance the well-being of our residents by promoting recreational opportunities, economic prosperity, and a vibrant community.*

## *Environmental Stewardship:*

*We are dedicated to preserving our lakes and natural landscapes, ensuring their protection for future generations while supporting responsible development.*

## *Collaboration:*

*We foster a multi-jurisdictional, cooperative approach to decision-making and development, involving our Ratepayers, First Nations Communities, Adjoining Levels of Government, and Stakeholders in building a thriving and sustainable community.*



WHERE ARE WE  
**NOW**

# OCP STRUCTURE

## 1. Introduction

- Basic information on the purpose of this OCP, legislative authority and the Plan structure.

## 2. Plan Context

- Provides information regarding the RM of Mervin in its existing form and the local planning context.

## 3. Public Engagement and Community Priorities

- Presents the findings from the public engagement opportunities and lists the community priorities generated from the findings.

## 4. Vision, Key Principles and Growth

- Contains the community vision statement along with key principles. In addition, this section provides the objectives and policies for future growth.

## 5. Land Use and Development Policies

- Contains specific land use policies for general development and specific land use types such as residential, commercial, industrial, etc.

## 6. Planning Tools and Strategies

- Discusses the various planning tools available to use for the implementation of this OCP.

## 7. Reference Maps

- A series of reference maps provide supplementary information (i.e. Future Land Use, Transportation, Heritage and Culture, Sensitive Lands, etc)

## OCP Theme 1

# Protecting Lake, Water, and The Environment

The proposed OCP places greater emphasis on lake health. Future development around Turtle Lake would be considered using current environmental information, wastewater capacity, road access, recreational pressure and combined effect of existing and proposed development. It generally favours infill and suitable off-lake, clustered or multi-tiered growth over additional continuous shoreline development.

The policies do not prohibit all future lakeshore development

They do not automatically cancel existing lawful development rights

Turtle Lake recommendations will not automatically apply to Brightsand Lake or every water body

Each application will still require site-specific consideration

## OCP Theme 2

# Housing and Recreational Living

The proposed OCP recognizes different housing and recreational needs. It supports additional housing forms, including secondary, garden and garage suites and care-related housing. It also creates a clearer process for considering recreational vehicles as principal accommodation without automatically requiring construction of a permanent dwelling

RV accommodation would remain a discretionary use requiring Council approval

A one-time development permit, suitable wastewater management, access and site compliance would be required

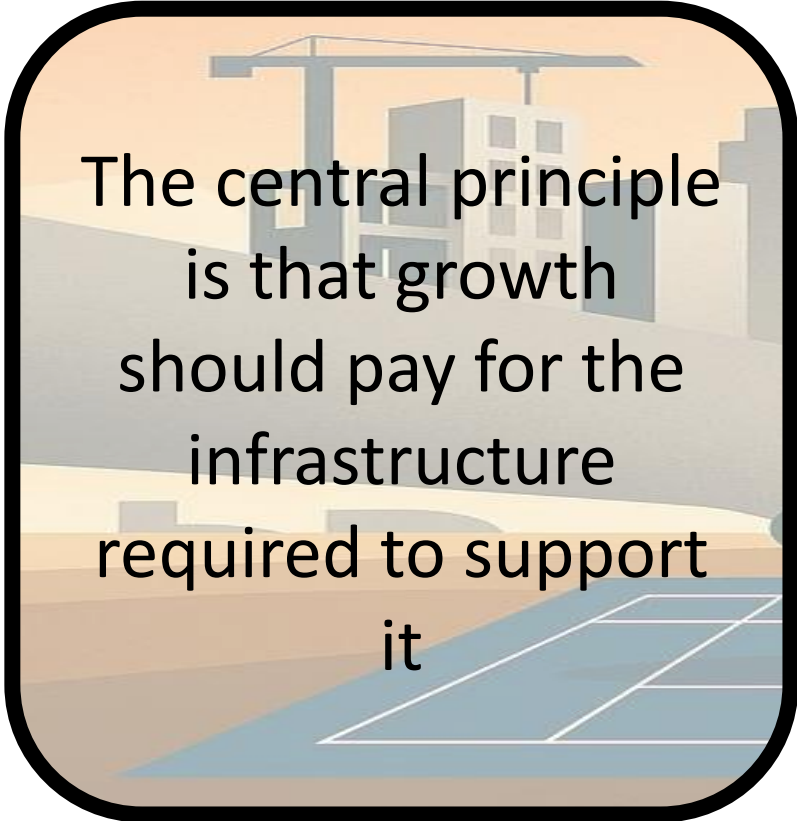
The applicable annual municipal service fee would continue to apply

Approval would not create an entitlement to subdivision, additional RVs or other unapproved uses

## OCP Theme 3

# Responsible Growth and Who Pays

Larger developments may be required to proceed through a concept plan and in phases. Before approval, the RM would consider roads, drainage, wastewater, emergency access, environmental conditions and municipal servicing capacity. Development-related infrastructure costs would generally remain the developer's responsibility rather than being transferred to existing ratepayers.



The central principle is that growth should pay for the infrastructure required to support it



Concept plans help Council understand the complete development rather than considering disconnected phases



Servicing Agreements, Development Levies and Road Agreements may be used where legally authorized

## OCP Theme 4

# Agriculture Business, Resources, and Community Safety

The proposed OCP continues to protect agriculture while supporting farm-based businesses, value-added agriculture and appropriate economic development. Larger commercial and industrial uses would be directed toward suitable locations. Resource development would be expected to address road impacts, water protection, public safety and reclamation.

Productive agricultural land and ongoing farm operations remain important

Commercial and industrial growth should be compatible with surrounding development and infrastructure

The Plan strengthens regional cooperation and relationships with First Nations and Métis communities

Hazardous lands, wildfire planning, heritage resources and emergency access receives clearer attention

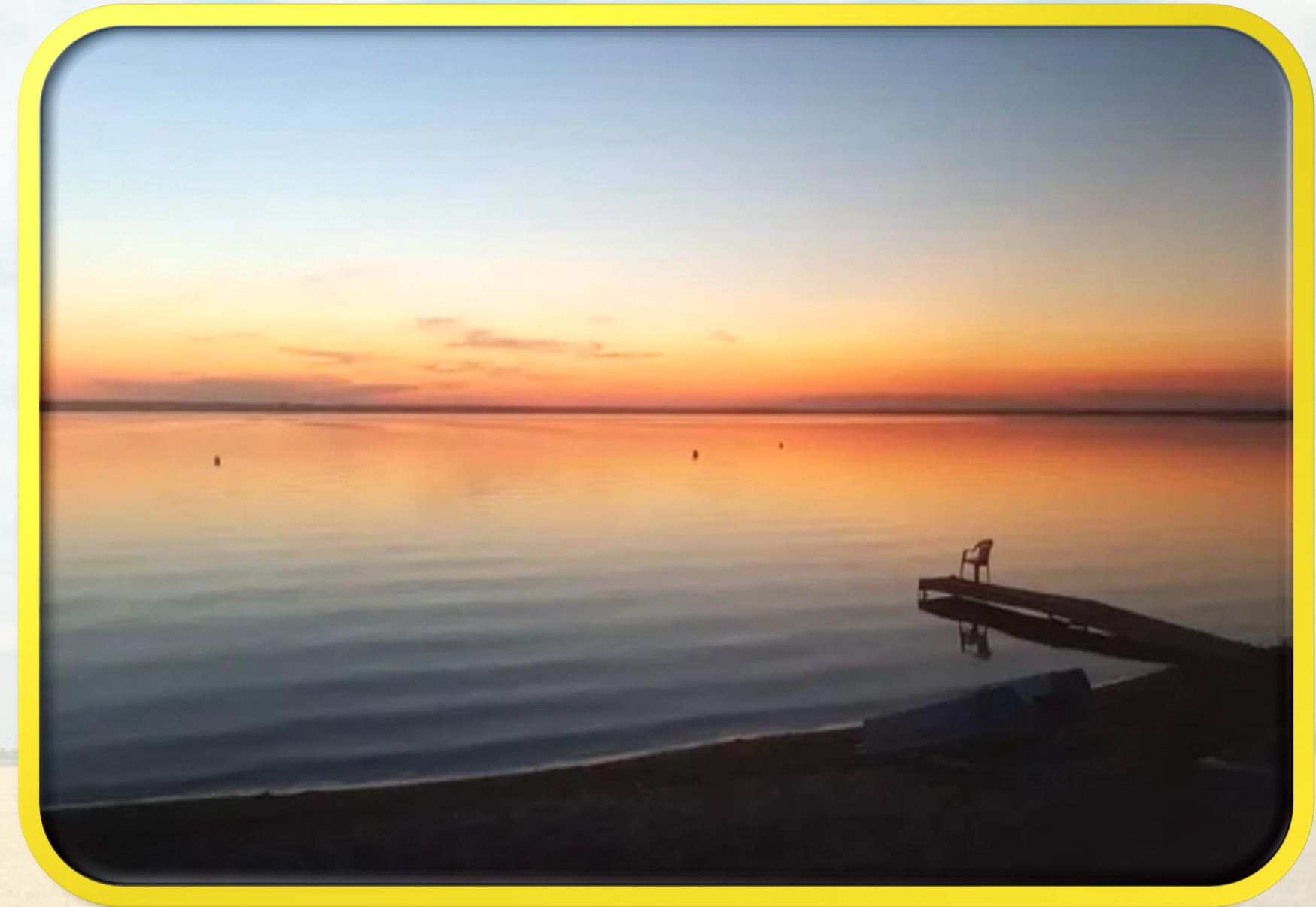
# OCP FAQ

| Questions                                                              | Answers                                                                                                                                                                                                                                                  |
|------------------------------------------------------------------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Will the new OCP take away my existing use?                            | An existing lawful use is not automatically made illegal by adopting a new OCP. Any proposed expansion, replacement or new development would be reviewed under the applicable legislation and bylaws.                                                    |
| Does the Future Land Use Map guarantee that I can subdivide or rezone? | No. The map establishes general policy direction. Approval still depends on site suitability, servicing, access, environmental conditions, compatibility, infrastructure capacity and the applicable approval process.                                   |
| Doe the OCP stop future development around Turtle Lake?                | No. It establishes additional considerations for deciding whether, where and in what form development can be sustainably accommodated. A proposal may be approved, revised, staged, redirected or refused based on the applicable evidence and policies. |
| Will Turtle Lake policies automatically apply to Brightsand Lake?      | No. the proposed OCP recognizes different environmental conditions and development patterns. Turtle Lake study findings inform Turtle lake decisions and are not automatically applied to other water bodies.                                            |
| Can I use an RV without building a permanent dwelling?                 | The proposed direction allows Council to consider an RV as principal accommodation through the discretionary-use process. A permit, site compliance, appropriate wastewater management and the applicable annual service fee would still be required.    |
| Who pays for roads and services required by a new development?         | Development-related infrastructure costs would generally be the developer’s responsibility. The RM may use servicing agreements, levies or other authorized agreements to address those costs.                                                           |
| Why are technical studies required?                                    | A study may be required when Council needs qualified information about flooding, drainage, groundwater, wastewater, traffic, geotechnical conditions or environmental effects before making a defensible decision.                                       |
| Is Council required to approve a discretionary use?                    | No. a discretionary use is a use Council may approve, approve with conditions or refuse after considering the OCP, Zoning Bylaw, site conditions and relevant planning considerations                                                                    |

# WHAT IS A **ZONING BYLAW**

The Zoning Bylaw (ZB) is the primary legal and administrative tool for implementing an OCP. The ZB will implement the land use policies contained in the OCP by prescribing and establishing zoning districts for residential, commercial, industrial, community service, and other municipal uses. Regulations within each district will govern the range of uses, site sizes, setbacks, building locations, off-street parking, landscaping, and so forth.

The purpose of a ZB is to manage the use of and by providing regulations for responsible development in conjunction with the health, safety, and general welfare of the residents and business owners in the RM.



# ZONING BYLAW STRUCTURE

## 1. Introduction

- Basic information on the purpose of this ZB, legislative authority and the Bylaw structure.

## 2. Administration

- Contains administrative information regarding the enforcement of Bylaw, amendment procedures, and permitting procedures.

## 3. General Regulations

- Contains general regulations for all users and development types. These regulations supplement those found in the specific Zoning Districts.

## 4. Distinct Land Use Requirements

- Contains specific land use requirements, development standards and conditions of approval for permitted and discretionary uses in all Zoning Districts.

## 5. Zoning Districts

- Establishes the zones that apply to the lands covered in this Bylaw. Contains a list of permitted and discretionary land uses and specific development standards for each Zoning District.

## 7. Reference Maps

- A series of reference maps showing the boundaries of each Zoning District.

## Zoning Bylaw Theme 1

# Permits, Decisions, and Public Notices

Clarifies the responsibilities of the Development Officer and Council; identifies when permits are required; updates permitted-use, discretionary use, amendment, minor-variance, appeal and enforcement procedures.

Development permits are generally required before development begins, subject to listed exemptions

Council decides discretionary uses; the Development Officer administers permitted uses within delegated authority

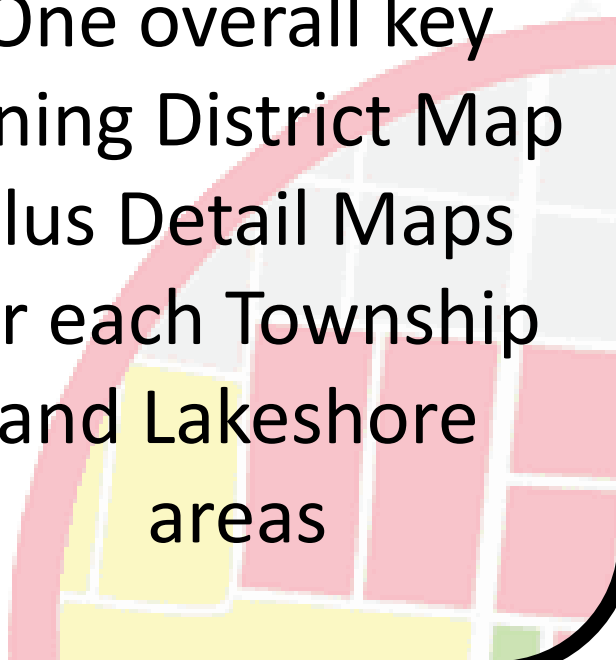
Discretionary-use notice is proposed for owners within 75 metres in hamlet and lakeshore areas and 1.6 km elsewhere, together within broader public notice

Supporting studies may be requested where reasonably necessary to evaluate proposal

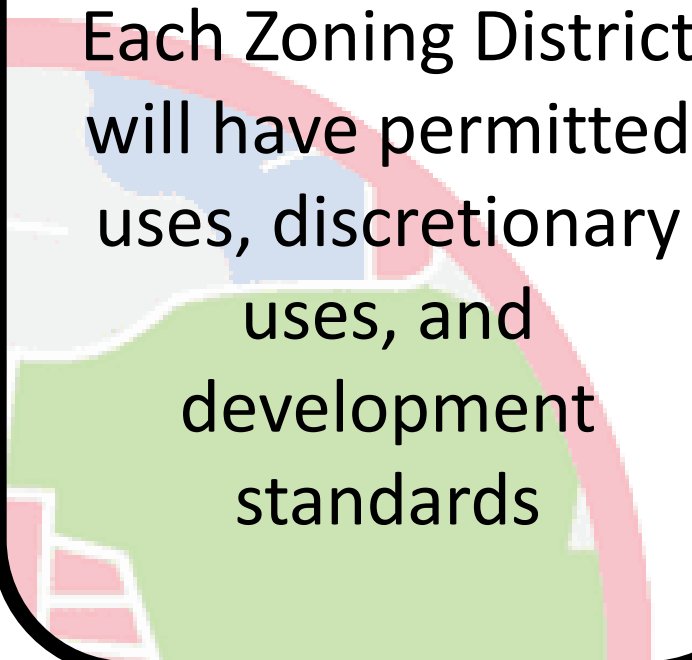
## Zoning Bylaw Theme 2

# Simplified Zoning Districts and Maps

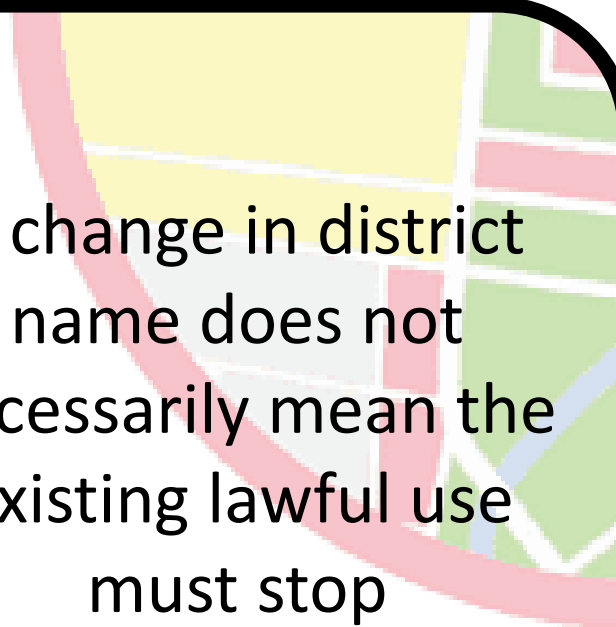
Consolidates overlapping Residential, Lakeshore and Commercial districts and creates specific Industrial and Community Service districts.



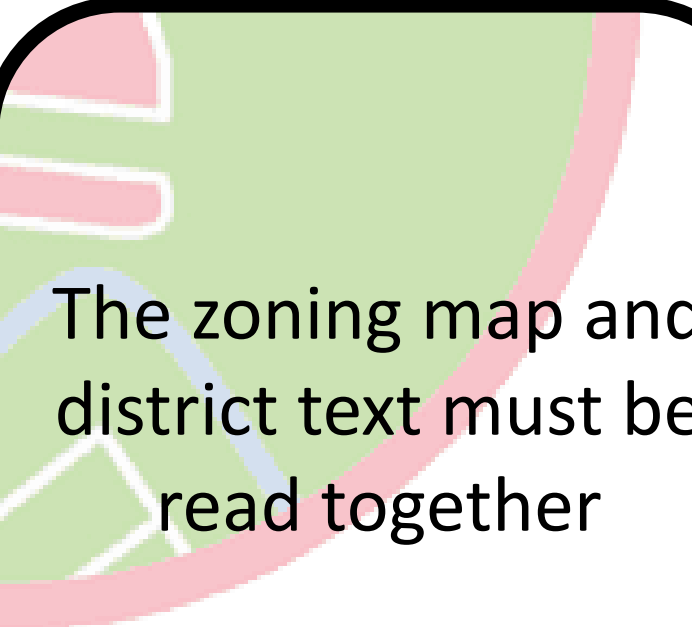
One overall key Zoning District Map plus Detail Maps for each Township and Lakeshore areas



Each Zoning District will have permitted uses, discretionary uses, and development standards



A change in district name does not necessarily mean the existing lawful use must stop



The zoning map and district text must be read together

## Zoning Bylaw Theme 3

# Residential Lakeshore and Recreational Living

Adds clearer standards for housing choice, short-term rentals, RV accommodation, lakeshore development, care homes, manufactured homes and accessory suites.

One RV may be considered as principal accommodation where listed as a discretionary use

The approval is site, owner, and RV specific; it does not require annual permit renewal, but the annual service fee remains applicable

Short-term rentals are expressly regulated as discretionary uses where listed, with occupancy, parking, servicing and operational information required

A site may generally contain only one secondary suite, garden suite or garage suite, subject to district and servicing requirements

## Zoning Bylaw Theme 4

# Everyday Property Standards

Establishes clearer rules for site access, sight triangles, signs, outdoor storage, parking, domestic animals, municipal property, sea or rail containers and stored RVs.

Signs next to municipal or provincial highways require a development permit; signs are prohibited in sight triangles

Sea or rail containers are accessory storage structures, require a principal use except for specified municipal use, and cannot be used for a habitation

Unoccupied RV storage is permitted accessory to a dwelling; one RV may be stored on a separate non-adjacent lakeshore parcel under common titled ownership and stated conditions

Domestic animals are allowed as an accessory residential use where they do not cause nuisance, health, drainage or water-quality impacts

## Zoning Bylaw Theme 5

# Agriculture, Businesses, and Employment

Modernizes rules for home-based and farm-based business, commercial development, industrial uses and agriculture-related development.

Home-based businesses are divided into minor permitted and major discretionary categories according to their scale and impacts

Farm-based businesses remain secondary to an established agricultural operation and are considered as discretionary uses

The new Industrial District separates industrial activity from general commercial and residential areas and establishes buffering, access, storage and environmental standards

Outdoor storage, traffic, parking, employees, customers, utility demand, noise and appearance are considered according to the type and scale of business

## Zoning Bylaw Theme 6

# Environment, Hazards, Infrastructure, and Resource Uses

Strengthens requirements relating to drainage, groundwater, hazardous lands, highways, pipelines, wastewater facilities, aggregate extraction, oil and gas, heritage resources and environmental studies.

A qualified assessment may be required where a site presents flooding, slope, groundwater, traffic, heritage or environmental concerns

Development near provincial highways, pipelines or transmission facilities remains subject to municipal standards and required external approvals

Aggregate, oil and gas, waste-management and hazardous-storage uses receive use-specific safety, access, environmental and reclamation requirements

Development-related infrastructure and professional review costs may be addressed through applicable bylaws, agreements and legislation

# A – Agricultural

## Permitted Uses

- Agricultural Use including cultivation of field, forage, and specialty crops; grazing and pasture; keeping of livestock and poultry, excluding an Intensive Livestock Operation; ranching; beekeeping; farm-based storage of crops, feed, seed, machinery and equipment; and other conventional agricultural activities;
- Sale of agricultural products produced on the site, where accessory to the principal Agricultural Use;
- Small-scale cleaning, grading, packaging, or processing of crops or products produced principally by the agricultural operation, where accessory to the principal Agricultural Use;
- Market garden;
- Greenhouse accessory to Agricultural Use, excluding a Commercial Greenhouse;
- One single detached dwelling or farm dwelling on an agricultural parcel;
- Buildings and structures that are accessory to an approved Agricultural Use, including barns, granaries, grain bins, machine sheds, livestock shelters, and farm workshops;
- Minor Public Utilities and utility installations;
- Public roads, municipal drainage works, and other municipal public works;
- Historical or Archaeological Site, where no commercial development is proposed; and
- Wildlife or Conservation Management Area.

## Discretionary Uses (sample)

- Recreational Vehicle as a Principal Use, subject to Section 4.24;
- Home-based Business;
- Farm-based Business;
- Agricultural-related Commercial Use;



Table 6-1: Agricultural District Development Standards

|                       | Agricultural Use                                       | Dwelling Site                                         | Other Permitted or Discretionary Use                                  | Accessory Building or Structure                       |
|-----------------------|--------------------------------------------------------|-------------------------------------------------------|-----------------------------------------------------------------------|-------------------------------------------------------|
| Minimum Site Area     | 64.8 hectares (or equivalent) <sup>12</sup>            | 0.4 hectares (1 acre) <sup>3</sup>                    | 0.4 hectares (1 acre)                                                 | Not applicable                                        |
| Maximum Site Area     | None                                                   | 8.09 hectares (20 acres) <sup>3</sup>                 | None, unless specified for the use                                    | Not applicable                                        |
| Minimum Site Frontage | Existing parcel or applicable subdivision standard     | 30 metres                                             | 23 metres or as required for the approved use                         | Not applicable                                        |
| Maximum Height        | 12 metres, subject to Section 6.6.10                   | 12 metres                                             | 12 metres, unless otherwise approved or specified                     | 9.1 metres                                            |
| Front Yard Setback    | 45.7 metres <sup>4</sup>                               | 45.7 metres <sup>4</sup>                              | 45.7 metres <sup>4</sup>                                              | 45.7 metres <sup>4</sup>                              |
| Side Yard Setback     | 45.7 metres <sup>4</sup><br>10 metres to property line | 45.7 metres <sup>4</sup><br>3 metres to property line | 45.7 metres <sup>4</sup><br>3 metres to property line                 | 45.7 metres <sup>4</sup><br>3 metres to property line |
| Rear Yard Setback     | 45.7 metres <sup>4</sup><br>10 metres to property line | 45.7 metres <sup>4</sup><br>3 metres to property line | 45.7 metres <sup>4</sup><br>3 metres to property line                 | 45.7 metres <sup>4</sup><br>3 metres to property line |
| Maximum Site Coverage | Not applicable                                         | 50%                                                   | As determined by the applicable use regulations and site requirements | Included within the applicable site coverage          |

<sup>1</sup> Equivalent shall mean 64.8 hectares (160 acres) or such lesser amount as remains in an agricultural holding because of road widening, road right-of-way, railway right-of-way, pipeline development, natural features such as streams, bodies of water, or as a result of a subdivision permitted herein.

<sup>2</sup> Where established by an applicant to the satisfaction of Council, that a subdivision to create a site less than 64.8 hectares (160 acres) is necessary for reasons that meet the criteria of the OCP, 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).

<sup>3</sup> Council may allow for a greater or lesser site area to accommodate unique circumstances, registered right-of-way plans, man-made features, or natural features such as streams, bodies of water, or undevelopable land.

<sup>4</sup> Measured from the centre line of any municipal road. Development adjacent to a provincial highway shall comply with the setback and permit requirements of the Ministry responsible for provincial highways. Where the provincial authority requires a greater setback, the greater setback shall apply.

<sup>5</sup> Maximum height requirements do not apply to grain bins; grain elevators and silos; agricultural ventilation equipment, antennas accessory to an Agricultural Use; telecommunication towers approved as a Discretionary Use; utility poles and structures; flagpoles; or another structure whose greater height is reasonably necessary for its function and all applicable safety requirements are satisfied.

# CR – Country Residential

### Permitted Uses

- One Single Detached Dwelling, including Ready-to-move (RTM) or modular residential buildings that complies with all applicable development, building, foundation, and construction requirements;
- A public park, playground, or passive recreational area owned or operated by a public authority;
- A conservation area; and
- A minor public utility or municipal infrastructure use that is compatible with the residential character of the area.

### Discretionary Uses (sample)

- An individual Manufactured Home or Mobile Home installed on a permanent foundation, but not including a Manufactured or Mobile Home Park;
- A school or educational institution;
- A place of worship;
- A cemetery;
- A library, cultural facility, community hall, or similar community service use;
- An outdoor recreational use, including a golf course, sports field, or similar use;
- A convenience store or other small-scale neighbourhood commercial use intended to primarily serve the surrounding residential area;
- A Residential Day Care;
- A Home-based Business;
- An Equestrian Facility;
- A Vacation Farm or Bed and Breakfast;



Table 7-1: Country Residential District Regulations and Development Standards

|                       | Residential Use                       | Institutional or Neighbourhood Commercial Use      | Other Permitted or Discretionary Use               | Accessory Building or Structure |
|-----------------------|---------------------------------------|----------------------------------------------------|----------------------------------------------------|---------------------------------|
| Minimum Site Area     | 0.4 hectares (1 acre) <sup>1</sup>    | Sufficient area for the proposed use and servicing | Sufficient area for the proposed use and servicing | Not applicable                  |
| Maximum Site Area     | 8.09 hectares (20 acres) <sup>2</sup> | No maximum                                         | No maximum                                         | Not applicable                  |
| Minimum Site Frontage | 30 metres                             | 23 metres or sufficient for safe access            | Sufficient frontage for safe access                | Not applicable                  |
| Maximum Height        | 12 metres                             | 12 metres                                          | 12 metres                                          | 12 metres                       |
| Front Yard Setback    | 15 metres <sup>3</sup>                | 15 metres <sup>3</sup>                             | 15 metres <sup>3</sup>                             | 15 metres <sup>3</sup>          |
| Side Yard Setback     | 3 metres <sup>3</sup>                 | 3 metres <sup>3</sup>                              | 3 metres <sup>3</sup>                              | 3 metres <sup>3</sup>           |
| Rear Yard Setback     | 6 metres <sup>3</sup>                 | 6 metres <sup>3</sup>                              | 6 metres <sup>3</sup>                              | 6 metres <sup>3</sup>           |
| Maximum Site Coverage | 50%                                   | As determined through development review           | As determined through development review           | Included in total site coverage |
| Minimum Floor Area    | 20.44 square metres (220 sq. ft.)     | Not applicable                                     | Not applicable                                     | Not applicable                  |

<sup>1</sup> A smaller site may be considered as part of an approved multiple-lot development where: communal or other approved servicing is available; the site contains sufficient developable area; applicable setbacks and site-coverage requirements can be met; drainage and stormwater can be adequately managed; emergency access can be provided; and the reduced site area is consistent with an approved concept plan.

<sup>2</sup> Where established by an applicant to the satisfaction of Council, that a subdivision to create a site less than 8.09 hectares (20 acres) is necessary for reasons that meet the criteria of the OCP, sites for country residential uses with a reduced area are permitted, provided that no resulting parcel of land in the quarter section shall be less than 4.04 hectares (10 acres).

<sup>3</sup> Measured from the centre line of any municipal road. Development adjacent to a provincial highway shall comply with the setback and permit requirements of the Ministry responsible for provincial highways. Where the provincial authority requires a greater setback, the greater setback shall apply.

# H – Hamlet Residential

## Permitted Uses

- One single detached dwelling, including conventionally constructed dwellings, modular dwellings, and ready-to-move dwellings;
- Public parks, playgrounds, and outdoor recreational facilities that do not include permanent commercial operations;
- Municipal buildings, facilities, and works;
- Public utilities and utility structures having limited effects on surrounding residential properties;
- Community gardens; and
- Other uses determined by the Development Officer to be substantially similar in character and effect to a permitted use listed in this subsection.

## Discretionary Uses (sample)

- Semi-detached dwellings;
- Multiple-unit dwellings containing no more than four dwelling units;
- Garage Suites and Garden Suites;
- Sea and Rail Containers;
- Places of worship and religious institutions;
- Community centers, halls, libraries, and cultural facilities;
- Educational institutions;
- Health clinics and similar community health services;
- Short-term Rental Accommodations, subject to the Specific Land Use Regulations;
- Home-based businesses classified as discretionary home-based businesses under the Specific



Table 8.1: H – Hamlet District Regulations and Development Standards

|                                                   | Residential Uses        | Institutional and Commercial Uses                               | All Other Principal Uses                                                   | Accessory Buildings and Structures       |
|---------------------------------------------------|-------------------------|-----------------------------------------------------------------|----------------------------------------------------------------------------|------------------------------------------|
| Minimum Site Area                                 | 464.5 square metres     | Sufficient to accommodate the proposed use and all requirements | Sufficient to accommodate the proposed use and all applicable requirements | N/A                                      |
| Minimum Site Frontage                             | 15 metres               | 7.5 metres                                                      | 7.5 metres                                                                 | N/A                                      |
| Minimum Corner Site Frontage                      | 18 metres               | 9 metres                                                        | 9 metres                                                                   | N/A                                      |
| Maximum Building Height                           | 10 metres               | 10 metres                                                       | 10 metres                                                                  | 6 metres                                 |
| Front Yard Setback                                | 6.0 metres <sup>4</sup> | 1.5 metres <sup>4</sup>                                         | 6.0 metres <sup>4</sup>                                                    | Not permitted in the required front yard |
| Side Yard Setback                                 | 1.5 metres <sup>4</sup> | 1.5 metres <sup>4</sup>                                         | 1.5 metres <sup>4</sup>                                                    | 1.5 metres <sup>4</sup>                  |
| Rear Yard Setback                                 | 3 metres                | 3 metres                                                        | 3 metres                                                                   | 3 metres                                 |
| Maximum Site Coverage by all Buildings/Structures | 50%                     | 50%                                                             | 50%                                                                        | Included within the total site coverage  |

<sup>4</sup>Measured from the property line. A greater distance may be required by the Ministry of Highways.

# LD1 – Lakeshore Development

## Permitted Uses

- One single detached dwelling, including a conventionally constructed dwelling, a modular dwelling, and a ready-to-move dwelling;
- Conservation and environmental protection uses;
- Historical and archaeological sites;
- Municipal buildings, facilities, and works;
- Parks, playgrounds, picnic grounds, public beaches, and non-commercial outdoor recreational facilities;
- Public utilities and utility structures having limited effects on surrounding properties; and
- Uses determined by the Development Officer to be substantially similar in character and effect to a permitted use listed in this subsection.

## Discretionary Uses (sample)

- Bed and Breakfast Homes;
- Boat launches;
- Community Centers, halls, libraries, and cultural facilities;
- Convenience stores;
- Garage Suites and Garden Suites;
- Golf courses and similar outdoor recreational facilities;
- Home-based businesses;
- Hotels and motels;
- Lodges;
- Marinas;
- Health clinics and similar community health services;
- Short-term Rental Accommodations, subject to the Specific Land Use Regulations;

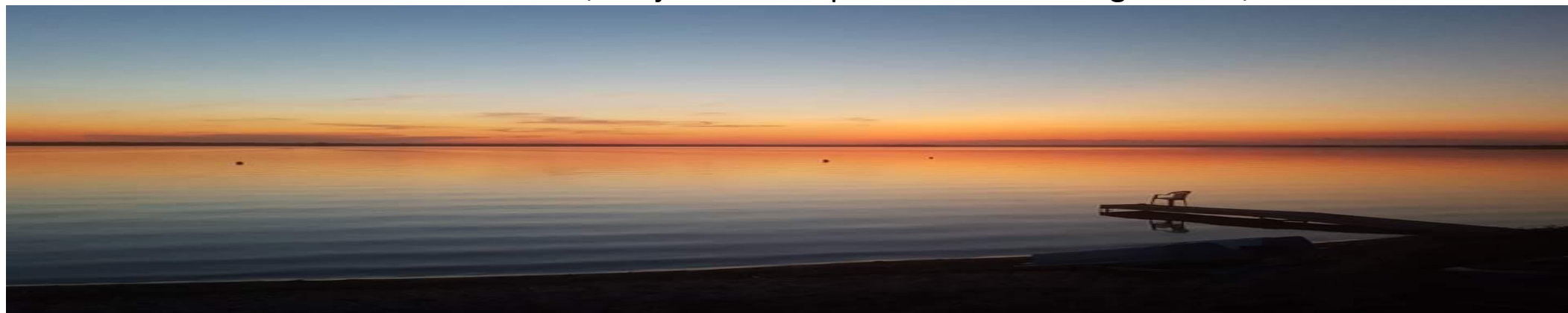


Table 9.1: LD – Lakeshore Development District Regulations and Development Standards

|                            | Residential Use                                    | Institutional and Commercial                                               | All other Permitted and Discretionary Uses                                 | Accessory Buildings and Structures                                                        |
|----------------------------|----------------------------------------------------|----------------------------------------------------------------------------|----------------------------------------------------------------------------|-------------------------------------------------------------------------------------------|
| Site Area Minimum          | 750 square metres                                  | Sufficient to accommodate the proposed use and all applicable requirements | Sufficient to accommodate the proposed use and all applicable requirements | N/A                                                                                       |
| Minimum Site Frontage      | 18 metres                                          | 7.5 metres                                                                 | 15 metres                                                                  | N/A                                                                                       |
| Minimum Floor Area         | 20.44 sq. m.<br>(220 sq. ft.) on the main floor    | N/A                                                                        | N/A                                                                        | N/A                                                                                       |
| Maximum Floor Area         | N/A                                                | N/A                                                                        | N/A                                                                        | 25 sq. m.<br>(269 sq. ft.) <sup>68</sup><br><br>110 sq. m.<br>(1187 sq. ft.) <sup>7</sup> |
| Maximum Site Coverage      | 50 percent                                         | 50 percent                                                                 | 50 percent                                                                 | Included within total site coverage                                                       |
| Maximum Height             | 10 metres                                          | 10 metres                                                                  | 10 metres                                                                  | 6 metres                                                                                  |
| Minimum Front Yard Setback | 6.0 metres <sup>4</sup><br>3.0 metres <sup>5</sup> | 0 metres                                                                   | 0 metres                                                                   | Not permitted within the required front yard except as otherwise authorized by this Bylaw |
| Side Yard Setback          | 1.5 metres <sup>4</sup>                            | 1.5 metres <sup>4</sup>                                                    | 1.5 metres <sup>4</sup>                                                    | 1.5 metres <sup>4</sup>                                                                   |
| Rear Yard Setback          | 3.0 metres <sup>4</sup><br>6.0 metres <sup>5</sup> | 6 metres                                                                   | 3.0 metres <sup>4</sup><br>6.0 metres <sup>5</sup>                         | 1.5 metres <sup>4</sup><br>6.0 metres <sup>5</sup>                                        |

<sup>4</sup>Measured from the property line.

<sup>5</sup>Minimum setback on lakeshore sites.

<sup>6</sup>All accessory buildings except detached garages.

<sup>7</sup>Detached Garage.

# C – Commercial

Permitted Uses

- Agricultural supply and service establishments, excluding facilities involving bulk storage of anhydrous ammonia or other hazardous materials;
- Automobile and recreational vehicles sales and rental establishments;
- Banks, credit unions, and other financial institutions;
- Building supply and hardware stores;
- Business support services;
- Car washes;
- Clinics and health service establishments;
- Convenience stores;
- Equipment sales and rental establishments;
- Grocery stores;
- Laundromats and dry-cleaning depots that do not include industrial cleaning or processing;
- Liquor stores and other provincially licensed establishments;
- Offices and professional services;
- Restaurants, cafes, confectioneries, and similar food service establishments;
- Retail stores;
- Studios and instructional facilities;
- Veterinary clinics conducted primarily within an enclosed building and not including outdoor kennels;
- Municipal buildings, facilities, and works;
- Public utilities and utility structures having limited effects on surrounding properties; and
- Uses determined by the Development Officer to be substantially similar in character and effect to a permitted use listed in this subsection.

Discretionary Uses (sample)

- Automobile repair and service establishments;
- Bars, lounges, brewpubs, and drinking establishments;
- Bulk fuel sales and storage facilities intended primarily for retail distribution;
- Commercial entertainment establishments;
- Commercial greenhouses and garden centers;
- Contractor-service establishments;
- Day Care Centers;
- Wholesale trade establishments;



| Table 10-1: C – Commercial District Regulations and Development Standards                                                                    |                                                     |                                                     |
|----------------------------------------------------------------------------------------------------------------------------------------------|-----------------------------------------------------|-----------------------------------------------------|
|                                                                                                                                              | Principal Uses, Buildings, and Structures           | Accessory Buildings and Structures                  |
| Minimum Site Area                                                                                                                            | 225 square metres or a greater area required to     | N/A                                                 |
| Minimum Site Frontage                                                                                                                        | 7.5 metres                                          | N/A                                                 |
| Maximum Site Coverage by all Buildings and Structures                                                                                        | 75%                                                 | Included within total site coverage                 |
| Maximum Building Height                                                                                                                      | 12 metres                                           | 35 metres                                           |
| Front Yard Setback                                                                                                                           | 1.5 metres <sup>4</sup><br>45.7 metres <sup>5</sup> | 1.5 metres <sup>4</sup><br>45.7 metres <sup>5</sup> |
| Side Yard Setback                                                                                                                            | 1.5 metres <sup>4</sup>                             | 1.5 metres <sup>4</sup>                             |
| Rear Yard Setback                                                                                                                            | 3.0 metres <sup>4</sup>                             | 3.0 metres <sup>4</sup>                             |
| <sup>4</sup> Measured from the property line of an internal/urban street                                                                     |                                                     |                                                     |
| <sup>5</sup> Measured from the centre line of any Highway or Road Allowance. A greater distance may be required by the Ministry of Highways. |                                                     |                                                     |

# IND – Industrial

Permitted Uses

- Agricultural, construction, and industrial equipment sales, rental, service, and repair establishments;
- Automobile, truck, and recreational vehicle repair establishments, excluding salvage operations;
- Building material sales and supply establishments;
- Contractor shops and yards;
- Equipment, storage and maintenance facilities;
- Light manufacturing, fabrication, assembly, and processing establishments conducted primarily within an enclosed building;
- Machine shops, welding shops, and metal fabrication establishments;
- Printing, publishing, and sign-manufacturing establishments;
- Recycling collection depots that do not involve material processing, dismantling, or outdoor salvage storage;
- Research, testing, and laboratory facilities not involving a significant hazardous material or nuisance risk;
- Self-storage and mini-storage facilities;
- Transportation, courier, and delivery establishments that do not constitute a truck terminal or freight yard;
- Warehousing, distribution, and wholesale establishments;
- Municipal buildings, facilities, shops, and works;
- Public utilities and utility structures having limited effects on surrounding properties; and
- Other uses determined by the Development Officer to be substantially similar in character and effect to a permitted use listed in this subsection.

Discretionary Uses (sample)

- Abattoirs and meat-processing establishments;
- Agricultural product processing plants;
- Asphalt plants;
- Automobile wrecking, dismantling, and salvage yards;
- Bulk fuel, chemical, fertilizer, or hazardous material storage and distribution facilities;
- Grain elevators and bulk agricultural storage facilities;
- Heavy equipment, truck, or machinery sales, rental, repair, and storage establishments involving substantial outdoor operations;
- Work camps;



Table 11-1: IND – Industrial District Regulations and Development Standards

|                       | Permitted Use                                       | Discretionary Use                                   | Accessory Buildings and Structures                  |
|-----------------------|-----------------------------------------------------|-----------------------------------------------------|-----------------------------------------------------|
| Minimum Site Area     | 500 square metres                                   | 500 square metres                                   | N/A                                                 |
| Site Frontage         | 15 metres                                           | 15 metres                                           | N/A                                                 |
| Maximum Site Coverage | 75%                                                 | 75%                                                 | Included in total site coverage                     |
| Maximum Height        | 12 metres                                           | 12 metres                                           | 30 metres                                           |
| Front Yard Setback    | 3.0 metres <sup>4</sup><br>45.7 metres <sup>5</sup> | 3.0 metres <sup>4</sup><br>45.7 metres <sup>5</sup> | 3.0 metres <sup>4</sup><br>45.7 metres <sup>5</sup> |
| Side Yard Setback     | 3.0 metres <sup>4</sup>                             | 3.0 metres <sup>4</sup>                             | 3.0 metres <sup>4</sup>                             |
| Rear Yard Setback     | 6.0 metres <sup>4</sup>                             | 6.0 metres <sup>4</sup>                             | 6.0 metres <sup>4</sup>                             |

<sup>4</sup>Measured from the property line of an internal/urban street

<sup>5</sup>Measured from the centre line of any Highway or Road Allowance. A greater distance may be required by the Ministry of Highways.

# CS – Community Service

### Permitted Uses

- Municipal administrative offices;
- Municipal buildings, facilities, and works having limited effects on surrounding properties;
- Public parks, playgrounds, and passive outdoor recreational facilities;
- Public libraries, archives, museums, and interpretive facilities;
- Community gardens;
- Government offices and public service facilities having limited effects on surrounding properties;
- Conservation, environmental protection, and public access facilities; and
- Other uses determined by the Development Officer to be substantially similar in character and effect to a permitted use listed in this subsection.

### Discretionary Uses (sample)

- Community centers and community halls;
- Cultural, performing arts, and assembly facilities;
- Places of worship and religious institutions;
- Automobile wrecking, dismantling, and salvage yards;
- Educational institutions, including schools, training facilities, and associated school grounds;
- Day Care Centers and Day Care Homes, subject to the applicable Specific Land Use Regulations;
- Hospitals and emergency health facilities;
- Residential care homes and personal care homes, subject to the applicable Specific Land Use Regulations;
- Seniors’ residences and assisted-living facilities;
- Arenas, curling rinks, and similar community recreational facilities;
- Public works shops, equipment storage yards, and maintenance facilities;
- Animal shelters operated by a public authority or non-profit organization;



Table 12-1: CS – Community Service District Regulations and Development Standards

|                       | Permitted Use                                       | Discretionary Use                                   | Accessory Buildings and Structures                  |
|-----------------------|-----------------------------------------------------|-----------------------------------------------------|-----------------------------------------------------|
| Minimum Site Area     | 225 square metres                                   | 225 square metres                                   | N/A                                                 |
| Site Frontage         | 7.5 metres                                          | 7.5 metres                                          | N/A                                                 |
| Maximum Floor Area    | N/A                                                 | N/A                                                 | 110 square metres (1187 sq. ft.)                    |
| Maximum Site Coverage | 75%                                                 | 75%                                                 | Included in total site coverage                     |
| Maximum Height        | 12 metres                                           | 12 metres                                           | 9 metres                                            |
| Front Yard Setback    | 1.5 metres <sup>4</sup><br>45.7 metres <sup>5</sup> | 1.5 metres <sup>4</sup><br>45.7 metres <sup>5</sup> | 1.5 metres <sup>4</sup><br>45.7 metres <sup>5</sup> |
| Side Yard Setback     | 1.5 metres <sup>4</sup>                             | 1.5 metres <sup>4</sup>                             | 1.5 metres <sup>4</sup>                             |
| Rear Yard Setback     | 3.0 metres <sup>4</sup>                             | 3.0 metres <sup>4</sup>                             | 3.0 metres <sup>4</sup>                             |

<sup>4</sup>Measured from the property line of an internal/urban street

<sup>5</sup>Measured from the centre line of any Highway or Road Allowance. A greater distance may be required by the Ministry of Highways.

# F – Provincial Forest

## Permitted Uses

- Forest management and silviculture;
- Reforestation, afforestation, and forest renewal activities;
- Timber cruising, forest inventory, and resource assessment;
- Commercial timber harvesting and associated temporary operational activities;
- Wildfire prevention, fuel management, and forest health activities;
- Wildlife and fisheries management;
- Wildlife management areas, conservation areas, and natural areas;
- Habitat restoration and environmental protection projects;
- Grazing and haying authorized by the Province;
- Wild-rice cultivation and harvesting;
- Berry picking, plant gathering, and similar botanical resource activities;
- Hunting, trapping, angling, and other lawful resource harvesting activities that do not involve permanent development;
- Nature interpretation and environmental education activities;
- Non-motorized trails, including hiking, cross-country skiing and nature trails;
- Picnic sites and day-use areas having limited facilities;
- Highway rest stops and public roadside facilities;
- Public works, wildfire management facilities and emergency response facilities having limited effects on surrounding lands;
- Public utilities and utility structures having limited effects on surrounding lands; and
- Other uses determined by the Development Officer to be substantially similar in character and effect to a permitted use listed in this subsection.

## Discretionary Uses (sample)

- Seasonal or remote cabins;
- Commercial outfitting operations and hunting or fishing base camps, Institutional camps and wilderness camps;
- Public campgrounds, rental cabins, and other nature-based tourism or accommodation facilities, excluding a Recreational Vehicle Park or Multi-Site Recreational Vehicle Development;
- Developed recreational facilities, including motorized recreational staging areas, boat launches, and public water access facilities;
- An aggregate resource development, subject to the applicable Specific Land Use Regulations;
- Forestry, mineral, petroleum, or natural gas operations involving permanent processing, storage, maintenance, or surface facilities that may materially affect surrounding land uses or municipal infrastructure;
- Telecommunications and utility facilities that may materially affect surround land uses or municipal infrastructure;
- Work camps directly associated with an authorized forestry or resource operation;



# CON – Conservation

Permitted Uses

- Conservation areas and natural areas;
- Wildlife and waterfowl habitat;
- Habitat restoration and environmental protection projects;
- Wetland, shoreline, riparian, and watershed restoration;
- Environmental research, monitoring, and education that do not involve permanent buildings;
- Afforestation, forest management, and silviculture undertaken for conservation purposes;
- Passive outdoor recreation, including walking, hiking, cross-country skiing, nature observation, and similar low-impact activities;
- Non-motorized trails having limited environmental effects;
- Existing lawful agricultural activities that do not involve new buildings, increased livestock intensity, drainage alteration, cultivation of previously uncultivated environmentally sensitive land or expansion into a protected area;
- Public utilities and drainage, flood-control, or erosion-control works having limited environmental effects and authorized by the applicable authority; and
- Other uses determined by the Development Officer to be substantially similar in character and effect to a permitted use listed in this subsection.

Discretionary Uses (sample)

- One single detached dwelling on a site, including a conventionally constructed, modular, ready to move home;
- Secondary suites, Garage Suites, and Garden Suites;
- Bed and Breakfast Home and Short-term Rental Accommodation within an approved dwelling;
- Recreational vehicle used as a principal use;
- Institutional camps, retreat centers, and outdoor education facilities;
- Public or commercial outdoor recreational facilities compatible with the conservation purpose of the District;
- Public utilities, telecommunications facilities, and transportation facilities;
- Cemeteries;



Table 14-1: CON – Conservation District Regulations and Development Standards

|                       | Permitted Use                                       | Discretionary Use                                   | Accessory Buildings and Structures                  |
|-----------------------|-----------------------------------------------------|-----------------------------------------------------|-----------------------------------------------------|
| Site Area Minimum     | 2.02 ha<br>(5 acres) <sup>3</sup>                   | 0.8 ha<br>(2 acres) <sup>3</sup>                    | N/A                                                 |
| Site Frontage         | 60 metres                                           | 45 metres                                           | N/A                                                 |
| Minimum Floor Area    | N/A                                                 | 20.44 sq. m.<br>(220 sq. ft.) on the main floor     | N/A                                                 |
| Maximum Floor Area    | N/A                                                 | N/A                                                 | 110 sq. m.<br>(1187 sq. ft.)                        |
| Maximum Site Coverage | 50 %                                                | 50%                                                 | Included in total site coverage                     |
| Maximum Height        | 12 metres                                           | 12 metres                                           | 9.1 metres                                          |
| Front Yard Setback    | 6.0 metres <sup>4</sup><br>45.7 metres <sup>5</sup> | 6.0 metres <sup>4</sup><br>45.7 metres <sup>5</sup> | 6.0 metres <sup>4</sup><br>45.7 metres <sup>5</sup> |
| Side Yard Setback     | 3.0 metres <sup>4</sup>                             | 3.0 metres <sup>4</sup>                             | 3.0 metres <sup>4</sup>                             |
| Rear Yard Setback     | 3.0 metres <sup>4</sup><br>6.0 metres <sup>6</sup>  | 3.0 metres <sup>4</sup><br>6.0 metres <sup>6</sup>  | 3.0 metres <sup>4</sup><br>6.0 metres <sup>6</sup>  |

<sup>3</sup>Council may allow for a greater or lesser site area to accommodate unique circumstances, registered right-of-way plans, man-made features, or natural features such as streams, bodies of water, or undevelopable land.

<sup>4</sup>Measured from the property line of an internal/urban street

<sup>5</sup>Measured from the centre line of any Highway or Road Allowance. A greater distance may be required by the Ministry of Highways.

<sup>6</sup> Minimum setback on lakeshore sites.

# Zoning Bylaw FAQ

## Questions

## Answers

|                                                             |                                                                                                                                                                                                                                 |
|-------------------------------------------------------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Will my existing use become illegal?                        | An existing lawful use is not automatically made illegal. Future expansion, replacement, intensification or redevelopment must be reviewed under the applicable non-conforming and development provisions.                      |
| What is the difference between permitted and discretionary? | A permitted use must be approved when every bylaw requirement is met. A discretionary use requires public notice and a Council decision and may be approved, approved with conditions or refused for relevant planning reasons. |
| Do I need both a development permit and a building permit?  | They address different matters. A development permit confirms zoning compliance; a building permit addresses construction standards. Other approvals may also re required.                                                      |
| Can I keep an RV on a vacant lot?                           | Only where an RV as principal accommodation is listed as a discretionary use and Council approval and a development permit are obtained. Site, wastewater, access and service-fee requirements continue to apply.               |
| Can I store an RV on another lakeshore lot I own?           | The draft permits one unoccupied RV on a non-adjacent parcel in the same lakeshore development area where both parcels have the same titled owner and all listed storage conditions are met.                                    |
| Are short-term rentals prohibited?                          | No. They may be considered as discretionary uses where listed in the applicable district and must comply with the approved occupancy, parking, servicing and operational requirements.                                          |
| Can I place a sea container on my property?                 | Only where the applicable district permits it and the general requirements are met. It must remain accessory storage, generally requires a principal use and cannot be used for residential occupancy.                          |
| Can Council waive a bylaw standard?                         | Only through an authority provided by legislation or the bylaw, such as an eligible minor variance or appeal. Council cannot simply waive a substantive regulation for one property.                                            |
| Why were districts consolidated?                            | The consolidation is intended to remove overlapping district structures, make the map and rules easier to administer and apply consistent standards to similar development.                                                     |