

# Sample Interim Development Control Bylaw For a Rural Municipality

**Note:** This document provides a sample of an Interim Development Control (IDC) Bylaw for use by a Rural Municipality. This sample may be used as the starting point for preparation of an IDC, but modifications, alterations, expansions, deletions, and additions to address the local site, situation and future plans are required to tailor the document for the community.

For those Municipalities that do not have an existing Zoning Bylaw, this sample presents common examples of regulations and standards associated with uses that may be considered by a Rural Municipality. Where a Municipality does not have an existing Official Community Plan or Zoning Bylaw, they may wish to adopt Guidelines for Interim Development Control so that standards for certain uses under the IDC can be established and provide a basis for decisions. If so, Council may include Section 7 and the attached Appendices, which refer to general regulations and guidelines for IDC and definitions. These may be changed to reflect local community characteristics. Upon adoption of an IDC, the Rural Municipality should retain the services of a professional planner, licensed under *The Community Planning Profession Act*, to prepare an Official Community Plan and Zoning Bylaw.

For those Municipalities that are considering an amendment to their existing Official Community Plan and Zoning Bylaw or are undertaking a study of a land use planning matter, existing planning bylaws will remain in effect and decisions are to be consistent with those planning bylaws.

*Explanatory notes appear throughout this document in italics.*

**Municipality of \_\_\_\_\_**  
*[Insert Municipalities name]*  
**Bylaw No. \_\_\_\_\_**

A Bylaw of the Rural Municipality of \_\_\_\_\_ to establish Interim Development Control (IDC) under the authority of Section 80 of *The Planning and Development Act, 2007*.

The Council of the Municipality of \_\_\_\_\_ in the Province of Saskatchewan in open meeting hereby enacts as follows:

## **1 Introduction**

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1.1 This bylaw may be cited as the “Interim Development Control Bylaw for \_\_\_\_\_”.

1.2 This bylaw applies to the entire area of the Rural Municipality of \_\_\_\_\_.

*Alternatively if the bylaw only applies within a specific area - use the following.*

“1.2 This bylaw shall only apply within the \_\_\_\_\_ area of the Rural Municipality of \_\_\_\_\_ as shown on Map A, attached to and forming part of this bylaw.”

1.3 No person shall carry out any development within [*the above area of*] [*name of municipality*] without the written permission of [*name of municipality*].

1.4 All conditions of approval for development under this bylaw shall be consistent with any provincial land use policies and statements of provincial interest.

1.5 This bylaw shall cease to be in effect:

- a) two years after the date of coming into force; or
- b) the coming into force of an Official Community Plan and Zoning Bylaw adopted pursuant to the Act;  
which ever comes first.

*Within 1.5 (b), the Municipality should clarify if the IDC is being adopted while:*

1. *Preparing an Official Community Plan (OCP) and Zoning Bylaw(ZB)*
2. *Preparing an amendment to, or replacing, an existing OCP or ZB*
3. *Preparing a study of a land use planning matter being undertaken by Council.*

## **2 Administration**

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2.1 The administrator of the Rural Municipality of \_\_\_\_\_ shall administer this bylaw.

2.2 Before undertaking any development, a person shall request approval from the council for the proposed development, unless the development is specifically exempted by the Interim Development Control Bylaw.

- 2.3 The request shall be a written application on a form as required by the administrator, and shall include such attachments as required by the administrator to provide information required by this bylaw, or otherwise necessary to make a decision on the application.
- 2.4 Where a person requests permission for a development that is exempt from the provisions of this bylaw, the administrator shall advise the person in writing that the development may proceed.
- 2.5 Where a decision on the application is required from Council, the administrator shall prepare a report on the proposal with a recommendation and submit the report and application to Council for decision.
- 2.6 Council may by resolution:
- a) approve the application as submitted;
  - b) approve the application subject to conditions and specific standards; or
  - c) refuse the application.
- 2.7 Where the authority for decision on an application is delegated to the administrator pursuant to section 3, the administrator may issue a decision in writing to the applicant incorporating any applicable conditions provided for in this bylaw. The administrator may also refer any application to Council for a decision where he considers it necessary to do so.
- 2.8 The notice of decision shall be in the form of a permit issued by the administrator. All conditions specified by council or by the administrator pursuant to a delegation of authority by Council, shall be attached to the permit.
- 2.9 If an approved development, for which a permit has been issued, is not in progress within 12 months from the date of issue, the approval is deemed to be expired and the permit invalid. *Municipalities may wish to consider a longer or shorter period of time. Consider that an IDC is only in place for a maximum of 2 years.*
- 2.10 Where a person wishes to vary the development from the application as approved, with or without conditions, the person must submit a new application and obtain a new permit providing for the variation, before the variation is made.
- 2.11 Subject to section 2.12, where a decision is not made upon an application within 60 days of submission to the administrator, the application is deemed refused and may be appealed to the Saskatchewan Municipal Board as if it were refused.
- 2.12 The period for a decision may be extended by mutual agreement between the Council and the applicant.

### **3 Delegation of Authority**

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- 3.1 Subject to section 3.2, the approval of Council is hereby given to the following developments, and no application for permission or issuing of a permit is required:

- a) all farm buildings and a single farm dwelling
- b) the planting, management, and harvesting of field crops and gardens
- c) the management of pastures which are not part of Intensive Livestock Operations (ILO)
- d) an accessory building to a residence not containing any habitable rooms and smaller in area than the principle residence
- e) a fence less than 2 m in height
- f) repairs and maintenance of an existing building
- g) an accessory building less than 10 m<sup>2</sup> in area
- h) the installation, repair, and maintenance of a public utility.

3.2 All developments pursuant to section 3.1 shall be subject to the following:

- a) every development shall have physical and legal access to a public highway (municipal road) that is developed to a standard that, in the opinion of Council, is suitable for the proposed development
- b) no building shall be constructed closer than 45 m to the centerline of a provincial highway, grid road, main farm access road, or road allowance
- c) no building may be located in any area of a lot closer than 6 m to a road allowance
- d) no fence that obstructs view may be located in the areas described in clauses b) or c)
- e) no building shall be located closer than 3 m to any other property line
- f) where a person wishes to develop any structure that does not meet the requirements of this section, an application to council is required.

*Council may wish to alter Sections 3.1 and 3.2 to meet local municipal needs.*

3.3 The administrator is hereby delegated the authority of Council to decide upon the following developments, and to apply conditions to an approval:

- a) a new farm dwelling located on a quarter section where there is no existing farm dwelling
- b) a new farm dwelling replacing an existing farm dwelling
- c) a single detached dwelling on an existing vacant parcel of between 2 and 10 ha.
- d) a single detached dwelling on an existing lot in a hamlet
- e) an accessory building or structure to an existing use on the same parcel
- f) the redevelopment of an existing commercial use and building not involving any increase in size.

3.4 The conditions that an administrator may apply include the following:

- a) minimum separations to public highways in accordance with Council policy
- b) minimum separation of a building to any property boundary
- c) minimum or maximum size of buildings and other structures
- d) separations to hazardous uses in the area
- e) requirements for proving water supply and for obtaining approval for proposed sewage disposal from the local health authority
- f) requirements for the location of access to public highways (including any municipal road)
- g) requirements for the location of structures on a parcel deemed to be flood prone or on environmentally hazardous lands

- h) requirements that will make the development consistent with a proposed provision in a draft Official Community Plan or Zoning Bylaw that has been accepted by council at the time of decision.

## **4 Decision Criteria**

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- 4.1 Every development shall have physical and legal access to a public highway (municipal road) that is developed to a standard that, in the opinion of Council, is suitable for the proposed development.
- 4.2 The proposed development shall be environmentally suitable to the proposed site.
- 4.3 The proposed development will not conflict with adjacent land uses, in a manner that Council considers unacceptable.
- 4.4 The proposed development will be consistent with a draft Official Community Plan or Zoning Bylaw that is currently under consideration by Council.
- 4.5 Where section 4.4 does not apply, the development will be generally consistent with the Guidelines for Interim Development Control, attached as Appendix II, which Council has adopted by resolution to guide current decisions.

*If the IDC is being adopted in a Municipality where no Zoning Bylaw currently exists, the above clauses are appropriate.*

*If this is an IDC that is adopted during the replacement of an existing Zoning Bylaw (and possibly existing Basic Planning Statement) the clauses in section 4 would read as follows:*

- 4.1 *All development must comply with the provisions of Bylaw [existing bylaw number], the zoning bylaw.*
- 4.2 *The proposed development will be consistent with any draft Official Community Plan or Zoning Bylaw that is currently under consideration by Council.*

## **5 Appeals**

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- 5.1 An applicant who is refused a development permit may, within thirty days of the issuance of a refusal by Council or by the administrator, appeal the refusal to the Saskatchewan Municipal Board.
- 5.2 An applicant who has been granted an approved permit with conditions or standards may, within thirty days of the issuance of the permit, appeal any conditions or standards attached to the approval to the Saskatchewan Municipal Board.
- 5.3 Within thirty days of a deemed refusal pursuant to Sections 2.11 and 2.12, and applicant may appeal the deemed refusal to the Saskatchewan Municipal Board.

- 5.4 A notice of decision or permit issued by the administrator shall inform the applicant of the right of appeal and the name, address and contact information of the Secretary of the Saskatchewan Municipal Board.

## **6 Enforcement**

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- 6.1 If the administrator has reason to believe that a development is being undertaken contrary to an issued permit or any attached conditions, the administrator may revoke the permit and advise the applicant in writing of the identified problem.
- 6.2 Once satisfied that the problem has been corrected, the administrator may reinstate the permit.
- 6.3 The administrator may issue a stop work order respecting any development described in section 5.1.
- 6.4 Any person who violates this bylaw is subject to the penalties as provided for in the Act under section 243.

## **7 IDC Guidelines**

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*Where a Municipality does not have an existing Official Community Plan or Zoning Bylaw, they may wish to adopt Guidelines for Interim Development Control so that standards for certain uses under the IDC can be established and provide a basis for decisions. If so, Council may include this section and the attached Appendices, which refer to general regulations and guidelines for IDC and definitions.*

- 7.1 For the purpose of this Bylaw, the Rural Municipality of \_\_\_\_\_ has set out guidelines for certain types of development. If a form of development is proposed that was not contemplated within the guidelines, Council will determine what standards are appropriate.
- 7.2 These guidelines are not applied based on defined locations, but are applied over the entire municipality. All proposed development will be evaluated in accordance with the Guidelines for Interim Development Control.
- 7.3 Council may vary the requirements under the Guidelines for Interim Development Control at their discretion and will reference any variance within the development permit when issued.
- 7.4 The general regulations are attached to this bylaw as Appendix I
- 7.5 The Guidelines for Interim Development Control are attached as Appendix II
- 7.6 The definitions and interpretation of terms within this bylaw are attached as Appendix III

## **8 Coming into Force**

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- 8.1 This bylaw shall come into force on the date of approval by the Minister responsible for administering the *Planning and Development Act, 2007*.

Seal

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Reeve

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Administrator

## **Appendix I – General Regulations**

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The following general regulations shall apply to all development approved under this Bylaw:

### **1. Development on Hazard Lands**

- 1.1. Where development of a building is proposed within 150 m of an area of potentially hazardous land, Council may require the applicant to submit sufficient topographic and geotechnical information to determine if:
  - (a) the development will be within 50 m of any unstable slopes
  - (b) within the flood plain of any river or stream or any other land that may be subject to flooding.
- 1.2. Council may require that before a permit is issued for development on a site referenced in 1.1, the applicant shall submit a report prepared by a qualified professional assessing the suitability of a proposed site with respect to:
  - (a) the potential for flooding up to the 1:500 flood elevation
  - (b) the potential for slope instability before and after the development and any proposed improvements
  - (c) the suitability of the location for the proposed use or building given the site constraints
  - (d) the required mitigation measures for development on areas with a high water table.
- 1.3. Within the flood plain of a river or stream:
  - (a) residential structures containing habitable or potentially habitable rooms shall be flood proofed to the 1:500 flood elevation
  - (b) Intensive Livestock Operations (ILOs) shall ensure that buildings, permanent ILO animal enclosures, and manure storage facilities are flood proofed to the 1:500 flood elevation
  - (c) intensive agricultural operations shall ensure buildings are flood proofed to the 1:500 flood elevation
  - (d) habitable structures or buildings not housing animals may employ wet flood proofing techniques.
- 1.4. Sanitary landfills and lagoons shall not be located on hazard lands.
- 1.5. Actions to avoid, prevent, mitigate or remedy hazards may be incorporated as conditions of a development permit. Council shall refuse a permit for any development where, in Council's opinion, the proposed actions are inadequate to address the adverse conditions or will result in excessive municipal costs.

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

- 2.1. 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) approved dwelling groups
  - (d) agricultural uses
  - (e) ancillary uses as specifically provided for in this Bylaw.

### **3. Mobile and Modular Homes**

- 3.1 Every mobile home shall bear CSA Z240 certification (or a replacement thereof) and shall be attached to a permanent foundation, or securely anchored to the ground and skirted, prior to occupancy.
- 3.2 Every modular home shall bear CSA A277 certification (or a replacement thereof) and shall be attached to a permanent foundation.

### **4. Signs and Billboards**

- 4.1. Signs located in a Highway Sign Corridor shall be regulated entirely by the requirements of "The Erection of Signs Adjacent to Provincial Highway Regulations, 1986" or amendments thereto, and subsection 4.2 shall not apply.
- 4.2 Signs other than those located in a Highway Sign Corridor shall comply with the following:
  - (a) any sign may only advertise agricultural commercial uses, home based businesses, the principal use of a site, or the principal products offered for sale on the premises
  - (b) a maximum of two advertising signs is permitted on any site or quarter section
  - (c) government signs, memorial signs, and directional signs with no advertising, including traffic control, no trespassing, hunting restriction and similar signs, are exempt from restriction
  - (d) temporary signs and real estate signs are permitted only as long as the temporary condition exists for the property
  - (e) billboard and other off-site advertising signs are prohibited
  - (f) all private signs shall be located so that no part of the sign is over a public right of way

### **5. Storage of Vehicles**

- 5.1. Notwithstanding anything contained in this Bylaw, no person shall use any site for the parking or outside storage of more than four vehicles that are not operational.
- 5.2. Section 5.1 shall not apply to permitted machinery or automotive salvage yards.
- 5.3. Council may require that machinery or automotive salvage yards be screened from roadways or neighbouring properties with landscaping, fences or a combination of both.
- 5.4. The use of an abandoned or unlicensed vehicle, or a truck and trailer unit, for the purpose of a sign is prohibited.

### **6. Public Utilities, Pipelines, and Facilities of the Municipality**

- 6.1. Public utilities and facilities of the Municipality, except solid and liquid waste disposal sites, shall be an allowed use on any site and no minimum site area or yard requirements shall apply.

6.2. Where a pipeline, utility, or transportation facility crosses a municipal road, Council may apply special design standards as necessary to protect the municipal interest in the road.

**7. Solid and Liquid Waste Disposal Facilities**

7.1. Development and maintenance of a solid or liquid waste disposal facility will be subject to the following special standards as specified by Council upon issuing a permit:

- (a) a buffer strip containing trees, shrubs or a berm shall be located surrounding a lagoon or sanitary landfill disposal area
- (b) a lagoon or sanitary landfill disposal area shall be located outside the 1:500 flood hazard area
- (c) any solid or liquid waste disposal facility shall be fenced.

7.2. A lagoon or sanitary landfill disposal area shall be considered according to the following criteria:

- (a) a municipal or regional landfill or lagoon project that has undergone a provincial environmental impact assessment and a public hearing process will be considered suitable, with any necessary mitigation measures identified by that process
- (b) private landfills and lagoons will be considered, provided they meet provincial requirements, and are located so they will not interfere with existing or future residential, recreational, or tourism development
- (c) sanitary landfills and lagoons shall not be located on hazard lands.

**8. Manure Application**

8.1. The minimum separation distance between a property containing an occupied dwelling and the location where manure is to be spread is listed within Table 1.

**Table 1 - Location Separation Criteria for Manure Spreading**

\* Distances are measured between edge of the manure application area and the edge of a nearest property boundary containing a dwelling in metres.

Method of Manure Application*			
* Distance between manure application and the nearest property boundary containing a dwelling	Injected	Incorporated within 24 hours	No incorporation
Communities of 1-1000 people	200	400	800
Communities of 1001-5000 people	400	800	1200
Communities of >5001 people	400	800	1600

## **9. Home Based Businesses**

- 9.1. Home based businesses shall be ancillary to the farmstead as an agricultural operation or dwelling unit.
- 9.2. Home based businesses shall cause no variation in the residential or residential farm character and appearance of the dwelling, accessory residential building, or land, except for permitted signs.
- 9.3. All permits issued for home based business shall be subject to the condition that the permit may be revoked at any time if, in the opinion of the Council, the conditions under which the permit was originally issued are no longer met. Where a permit is revoked the use shall cease immediately.

## **10. Bed-and-Breakfast and Vacation Farms**

- 10.1. Vacation farms shall be ancillary to an agricultural farm operation and located on the same site as a farmstead, and may include bed-and-breakfast, cabins, and overnight camping areas.
- 10.2. Council may specify the maximum number of cabins permitted as part of a vacation farm operation.
- 10.3. On-site signs shall be permitted in accordance with Section 4. Off-site signs not exceeding 1 m<sup>2</sup> may be permitted by Council where necessary to provide directions from a highway or primary road to the operation.
- 10.4. Vacation farms and bed-and-breakfast operations shall be licensed pursuant to The Public Health Act, where tourist accommodations require health approval.
- 10.5. Bed-and-breakfast operations shall be located in a single detached dwelling used as the operator's principal residence, or located in a dwelling accessory to and established on the same site as the operator's principal residence.
- 10.6. Council will consider these types of applications with respect to the following criteria;
  - (a) the proposed structures are suitable and comfortable for the proposed development
  - (b) there is a water source suitable for public consumption at the facility
  - (c) there are suitable utilities and a sewage disposal system for the facility
  - (d) there are appropriate levels of access to the site and off-street or road parking for the users of the facility
  - (e) the development will not be in conflict with adjacent uses or uses currently on site.

## **11. Campgrounds**

- 11.1. The operator of a campground shall provide the administrator with a plan of the campground, identifying any buildings, uses of land, and the location of all roadways and trailer coach or tent campsites with dimensions. The addition or rearrangement of

campsites, the construction or moving of buildings, the material change in use of portions of land, or the filling or clearing of land shall require a new development permit, and the operator shall submit for approval an amended plan incorporating the changes.

- 11.2. A campground shall have within its boundaries a buffer area abutting the boundary of not less than 4.5 m, which shall contain no buildings.
- 11.3. No portion of any campsite shall be located within a roadway or required buffer area.
- 11.4. Each campsite shall have direct and convenient access to a developed roadway, which is not located in any required buffer area.
- 11.5. Each campsite shall be large enough to allow for each trailer coach to be located at least 4.5 m from any other trailer coach and no portion of the campsite shall be located closer than 4.5 m from the site boundary.
- 11.6. The space provided for roadways within a campground shall be at least 7.5 m in width. No portion of any campsite, other use, or structure shall be located in any roadway.
- 11.7. A campground may include, as ancillary uses, a laundromat, a confectionery designed to meet the needs of the occupants of the campsites, and one single detached dwelling for the accommodation of the operator.
- 11.8. *The Public Health Act*, and associated regulations, shall be complied with in respect to all operations and development of the campground.
- 11.9. Council will consider applications with respect to the following criteria:
  - (a) the site is located with convenient access to the recreational features or facilities that it is intended to serve
  - (b) the size and shape of the parcel and the design of the campground will ensure that each site is accessed from an interior roadway
  - (c) there is a water source suitable for public consumption at the campground
  - (d) there are suitable utilities, sewage disposal systems and facilities for the campground
  - (e) the development will not be in conflict with adjacent uses or uses currently on site.

## **12. Intensive Livestock Operations (ILOs)**

In order to manage the development of ILOs and surrounding land use interests, Council will consider applications for development of an ILO, including any rendering facility or abattoir, and apply the following criteria.

12.1. Location Separation Criteria

**Table 2 - Maximum Separation Criteria for ILO to Specific Uses (in metres)**

Specific Use	Animal Units				
	100-299	300-499	500-2000	2000-5000	>5000
Residence, tourist accommodation, or campground	300	400	800	1200	1600
Area authorized for a multi-parcel residential subdivision, hamlet, urban municipality <100 population	400	800	1200	1600	2000
Urban municipality 100-500 population	800	1200	1600	2400	2400
Urban municipality 501-5000	1200	1600	2400	3200	3200
Urban municipality >5000	1600	2400	3200	3200	3200

- Distances are measured between livestock facilities and building development, or site occupied for campground purposes.
- Distances do not apply to residences associated with the operation.

12.2. Location separation criteria reduction

Council, at its discretion, may consider lesser separation distances than given in Table 2, subject to the following:

- development considerations: where Council considers that a lesser separation distance than described in Table 2 will not negatively impact the specific use or surrounding development, Council may grant a reduction of the location separation criteria. Prior to granting a reduction, Council may consult with appropriate agencies
- consultation within prescribed distances: the developer shall provide written notice that has been approved for notification by Council to the owner of a residence within the distance provided in Table 2, and to the hamlet board of an organized hamlet or the Council of urban municipality within the specified distance
- agreements and interests: where the separation distances are significantly, in Council's opinion, less than the criteria of Table 2, Council may require the developer of a proposed ILO to enter into an agreement with the owner of a residence and the Municipality consenting to the proposed development up to a specified size, as a condition of the approval. Council may require that an interest protecting the parties to the agreement, be registered against the residence and the ILO parcel titles.

12.3. Public consultation

- (a) Council will advertise any proposal for an intensive livestock operation, as defined by this Bylaw, and will provide an opportunity for public comment for a minimum of 21 days
- (b) Council will encourage developers to hold a public open house to provide information to affected landowners
- (c) Council shall hold a public meeting and to ensure community interests are considered before a decision is issued by the Council
- (d) Council will make a decision on a proposed livestock operation within 45 days. If an extension is required, Council will notify the developer in writing, including reasons for the extension, and the length of the extension.

12.4. Water supply and protection

There shall be a water supply adequate for the proposed development and the development shall not contaminate any water supply source. As a condition of approval, Council may:

- (a) require the project to demonstrate that appropriate measures will be in place to minimize the risk of contamination of water sources
- (b) require the applicant to demonstrate an adequate water supply is available for the development and that the supply for neighbouring developments will not be adversely affected by the proposed operation.

12.5. Additional information requirement

- (a) Council may require the applicant to obtain recommendations from appropriate agencies regarding issues related to water supply, quality and quantity considerations and manure management plans to evaluate the suitability of the site
- (b) *The Agricultural Operations Act* and other provincial legislation may apply to the development of an ILO. When considering the operational or environmental aspects of a proposed project that does not trigger a provincial review, Council may refer an application to the appropriate agencies for advice and recommendations.

12.6. Permit conditions

As a condition of approval, Council shall specify the maximum number of animal units for which the approval is given to reduce the potential for land use conflicts with neighbouring uses and may impose development standards which specify the location of holding areas, buildings or manure storage facilities on the site. The locations may vary from the separation criteria in Table 2.

12.7. Existing livestock operations

ILOs existing at the time of the adoption of this Bylaw shall continue. However, any expansion of the operation or change of animal species or type of operation requires written approval from Council in accordance with the requirements and conditions of this Bylaw.

12.8. Development permits are required for any proposed:

- (a) new ILO

- (b) expansion of an existing ILO
- (c) any temporary facility or part of a site
- (d) change of animal species or type of operation, if it meets the definition of an ILO, as defined within this Bylaw.

### **13. Rodeo Facilities and Equestrian Centers**

- (a) shall be located on sites exceeding 15.9 hectares
- (b) shall meet the separation requirements listed within Table 2, where applicable
- (c) shall provide a water source suitable for public consumption at the rodeo facility or equestrian center
- (d) shall have sewage disposal and other necessary utilities for domestic and public use
- (e) Council may require the proponent to obtain recommendations from appropriate agencies regarding issues related to water supply, quality and quantity, manure management plans, and any other issues Council deems relevant for the purpose of ensuring environmental protection
- (f) The Agricultural Operations Act and other provincial legislation may apply to the development of a rodeo facility or equestrian center. When considering the operational or environmental aspects of a proposed project that does not trigger a provincial review, Council may refer a development permit application to the appropriate agencies for advice and recommendations
- (g) there shall be a water supply adequate for the proposed development and the development shall not contaminate any water supply. As a condition of approval, Council may:
  - require the project to demonstrate that appropriate measures will be in place to minimize the risk of contamination of water sources
  - require the applicant to demonstrate an adequate water supply is available for the development and that the supply for neighbouring developments will not be adversely affected by the proposed operation
- (h) application of manure will be carried out in accordance with Section 8 of the general regulations
- (i) as a condition of approval, Council shall specify the maximum number of animal units for which the approval is made.

## **Appendix II – Guidelines for Interim Development Control**

### **AP – AGRICULTURE PRIMARY**

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Agricultural principal uses:

- (a) field crops
- (b) pastures for the raising of livestock (excluding ILOs)
- (c) farmsteads, where located on a site of one quarter section or more.

Accessory uses and buildings to agricultural or residential principal uses:

- (a) farm buildings and structures for a principal agricultural use on the site
- (b) facilities for the direct sale of crops grown by the agricultural operation
- (c) orchards and vegetable, horticultural or fruit gardens, where accessory to a farmstead or existing residence
- (d) private garages, sheds, and buildings accessory to any single detached dwelling on the site.

Ancillary uses, where ancillary to an agricultural principal use on the same site:

- (a) beehives and honey extraction facilities
- (b) facilities for the preparation and sale of crops grown by the agricultural operation
- (c) fish farming
- (d) manure application.

Resource based uses, including accessory buildings and uses:

- (a) petroleum exploration or extraction wells and related facilities
- (b) petroleum pipelines and related facilities
- (c) mineral mines or extraction facilities.

Principal uses not including a residence:

- (a) places of worship, cemeteries, and non-residential schools
- (b) radio, television and microwave towers
- (c) public parks and public recreational facilities
- (d) historical and archaeological sites, and wildlife and conservation management areas
- (e) public utilities, excluding solid and liquid waste disposal sites
- (f) municipal facilities.

## AP Regulations

### Subdivision

- (a) subdivision of land will only be allowed for the purposes of separating an existing farmstead or for other agricultural purposes
- (b) farmstead separation shall be no smaller than 2 hectares and no larger than 16 hectares
- (c) parcels subdivided for agricultural purposes shall be no smaller than 8 hectares
- (d) no more than three separate parcels shall be created within any quarter section using the Agriculture Primary guidelines. All other subdivision shall be evaluated in accordance with other applicable Guidelines for Interim Development Control.

### Site requirements

- (a) density - a quarter section being utilized for any of these uses may contain:
  - a maximum of three sites for any agricultural, residential or commercial principal use
  - a maximum of two sites for resource based uses
  - a maximum of two sites for other principal uses not including a residence
- (b) the minimum site frontage shall be 20 m
- (c) no site shall be less than 2 hectares
- (d) exemptions from minimum frontage and area requirements shall be:
  - sites for resource based uses
  - sites for other principal uses not including a residence.

### Access

- (a) development of a farmstead, residence, commercial use, institutional use, or other development requiring public access is prohibited unless the site abuts a developed road
- (b) for the purposes of this section "developed road" shall mean an existing paved or graded all-weather road on a registered right of way, or a road for which arrangements have been made with Council to provide for the construction of the road on a registered right of way to a standard approved by Council
- (c) a site to be created by subdivision shall not be allowed unless the proposed parcels and the remainder of the parcel being subdivided abuts, or has frontage on a registered developed road, including any road to be developed under a signed servicing agreement.

### Farmsteads

A farmstead parcel may contain the following uses:

- (a) a residence for the operator of an agricultural use
- (b) a bunkhouse or additional residence for employees and partners of the operator engaged in the agricultural operation

- (c) facilities for the temporary holding of livestock raised in an operation, in lesser numbers than constitutes an ILO
- (d) buildings for listed accessory and ancillary uses.

#### Building Setback Requirements

- (a) the minimum setback of buildings, including dwellings, from the centre line of a developed road, municipal road allowance, or provincial highway shall be 45 m
- (b) no dwelling shall be located within the minimum separation distance of an operation other than the residence of the operation as follows:
  - the separation distance to an ILO listed within the general regulations
  - 305 m from a licensed public or private liquid waste disposal facility
  - 457 m from a licensed public or private solid waste disposal facility
  - 305 m from a honey processing facility
  - Council may reduce the minimum separation distance to the operations listed above, as a special standard where the applicant submits a written agreement to Council between the land owner of the dwelling and the owner of the operation agreeing to the reduced separation
  - 305 m to a non-refrigerated anhydrous ammonia facility licensed by Province of Saskatchewan
  - 600 m to a refrigerated anhydrous ammonia facility licensed by the Province of Saskatchewan
  - no dwelling or other building shall be located within the approach surface for any functional airport or airstrip.

## **AI – AGRICULTURE INTENSIVE**

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### Agricultural principal uses:

- (a) field crops
- (b) pastures for the raising of livestock
- (c) farmsteads, where located on a site of one quarter section or more.
- (d) ILOs and accessory buildings, subject to Section 12 of the general regulations
- (e) intensive agricultural operations and related accessory buildings
- (f) rendering facilities and abattoirs.

### Commercial principal uses:

- (a) agricultural product processing
- (b) agricultural equipment, fuel, and chemical supply establishments
- (c) agricultural service and contracting establishments
- (d) grain elevators and related uses
- (e) gravel pits and gravel crushing operations
- (f) machine shops and metal fabricators
- (g) machinery or automotive salvage or storage yards
- (h) petroleum or mineral processing facilities
- (i) rodeo facilities
- (j) equestrian center.

### Agricultural accessory uses:

- (a) farm buildings and structures for a listed principal agricultural use on the site
- (b) orchards and vegetable, horticultural or fruit gardens, where accessory to a farmstead or existing residence
- (c) private garages, sheds, and buildings accessory to a single detached dwelling on the site
- (d) outside storage of agricultural equipment.

### Ancillary uses to an agricultural principal use:

- (a) facilities for the preparation and sale of crops grown by the agricultural operation
- (b) manure disposal pursuant to Section 8 of the general regulations

### Resource based uses, including accessory buildings and uses:

- (a) petroleum exploration or extraction wells and related facilities
- (b) petroleum pipelines and related facilities
- (c) mineral mines or extraction facilities.

### Natural Resource Harvesting

- (a) logging, silviculture, timber processing, and related tree harvesting operations
- (b) mining and gravel exploration, extraction, and related transportation and storage facilities
- (c) petroleum exploration, extraction, and related transportation and storage facilities.

Other principal uses not including a residence:

- (a) radio, television and microwave towers
- (b) public utilities, excluding solid and liquid waste disposal sites
- (c) solid and liquid waste disposal facilities, including soil farms for the rehabilitation of contaminated soil.

## **AI Regulations**

### Subdivision

- (a) subdivision of land will only be allowed for the purposes of separating an existing farmstead or to facilitate the expansion or development of agricultural, commercial or resource based uses.
- (b) farmstead separations shall be no smaller than 2 hectares and no larger than 16 hectares.
- (c) parcels subdivided for agricultural, commercial or resource purposes shall be no smaller than 16 hectares.
- (d) no more than two separate parcels shall be allowed within any quarter section under the Agriculture Intensive guidelines. Any other subdivision shall be evaluated in accordance with other applicable Guidelines for Interim Development Control.

### Site requirements for principal uses

- (a) density - a quarter section being utilized for any of these uses may contain:
  - a maximum of 2 sites for any principal use
  - one additional site for resource based uses listed in the AI guidelines
- (b) the minimum site frontage shall be 20 m
- (c) no site shall be less than 16 hectares, except farmsteads
- (d) sites for resource based uses shall be exempt from the minimum frontage and area requirements.

### Access

- (a) development of a farmstead, residence, commercial use, institutional use, or other development requiring public access is prohibited unless the site abuts a developed road.
- (b) for the purposes of this section "developed road" shall mean an existing paved or graded all-weather road on a registered right of way, or a road for which arrangements have been made with Council to provide for the construction of the road on a registered right of way to a standard approved by Council.
- (c) a site to be created by subdivision shall not be permitted unless, where required for the proposed use, the proposed parcels and the remainder of the parcel being subdivided abuts, or has frontage on a registered developed road, including any road to be developed under a signed servicing agreement.

### Farmsteads

A farmstead parcel may contain the following uses:

- (a) a residence for the operator of an agricultural use

- (b) a bunkhouse or additional residence for employees and partners of the operator engaged in the agricultural operation
- (c) facilities for the temporary holding of livestock in lesser numbers than constitutes an ILO (unless approved as an ILO)
- (d) buildings for listed accessory and ancillary uses.

#### Building setback requirements

- (a) the minimum setback of buildings, including dwellings, from the centre line of a developed road, municipal road allowance, or provincial highway shall be 45 m.
- (b) the following minimum separations shall be applied between dwellings and other uses:
  - the separation distance to an ILO as listed within section 12 of the general regulations
  - 305 m from a licensed public or private liquid waste disposal facility
  - 457 m from a licensed public or private solid waste disposal facility
  - 305 m (1000 feet) from a honey processing facility
  - Council may reduce the minimum separation distance to the operations listed above, as a special standard where the applicant submits a written agreement to Council between the land owner of the dwelling and the owner of the operation agreeing to the reduced separation
  - 305 m to a non-refrigerated anhydrous ammonia facility licensed by Province of Saskatchewan
  - 600 m to a refrigerated anhydrous ammonia facility licensed by the Province of Saskatchewan
  - no dwelling or other building shall be located within the approach surface for any functional airport or airstrip.

#### Intensive Livestock Operations

Applications for an ILO will consider the criteria listed under section 12 of the general regulations.

#### Intensive agricultural operations

- (a) in the application for an intensive agricultural operation, the applicant shall identify the proposed supply of water for the operation where intensive irrigation is required, showing that the supply shall be sufficient to meet the needs of that operation without adverse effects on the supply of water used by neighbouring properties
- (b) the operation may include a farmstead or dwelling on the same site.

#### Keeping of animals on residential sites other than farmsteads

- (a) two large animals (horses or cattle) will be allowed on a site of at least two hectares. Four large animals will be allowed on a site of at least four hectares. For each additional 1.2 hectares, one additional large animal will be allowed. All other animals shall be limited to domestic pets of the residents of the site, but in no case shall the numbers exceed that equal to one animal unit
- (b) animals shall not be pastured within 15 m of any dwelling not owned by the operator of the pasture or owner of the animals, and no buildings or structures intended to contain birds or animals shall be located within 30 m of a property line.

## Commercial uses

- (a) Council may require special standards for the location, set back, or screening of any area devoted to the outdoor storage of machinery, vehicles, or vehicular parts in conjunction with a commercial operation including any salvage or vehicle storage yard
- (b) Council will consider the following in making a decision for commercial principal uses:
  - the development complies with all site requirements
  - the development is located in an area of existing commercial development, unless the development is tied to the particular location by a particular resource
  - gravel operations will require an agreement between the developer and the municipality that provides for continuous site reclamation. The agreement will be protected by registration of an interest on the title that runs with the land
  - that a road of an adequate standard for the operation provides access to the site. If required, the operator will enter into a heavy haul agreement.

## **CR –COUNTRY RESIDENTIAL**

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### Residential:

- (a) single detached dwellings
- (b) mobile or modular homes on a permanent foundation
- (c) dwelling groups consisting of single detached dwellings.

### Institutional uses:

- (a) non-residential schools and educational institutions
- (b) places of worship, and religious institutions.

### Recreational uses:

- (a) public sports fields and parks
- (b) other public or non-profit recreational facilities
- (c) golf courses
- (d) community halls.

Public utilities, except solid and liquid waste disposal facilities.

### Residential 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 where accessory to a residential use
- (d) private riding arenas, where the site area is a minimum of 8 hectares
- (e) keeping of animals on the same site as the residence
- (f) barns and stables for the keeping of animals
- (g) orchards and vegetable, horticultural or fruit gardens, where accessory to a residence
- (h) field crops
- (i) signs
- (j) outside storage
- (k) accessory uses and buildings which form part of an approved use.

### Ancillary uses:

- (a) bed-and-breakfast homes, where ancillary to a residence on the same site
- (b) home based businesses, where ancillary to a residence on the same site
- (c) dwellings ancillary to an institutional, recreational or commercial use.

## CR Regulations

### Site requirements:

#### (a) Site area

- Single detached dwellings: ..... Minimum - 0.8 hectares  
..... Maximum - 16 hectares  
(including mobile or modular homes)
- Dwelling groups: ..... Minimum - 0.8 hectares for each  
unit or site, plus 20% for communal  
facilities and access
- Commercial: ..... Minimum - 900 m<sup>2</sup>
- All other uses: ..... No requirement

#### (b) Site Frontage

- Residential: ..... Minimum - 30 m
- Institutional & commercial: ..... Minimum - 30 m
- All other uses: ..... Minimum - none
- Residential - location on the end of  
a cul-de-sac, or the outside curve of  
a curved or deflected street ..... Minimum may be reduced to 20 m provided  
the parcel is at least 30m in width at the  
location of a principal building

#### (c) Yards

- In any yard abutting a municipal road allowance, municipal grid road, main farm  
access road, or provincial highway all buildings shall be set back at least 45 m from  
the centre line of the road or road allowance.
- A yard abutting any other road: ..... Minimum - 7.6 m
- Any other yard: ..... Minimum - 3 m
- public utility, municipal facility,  
or public recreational use: ..... No requirements.
- Floor Area:
  - i. Detached accessory buildings: .... Maximum - 100 m<sup>2</sup>

### Outside storage:

- (a) no outside storage shall be permitted in a yard abutting a road
- (b) outside storage located in a side or rear yard shall be screened by landscaping or  
vegetation so as not to be visible from a road

### Sign size:

The maximum facial area of a sign on residential sites shall be 1.2 m<sup>2</sup>

### Keeping of animals

- (a) two large animals (horses or cattle) will be allowed on a site of at least 2 ha. Four large  
animals will be allowed on a site of at least 4 ha site. For each additional 1.2 ha, one  
additional large animal will be allowed. All other animals shall be limited to domestic

pets of the residents of the site, but in no case shall the numbers exceed that equal to one animal unit

- (b) animals shall not be pastured within 15 m of any dwelling not owned by the operator of the pasture or owner of the animals, and no buildings or structures intended to contain birds or animals shall be located within 30 m of a property line
- (c) the use of vacant residential sites for pasture of animals is prohibited.

#### Dwelling groups:

- (a) access to individual dwellings and dwelling sites shall be from a road internal to the dwelling group parcel
- (b) no dwelling shall be closer than 6 m to any other dwelling
- (c) all buildings on a dwelling group parcel shall maintain the required yards to the property lines of the parcel and the required setbacks to the centre line of a road.

#### Commercial and recreational uses

Council will consider the following in making a use decision for commercial, commercial recreational facilities or community halls:

- (a) the uses should be located at or near the entry to a residential subdivision and not require access through the residential development
- (b) an application for a golf course and any associated residential development must prepare a concept plan addressing transportation, utilities, and design, as well as any other issues identified by Council
- (c) public rinks and community halls may be located on municipal reserve within the subdivision.

#### Solid and Liquid Waste Disposal Facilities:

- (a) Development and maintenance of a solid or liquid waste disposal facility will meet setback requirements within *The Subdivision Regulation*.
- (b) If possible solid and liquid waste disposal facilities should not be located near residential areas.

#### Ancillary uses

- (a) home based businesses:
  - no home based business shall include auto body repair or repainting operations
  - no heavy construction or industrial equipment or supplies shall be visibly stored on any site for a home based business
  - council may limit the size of any home based business and limit which buildings are to be used for the home based business
  - all employees of the home based business must reside on the property
  - any increase in the intensity of the use or scale of the operation requires a new approval.
- (b) bed-and-breakfast homes:
  - bed-and-breakfast homes shall comply with the general regulations

- Council may limit the number of rooms or buildings that may be allowed in conjunction with the operation.

(c) ancillary residential development:

- Council will also consider the following when making a decision for residential development ancillary to any institutional facility, that:
  - i. the site is large enough to be used as a residential principal use
  - ii. reasonable year round access to the site.

## **RCI – RURAL COMMERCIAL / INDUSTRIAL**

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### Commercial uses:

- (a) agricultural equipment dealers and service establishments
- (b) agricultural seed, fuel, and chemical supply establishments
- (c) agricultural service and contracting establishments
- (d) commercial nurseries and greenhouses, with or without retail sales
- (e) confectionaries with or without gas bars
- (f) construction trades without outdoor storage
- (g) motor vehicle dealers and service establishments
- (h) marine or recreational vehicle equipment dealers and service establishments
- (i) motels and hotels
- (j) personal service shops
- (k) restaurants, and other places for the sale and consumption of food and related items
- (l) retail stores
- (m) storage facilities, warehousing, supply and distribution facilities
- (n) veterinary clinics and hospitals.

### Ancillary uses:

- (a) one dwelling unit ancillary to the principal use located on the site
- (b) other uses customarily accessory and subordinate to the principal use.

### Public utilities.

### Industrial uses:

- (a) abattoirs, skinning and tanning facilities, and stockyards
- (b) agricultural implement and prefabricated building component manufacturing
- (c) agricultural product processing
- (d) auction marts
- (e) outside storage ancillary to the principal use
- (f) signs associated with the principal use
- (g) welding, machine shops, and metal fabricating
- (h) salvage yards, auto and machinery wreckers
- (i) wood and natural products processing and fabrication.

### Recreational uses:

- (a) commercial recreation facilities
- (b) campgrounds.

### Solid and liquid waste disposal facilities.

## **RCI Regulations**

### Site requirements:

- (a) Site Area:
  - public utilities and municipal facilities: ..... no requirements
  - all other uses: ..... minimum 1,000 m<sup>2</sup>
- (b) Site frontage:
  - public utilities and municipal facilities ..... no requirements

- all other uses: ..... minimum 30 m.
- (b) Required yards
- in any yard abutting a municipal road allowance, municipal grid road, main farm access road, or provincial highway, all buildings shall be set back at least 45 m from the centreline of the road or road allowance
  - a yard abutting any other road (including a highway frontage road): ..... minimum of 7.6 m
  - any yard abutting a railway:..... no requirements
  - any other yard: ..... minimum of 3 m
  - the yard requirements shall not apply to any public utility or municipal facility.
- (c) Building coverage
- public utilities and municipal facilities ..... no requirements
  - all other uses ..... maximum 30% of the site.

### **Specific Development Standards**

#### All Industrial Uses

- (a) all industrial uses shall be separated from a residence not occupied by the operator of the use, by a distance of at least 300 m unless the applicant can establish to the satisfaction of Council that the use will not emit noxious odours, dust, smoke, and noise limiting the enjoyment or use of the residence
- (b) all industrial uses must demonstrate adequate access and egress to the provincial or municipal road system.

#### Uses Involving the Housing of Agricultural Animals

- (a) Council is governed by the location criteria contained within Section 12 of the attached general regulations regarding ILOs in the issuing of a permit for any use involving the sale, shipping, housing, or confinement of agricultural animals
- (b) Council may apply special standards when issuing a development permit limiting the number of animals that may be confined on the site at any point in time.

#### Outside storage:

- (a) outside storage is prohibited within a yard abutting a road, except for the display of vehicles or machinery for sale, which will be neatly arranged
- (b) outside storage located in a side or rear yard shall be suitably screened to the satisfaction of Council.

#### Signs:

- (a) where multiple businesses operate within a single structure one business logo sign is allowed per visible business front. The maximum dimension of the sign shall not exceed three meters in vertical or horizontal direction, parallel to the front of the building, nor exceed a depth of 0.3 m
- (b) one business name sign is allowed per visible business unit front, and shall not exceed 15% of the area of the front of the building and shall not exceed 30 m<sup>2</sup>, parallel to the front of the building, nor exceed a depth of 0.3 m.

#### Salvage Yards, Auto and Machinery Wrecking Yards

- (a) no wrecked, partially dismantled or inoperative vehicle or machinery shall be stored or displayed in any yard setback abutting a road
- (b) Council may apply special standards as conditions of approval regarding screening, location of storage, location of vehicles on display, machinery and parts to avoid an unsightly premise
- (c) the proximity and location of residential and tourist facility shall be considered.

#### Recreational Uses

- (a) recreational uses shall be separated from an industrial use by a distance of at least 300 m unless the applicant can satisfy Council that the industrial use does not produce noxious odours, dust, smoke or noise limiting the enjoyment or use of the recreational area
- (b) campgrounds shall be surrounded by a landscaped and treed buffer within the site boundary
- (c) campgrounds must have a proven safe water supply sufficient for the purpose.

#### Solid and Liquid Waste Disposal Facilities

- (a) development and maintenance of a solid or liquid waste disposal facility shall meet the setback requirements within *The Subdivision Regulation*
- (b) Council will consider existing and future land use patterns when determining the location of new solid and liquid waste disposal facilities.

## **LH – LAKESHORE & HAMLET**

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### Residential uses:

- (a) single detached dwelling
- (b) mobile or modular home on a permanent foundation.

### Recreational uses:

- (a) public sports fields, parks and rinks
- (b) golf courses
- (c) beaches and beach facilities
- (d) trails, walkways and natural interpretive areas
- (e) boat launches and marinas
- (f) day use parking lots.

### Institutional uses:

- (a) community halls, public museums, and libraries
- (b) non-residential schools and educational institutions
- (c) places of worship.

### Commercial principal uses:

- (a) all retail stores, commercial retail services, restaurants
- (b) veterinary clinics and hospitals
- (c) liquor sales
- (d) beverage room, restaurants, and lounges
- (e) dwelling units, accessory to commercial use
- (f) grocery stores
- (g) child care facilities
- (h) personal service shops
- (i) motels and hotels.

### Industrial and agricultural service uses:

- (a) agricultural equipment, motor vehicle, or recreational equipment dealers and service establishments
- (b) agricultural seed, fuel, and chemical supply establishments
- (c) agricultural product storage, transferring site, service and contracting establishments, excluding facilities for the handling of large animals
- (d) construction trades
- (e) manufacturing or processing establishments
- (f) welding, machine shops, and metal fabricating.

### Ancillary uses:

- (a) bed-and-breakfast homes, where ancillary to a residence on the same site
- (b) home based businesses, where ancillary to a residence on the same site, including personal care homes
- (c) signs
- (d) other uses and buildings customarily accessory and subordinate to the principal use.

## LH Regulations

### Site requirements:

#### (a) Site Area:

- public utilities and municipal facilities ..... no requirements
- all other uses ..... minimum 1,000 m<sup>2</sup>

#### Site frontage:

- service stations, gas bars, industrial and agricultural service uses ..... minimum 30 m
- public utilities and municipal facilities ..... no regulation
- all other uses ..... minimum 15 m

#### Required yards - residential uses:

- front yard ..... minimum 6 m
- side yard ..... minimum 1.5 m
- rear yard
  - a. principal building ..... minimum 6 m
  - b. accessory building ..... minimum 1.5 m

#### Required yards – lakeside residential uses

- For the purposes of this section a lakeside lot is a parcel that abuts the bank of the lake or abuts an environmental or municipal reserve that abuts a lake, and a backshore lot is a parcel that has a street between it and any other parcel of land and the lake.
- lakeside lot - front yard ..... minimum 6 m
  - front yard - accessory building .. minimum 1.5 m
  - front yard coverage ..... maximum 30%
  - rear yard - any building ..... minimum 4.5 for any building wall and 2 m for any open deck
- backshore lot - front yard any building ..... minimum 6 m
  - front yard - open deck ..... minimum 4 m
  - front yard coverage ..... maximum 30%
  - rear yard - principal building ..... minimum 6 m
  - rear yard - accessory building ..... minimum 1.5 m for any building wall and 2 m for any open deck

#### Yard requirements – other uses:

- any yard abutting a highway - minimum as required by Provincial Regulations, but not less than 6 m
- any yard abutting a highway frontage road or municipal road allowance ..... minimum 6 m
- other front yard for service stations, gas bars, industrial and agricultural service uses ..... minimum 6 m
- a yard abutting a residential use without an intervening street ..... minimum 3 m
- any yard abutting a railway ..... no requirement
- any other yard ..... no requirement
- yard requirements shall not apply to any public utility, municipal facility, or public recreational use

Residential development:

Mobile homes shall be securely attached to a permanent foundation prior to occupancy.

Re-use, rehabilitation, preservation or restoration of heritage properties:

- (a) site requirements listed are waived in regards to applications for the re-use, rehabilitation, preservation or restoration of identified and designated heritage properties
- (b) the original site and structure are deemed to be in conformity with the Bylaw and permit applications may be approved if all other standards are in conformity.

**Specific Development Standards**

Commercial, Industrial and Agricultural Service Uses

- (a) Council may apply site specific standards, when issuing a development permit, regarding screening of storage areas, fencing, or required yards adjacent to residential uses
- (b) locations within residential areas of hamlets will be avoided for industrial and agricultural service uses
- (c) for commercial developments, locations on the main street, adjacent to a railway, or adjacent to a highway or a main access route to the hamlet will be preferred
- (d) commercial development that is compatible with residential uses may be considered in residential areas if the site is of sufficient size.

Uses Compatible With Residential Development.

- (a) bed-and-breakfast and personal care homes are considered compatible with residential development provided the sites are large enough to provide adequate parking and separation to adjacent dwellings
- (b) home based businesses which provide personal services are generally considered compatible with residential development if the services are provided within the dwelling.
- (c) a golf course shall be located on a separate parcel to any associated residential developments.

Institutional uses:

- (a) in approving an institutional use, Council may specifically limit any residential component based upon the application; any expansion or change of form of the residential component will require a new discretionary use approval
- (b) Council may apply the following criteria in considering institutional uses:
  - the use will be separate from the residential subdivision areas
  - the use will not disrupt the quiet enjoyment of the resort area
  - the proposal will provide for adequate sewer and water supply services.

Ancillary Uses:

- (a) bed-and-breakfast and personal care homes are considered compatible with residential development provided the sites are large enough to provide adequate parking and separation to adjacent dwellings
- (b) home based businesses which are personal services are generally considered compatible with residential development if the services are provided within the dwelling.

### Appendix III - Interpretation

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Whenever the following words or terms are used within the Guidelines for Interim Development Control they shall, unless the context otherwise provides, have the following meaning:

**Accessory Use** – a use customarily incidental, subordinate, and exclusively devoted to the principal use or building and is located on the same site with such principal use or building.

**Act** – *The Planning and Development Act, 2007.*

**Alteration** – any structural change or addition made to any building or structure.

**Animal Unit (A.U.)** – the kind and number of animals calculated in accordance with the following table:

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	1.5
	Replacement heifers	2
	Calves	4
Horses	Colts and ponies	2
	Other horses	1
Other	Domesticated native Ungulates	
	- bison,	1
	- elk, reindeer	4
	- deer	7

**Ancillary Use** – 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 that site.

**Administrator** – the official administrator for the Municipality pursuant to *The Municipalities Act*.

**Applicant** – a developer or person applying for a development permit under this Bylaw, for a subdivision approval to an approving authority under The Act.

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

**Beverage Room** – an establishment, licensed by the Province of Saskatchewan, in that alcoholic beverages are served for a fee for consumption on the premises and may include a licensed lounge that is ancillary to a restaurant. Food preparation or serving of food maybe an accessory use to the drinking establishment but is subject to all applicable provincial regulations.

**Billboard** – a private, free standing sign, including supporting structures, which advertises goods, products, services, organizations, or facilities that are available from, located on, or refer to, a site other than the site on which the sign is located, and which is greater than 2 m<sup>2</sup> in surface area.

**Building** – a structure used for the shelter or accommodation of persons, animals, or goods.

**Building, Accessory** – a subordinate detached building apart from the main building or main use and located in the same site, which provides better and more convenient function of the main building or main use.

**Building Permit** – a permit issued under a building Bylaw of the Municipality authorizing the construction of all or part of any building.

**Campground** – the seasonal operation of an area of land managed as a unit, providing temporary short-term accommodation for tents, tent trailers, travel trailers, recreational vehicles and campers, used by travellers and tourists.

**Child Care Facility** – a building or portion of a building for the provision of care, instruction, maintenance or supervision of seven children or more under the age of 13 years, by persons other than those related by blood or marriage, for periods not exceeding 24 consecutive hours and includes all day-care centres, early childhood services, nurseries and after-school or baby-sitting programs which meet this definition.

**Council** – the Council of the Rural Municipality of “\_\_\_\_” No. \_\_\_\_.

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

**Development Permit** – a document authorizing a development issued pursuant to this Bylaw.

**Dwelling Group** – a group of principal buildings used as dwellings, located on a single parcel, developed as a project, that may include rental, condominium or bare land condominium forms of tenure.

**Dwelling, Single Detached** – a detached building consisting of one dwelling unit as defined here; and occupied or intended to be occupied as a permanent home or residence, but shall not include a mobile home, modular home, or trailer coach as defined here.

**Dwelling Unit** – one or more habitable rooms constituting a self-contained unit and used or intended to be used together for living and sleeping purposes by one or more persons.

**Equestrian Center**– public facilities (buildings, shelters or other structures) at which horses are exercised or trained, training in equestrian skills is offered, or equestrian competitions or shows are held.

**Farmstead** – a single site, which includes the residence of the farm operator and those buildings, or facilities that are related to the farm operation, and may include cropland and pastures.

**Floor Area** – the sum of horizontal area contained within the outside of the outside walls of a building at each floor level at or above grade, excluding in the case of a dwelling, any private garage, porch, veranda, sun lounge, or unfinished room or attic.

**Floor Area, Ground** – the horizontal area contained within the outside surface of the outer walls of a building at the first floor level at or above grade, excluding in the case of a dwelling, any private garage, porch, veranda, sun lounge, unfinished basement, or unfinished attic.

**Floor Area, Gross** – the sum of horizontal area contained within the outside surface of the outer walls of a building at each floor level.

**Grocery Store** – the use of a building, or a portion of a building, for the sale of foodstuffs and convenience goods to serve the needs of the surrounding residents and the traveling public.

**Hazard Land** – land which may be prone to flooding, slumping, subsidence, landslides, erosion, any other instability, or is located within the flood plain of a river, stream or lake.

**Home Based Business** – a secondary occupation carried on by the occupants of a farmstead or residence, and ancillary to a allowed use.

**Hotel** – a building which provides sleeping accommodation for which a fee is charged and may also contain commercial uses, facilities or services such as a restaurant, dining room, room service or convention room.

**Highway Sign Corridor** – a strip of land parallel and adjacent to a provincial highway; where private signs may be allowed to advertise goods and services of local area businesses and attractions, as provided by regulations of the Ministry of Saskatchewan Highways and Infrastructure entitled *The Erection of Signs Adjacent to Provincial Highway Regulations, 1986*, as may be amended or replaced from time to time.

**Intensive Agricultural Operation** – a principal use that produces a crop that is grown in buildings or under structures, using hydroponics techniques, or by use of intensive irrigation and fertilizer application, but not including an intensive livestock operation.

**Intensive Livestock Operation (ILO)** – the operation or facilities for the permanent or temporary rearing, confinement or feeding of poultry, hogs, sheep, goats, cattle, horses, or domesticated game animals in such numbers that the facility and portion of a parcel or site used for the operation meets any of the following criteria:

- (a) will contain 100 or more animal units
- (b) provides less than 370 m<sup>2</sup> of space for each animal unit
- (c) will contain more than 20 animal units for 10 or more days of the month within 300 m of water body not controlled by the operator
- (d) will contain more than 20 animal units for 10 or more days of the month within 30 m of a domestic well not controlled by the operator.

**Liquor Sales** – the wholesale or retail sale or distribution to the public of any and all types of alcohol spirits/beverages.

**Mobile Home** – a trailer coach bearing CSA Z240 certification for mobile homes (or a replacement thereof):

- (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
- (c) that is equipped with facilities for washing and water closet, or other similar facility, which may be connected to a sewage system.

**Modular Home** – a factory built home that is manufactured as a whole or modular unit and is designed to be moved on a removable chassis to be used as one dwelling unit, and is certified by the manufacturer that it complies with the Canadian Standards Association Code CSA-A277 standard.

**Motel** – means a building or group of buildings on a site designed and operated to provide temporary accommodation and contains separate sleeping units, each of which is provided with an adjoining conveniently located parking stall.

**Municipality** – the Rural Municipality of “\_\_\_\_\_” No. \_\_\_\_\_.

**Non-Conforming Building** – a building:

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

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

**Non-Conforming Use** – a lawful specific use:

- (a) being made of land or a building or intended to be made of land or of a building lawfully under construction, or with respect to which all required permits have been issued, at the date the Zoning Bylaw or any amendment to the Zoning Bylaw affecting the land or building becomes effective
- (b) that on the date the Zoning Bylaw or any amendment to the Zoning Bylaw becomes effective does not, or in the case of a building under construction or with respect to which all required permits have been issued will not, comply with the Zoning Bylaw.

**Outside Storage** – the storing, stockpiling or accumulating of goods, equipment or material in an area that is open or exposed to the natural elements.

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

**Use** – a use or form of development subject to the regulations contained in this Bylaw.

**Personal Care Home** – a facility licensed under *The Personal Care Homes Act* that provides long term residential, social and personal care, including accommodation, meals, supervision or assistance for persons who have some limits on ability for self-care, and are unrelated to the operator or owner.

**Personal Service Shops** – a facility for providing a service to individuals, including but not limited to barbershops, professional services, medical clinics, drycleaners, etc.

**Principal Use** – the main activities conducted on a site.

**Principal Building** – the main building in which the principal use of the site is conducted.

**Private Riding Arenas** – a building used by the owners or occupants of the site for the training and exercising of horses that is not used for horse shows, rodeos or similar events to which there is a fee to participate in or to use the facilities.

**Public Road** – a road allowance or a legally surveyed road vested in the name of Ministry of Highways and Infrastructure.

**Public Utility** – a government or private enterprise, which provides a service to the general public.

**Quarter Section** – a quarter section as defined by the Township Plan of Survey in the Land Titles Office, exclusive of any registered road, road widening, or railway right of way, but including any partial quarter section defined on the Township Plan of Survey.

**Reeve** – the Reeve of the Rural Municipality of “\_\_\_\_” No. \_\_\_\_.

**Residence** – a single detached dwelling on a site which is not used as a farmstead.

**Rodeo Facilities** – buildings, shelters, fences, corrals or other structures used for commercial rodeo events.

**RTM** – a new single detached dwelling built off-site to national building code standards and moved on, and permanently attached to, a foundation meeting national building code standards.

**School** – a site, building or other premises and improvements that is utilized for the purposes of educating students with a faculty.

**Sign** – 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 or direct attention to, or advertise
- (c) is visible from outside the building.

**Site** – an area of land with fixed boundaries that has been registered in the Land Titles Office by Certificate of Title, and for which all portions of the land are consolidated under a single title.

**Site Line, Front or Site Frontage** – the boundary that divides the site from the street or road. In the case of a corner site, the front site line shall mean the boundary separating the narrowest street frontage of the site from the street. Site frontage for a non-rectangular site shall be defined as the mean of the measured front and rear site lines.

**Site Line, Rear** – the boundary at the rear of the site and opposite the front site line.

**Site Line, Side** – a site boundary other than a front or rear site line.

**Street** – 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** – 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** – a division of land, and includes a division of a quarter Section into legal subdivisions as described in the regulations made pursuant to *The Land Surveys Titles Act, 2000*.

**Trailer Coach** – any vehicle or dwelling that has been modified to allow for both transportation upon public roads or highways and also be utilized as a dwelling or sleeping place for one or more persons.

**Units of measure** – units of measure in this Bylaw are metric abbreviated as follows:

m	- metre(s)	m <sup>2</sup>	- square metre(s)
km	- kilometre(s)	ha	- hectare(s)

**Use** – the purpose or activity for which a piece of land or its buildings are designed, arranged or intended, occupied or maintained.

**Vacation Farm** – 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 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, where electricity, potable water and toilet facilities are provided to the persons, families, or groups occupying any of the sites.

**Waste Disposal Facility, Liquid** – a facility to accommodate any liquid waste from residential, commercial, institutional and industrial sources, but does not include a septic system for a single residence or farmstead, or a manure storage area for an intensive livestock operation.

**Waste Disposal Facility, Solid** – a facility, not including a waste transfer station or a temporary storage facility, to accommodate discarded materials, substances or objects which originated from residential, commercial, institutional and industrial sources which are typically disposed of in municipal or private landfills, but not including dangerous goods, hazardous waste or biomedical waste.

**Yard** – the open, unoccupied space on a lot between the property line and the nearest wall of a building.

**Yard, Front** – that part of a site that 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** – 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, Required** – the minimum yard required by a provision of this Bylaw.

**Yard, Side** – the part of a site that 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.