

**Rural Municipality of Wolverine No. 340**

**Zoning Bylaw**

**Bylaw No. 03-09**

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## **1 INTRODUCTION**

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### **1.1 Title**

This Bylaw shall be known as *The Zoning Bylaw of the Rural Municipality of Wolverine No. 340*, adopted as Bylaw No. 03-09.

### **1.2 Scope**

All development within the limits of the Municipality shall be in conformity with the provisions of this Bylaw.

### **1.3 Severability**

If any part of this Bylaw, including anything shown on the Zoning District Map, is declared to be invalid for any reason, by an authority of competent jurisdiction, the validity of the Bylaw as a whole, or any other part, Section or provision of this Bylaw will not be affected.

## **2 ADMINISTRATION**

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### **2.1 Development Officer**

2.1.1 The Administrator shall be the Development Officer responsible for the administration of this Bylaw.

### **2.2 Application for a Development Permit**

2.2.1 Every person shall obtain a development permit before commencing any development within the Municipality, except as listed in Section 2.3.

2.2.2 An application for a development permit shall be made in a form as prescribed by the Development Officer and shall contain all information necessary to properly evaluate the proposal in relation to the regulations of this bylaw and shall include the following minimum information:

- a) proposed use
- b) name of applicant
- c) registered owner of property
- d) site plan showing:
  - i. all building and set back dimensions
  - ii. landscaping and parking areas
  - iii. ingress and egress from site
  - iv. proposed municipal services and locations.

### **2.3 Development Not Requiring a Permit**

2.3.1 Development permits are not required for the following:

- a) principle agricultural uses, exclusive of any Intensive Livestock Operation (ILO) or intensive agricultural use

- b) farm buildings and structures where accessory to a permitted agricultural use or existing farmstead; excluding any ILO structure, intensive agricultural structure, or a new dwelling
- c) manure application in accordance with Section 3.9
- d) public utilities: any operation for the purposes of inspecting, repairing, or renewing sewage systems, water mains, cables, pipes, wires, tracks or similar public works as required by a public utility, and the installation of service connections to property in the Municipality (excluding the installation of new transmission lines)
- e) municipal facilities: any facility installed and operated by the Municipality
- f) Signs subject to the provisions of Section 3.4.

2.3.2 Development listed in Clause 2.3.1 must be allowed in the District in which they are located and must comply with the regulations of this Bylaw.

## 2.4 APPLICATION FOR DISCRETIONARY USES

2.4.1 Where this bylaw provides for a discretionary use or form of development, the owner of a property (or other person, with the written consent of the owner) may apply to the development officer in the form as prescribed in Section 2.2.2 and shall provide any other information that the Development Officer may determine is necessary for Council to fully review the proposed development.

2.4.2 Upon receipt of an application pursuant to Section 2.4.1 the development officer shall, at least seven days before the application is to be considered by council, provide notice of the application by:

- a) posting a notice in the Municipal Office; and
- b) written notice to all assessed owners within 75 meters of the boundary of the proposed development site; and
- c) advertisement in a newspaper having regular circulation in the community.

The notice shall describe the use applied for, describe the location of the use, and specify the date, time, and location of the Council meeting at which the application will be considered

## 2.5 Referrals to Council

The Development Officer may refer any application to Council for a decision on the interpretation of the Bylaw or regarding special conditions provided for in the Bylaw, and shall inform the applicant of the date and time when Council will consider the matter. Council or the Development Officer may require the applicant to provide further information necessary to render a decision.

## 2.6 Issue of Permits

2.6.1 Upon completion of the review of an application for development, the Development Officer shall:

- a) for a permitted use, issue a development permit where the application conforms with the Zoning Bylaw, incorporating any special regulations, performance standards or development standards authorized by this Bylaw

- b) for a permitted use, issue a refusal, where the application does not comply with a provision or regulation of this Bylaw, stating the reason for refusal
- c) for a discretionary use, prepare a report for Council on the proposal discussing or examining the criteria for consideration of that discretionary use and submit the application to Council for decision
- d) issue a refusal, where the application is for a use that is not provided for in the District in which the property is located.

2.6.2 Council shall make a decision on a discretionary use, by resolution, that approves or refuses the discretionary use on that site and that instructs the Development Officer to:

- a) issue a development permit incorporating any specific development standards set by Council, where the development complies with the standards of this Bylaw
- b) issue a development permit incorporating any specific development standards set by Council, where the applicant submits an amended application so that development will comply with the standards of this Bylaw
- c) issue a notice of refusal to the applicant stating the reasons for the refusal, referencing the specific discretionary use criteria the application did not meet, and advising the applicant of any right of appeal that he may have respecting the application.
- d) The permit or notice shall be in a form as adopted or amended by resolution of Council.

### 2.6.3 Building Permits, Licences, and Compliance with Other Bylaws

2.6.3.1. Nothing in this Bylaw shall exempt any person from: complying with a building Bylaw or any other Bylaw in force within the Municipality; or from obtaining any permission required by this or any other Bylaw of the Municipality, the province or the federal government.

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

## 2.7 Development Appeals Board

2.7.1 Council shall appoint a Development Appeals Board (the Board) in accordance with Sections 49 and 214 to 218 of *The Planning and Development Act, 2007* (the Act).

2.7.2 Council shall, by resolution, adopt a policy specifying the terms of office, the manner of filling of vacancies, remuneration and expenses to be paid, provision for the appointment of a secretary, the duties of the secretary, and the remuneration expenses to be paid to the secretary.

2.7.3 Council shall, by resolution, appoint a board and secretary to the board in accordance with the policy.

2.7.4 Council may enter into an agreement to appoint a District Development Appeals Board in conjunction with one or more other municipalities to be the Development

Appeals Board for the Municipality. Members shall be appointed in accordance with that agreement, and the local Development Appeals Board shall cease to exist.

2.7.5 The applicant's right of appeal is granted by Sections 58 and 219 of the Act.

2.7.6 A person who wishes to appeal to the Development Appeals Board shall file a written notice of his/her intention to appeal within 30 days of receiving the permit or notice along with the appeal fee to the secretary of the Board.

## **2.8 Expiry and Continuation of Discretionary Use Approvals**

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

- a) the use ceases and is replaced by another use
- b) the use ceases for a 12 month period
- c) a building required for the use approved is not started within 12 months, or completed within 24 months
- d) the use is not started within 12 months of completion of the building
- e) a use not requiring construction of a building is not started within 12 months
- f) the applicant applies to increase the specifically approved intensity of use.

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

2.8.3 Council is deemed to have granted discretionary approval to a use, or specific intensity of use, that becomes discretionary on a site as a result of the adoption or amendment of this Bylaw, as of the date that this Bylaw or amendment comes into effect.

## **2.9 Minor Variances**

2.9.1 An application for a minor variance shall be made to the Development Officer in a form as prescribed by the Development Officer.

2.9.2 The Development Officer shall maintain a register as an appendix to the Zoning Bylaw of all minor variance applications.

2.9.3 The Development Officer may vary the requirements of the Zoning Bylaw subject to the following conditions:

2.9.3.1 A minor variance may be granted for variation only of:

- a) the minimum required distance of a building from the site line
- b) the minimum required distance of a building to any other building on the site.

2.9.3.2 The maximum amount of minor variance shall not exceed a 10% variation of the bylaw requirements of the Zoning Bylaw.

2.9.3.3 The development shall conform to the Zoning Bylaw with respect to the use of land.

- 2.9.3.4 The relaxation of the Zoning Bylaw shall not injuriously affect neighbouring properties.
- 2.9.3.5 A minor variance must conform to any applicable provincial land use policies or Statements of Provincial Interest, adopted pursuant to the Act.
- 2.9.4 On receipt of an application for a minor variance, the Development Officer may:
- approve the minor variance
  - approve the minor variance and impose terms and conditions on the approval
  - refuse the minor variance.
- 2.9.5 Where the Development Officer imposes terms and conditions they shall be consistent with:
- minimizing adverse impacts on neighbouring properties, including any potential change in fire rating requirements
  - providing adequate separation between buildings for safety reasons
  - avoiding encroachment into adjoining property, by reduction of allowable projects or other potential encroachments.
- 2.9.6 Where an application for a minor variance is refused, the Development Officer shall notify the applicant in writing of the refusal and provide reasons for the refusal.
- 2.9.7 Where an application for a minor variance is approved, with or without terms and conditions being imposed, the Development Officer shall provide written notice to the applicant and to the assessed owners of property having a common boundary with the land that is the subject of the application.
- 2.9.8 The written notice required pursuant to Subsection 2.9.7 shall:
- contain a summary of the application for minor variance
  - provide a reason for and an effective date of the decision
  - indicate that an adjoining assessed owner may within 20 days, lodge a written objection with the Development Officer
  - where there is an objection described in Clause (c), advise the public that the applicant will be notified of the right of appeal to the Development Appeal Board.
- 2.9.9 The written notice required pursuant to Subsection 2.9.7 shall be delivered:
- by registered mail
  - by personal service.
- 2.9.10 A decision approving a minor variance, with or without terms and conditions, does not take effect:
- in the case of a notice sent by registered mail, until 23 days from the date the notice was mailed
  - in the case of a notice that is delivered by personal service, until 20 days from the date the notice was served.
- 2.9.11 If an assessed owner of property having a common boundary with the land that is the subject of the application, objects in writing to the Municipality respecting



the approval of the minor variance within the time period prescribed in Subsection 2.9.10, the approval is deemed to be revoked and the Development Officer shall notify the applicant in writing:

- a) of the revocation of the approval
- b) of the applicant's right to appeal the revocation to the Development Appeal Board within 30 days of receiving the notice

2.9.12 If an application for a minor variance is refused, or approved with terms and conditions, the applicant may appeal to the Development Appeal Board within 30 days of the date of that decision.

## **2.10 Non-conforming Uses, Sites and Buildings**

2.10.1 Sections 88 – 93 inclusive of the Act shall apply to all Non-conforming Uses, Buildings and Sites.

2.10.2 The adoption or amendment of this Bylaw does not affect non-conforming buildings, non-conforming, uses or non-conforming sites.

2.10.3 An existing non-conforming use or intensity of use may be continued if the use conformed to the Bylaw that was in effect at the time of the development and has not been discontinued for 12 consecutive months.

2.10.4 Non-conforming buildings or sites may continue to be used, maintained and repaired in their present form.

2.10.5 Where, prior to the date of approval of this Bylaw by the Minister, a Development Permit has been issued for a building, the building shall be considered a to be existing provided all necessary permits have been issued and construction is commenced within 12 months of issuance of the Development Permit

## **2.11 Rezoning and Amendment of the Zoning Bylaw**

2.11.1 Council may authorize an amendment to this Bylaw subject to Section 46 of the Act.

2.11.2 Any person may apply for amendment of the Bylaw in a form as may be prescribed by the Development Officer and subject to fees as specified in Section 2.12.

## **2.12 Application Fees**

2.12.1 A person whom requests Council to amend the Zoning Bylaw is required to pay a fee to the Municipality equal to the costs associated with the public advertisement of the proposed amendment plus an administration fee as listed in Section 2.12.2.

2.12.2 Any application made in accordance with this bylaw shall be subject to an application fee in accordance with the following:

- a) permitted principal use: \$50.00
- b) permitted accessory use: \$25.00
- c) ancillary use: \$50.00
- d) discretionary principal use: \$150.00
- e) discretionary accessory use: \$50.00

- f) development appeal fee: up to \$75.00
- g) rezoning or bylaw amendment: \$150
- h) minor variance: \$50.00

These fees shall be in addition to any building permit and inspection fees or other fees as may be prescribed by the provincial or federal government regulatory agencies.

**2.13 Licenses, Permits and Compliance with other Bylaws, Provincial and Federal regulations.**

Nothing in this Bylaw shall exempt any person from complying with the requirement of any other federal, provincial, municipal legislation, regulation or requirement, or from obtaining any license, permission, permit, authorization, or approval required by such requirements.

**2.14 Offences, Penalties, Stop Work Orders, and Compliance Orders**

2.14.1 Pursuant to Section 242 of the Act, the Development Officer may enforce the Bylaw, including the issuance of a stop work order for development that contravenes this Zoning Bylaw, and may issue an order pursuant to Section 242 (4) of the Act to achieve compliance with this Bylaw.

2.14.3 Any person who violates this Bylaw is guilty of an offence and liable, on summary conviction, to penalties and subject to an order as stated in Section 243 of the Act.

**3 GENERAL REGULATIONS**

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

**3.1 Development on Hazard Lands**

3.1.1 Where development of a building is proposed on potentially hazardous land, Council may require the applicant to submit sufficient topographic and geotechnical information to determine if the development will be impacted by unstable slopes, land susceptible to flooding.

3.1.2 Council may require that before a permit is issued for development on a site referenced in 3.1.1, the applicant shall submit a report prepared by a professional that is competent to assess the suitability of a proposed development 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.

3.1.3 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.
- 3.1.4 Sanitary landfills and lagoons shall not be located on hazard lands.
- 3.1.5 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.

### **3.2 One Principal Building or Use Permitted on a Site**

- 3.2.1 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.

### **3.3 Mobile and Modular Homes**

- 3.3.1 Wherever a single unit dwelling is allowed, it may be in the form of a mobile home, or modular home, unless specifically prohibited in the District.
- 3.3.2 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.
- 3.3.3 Every modular home shall bear CSA A277 certification (or a replacement thereof) and shall be attached to a permanent foundation.

### **3.4 Signs and Billboards**

- 3.4.1 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 3.5.2 shall not apply.
- 3.4.2 Signs other than those located in a Highway Sign Corridor shall comply with the following:
- a) all signs situated along a highway are required to comply with "The Erection of Signs Adjacent to Provincial Highway Regulations, 1986" as may be amended from time to time
  - b) 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
  - c) a maximum of two advertising signs is permitted on any site, or quarter Section

- d) government signs, memorial signs, and directional signs with no advertising, including traffic control, no trespassing, hunting restriction and similar signs, are exempt from restriction
- e) temporary signs and real estate signs are permitted only as long as the temporary condition exists for the property
- f) with the exception of signs as referenced in Section 3.10.3, billboard and other off-site advertising signs are prohibited
- g) all private signs shall be located so that no part of the sign is over a public right of way
- h) the maximum facial area of a sign shall be as specified in the District in which it is located
- i) no sign shall exceed 6 metres in height
- j) no sign located in a residential area shall incorporate backlighting or flashing lights

### **3.5 Storage of Vehicles**

- 3.5.1 Notwithstanding anything contained in this Bylaw, no person shall use any site in any District, for the parking or outside storage of more than four vehicles that are not operational unless the site is an approved machinery or automotive salvage yard
- 3.5.2 Within residential areas, vehicles not in operational condition or that are unlicensed, shall not be parked or stored in the front yard.
- 3.5.3 Council may require that permitted machinery or automotive salvage yards be screened from roadways or neighbouring properties with landscaping, fences or a combination of both.
- 3.5.4 The use of an abandoned vehicle, or unlicensed vehicle or truck trailer unit for the purpose of a sign is prohibited.

### **3.6 Public Utilities, Pipelines, and Facilities of the Municipality**

- 3.6.1 Public utilities and facilities of the Municipality, except solid and liquid waste disposal sites, shall be permitted uses in every zoning District, and unless otherwise specified by this Bylaw, no minimum site area or yard requirements shall apply.
- 3.6.2 Where a pipeline, other utility or transportation facility, crosses a municipal road, Council may apply special design standards as considered necessary to protect the municipal interest in the road.

### **3.7 Solid and Liquid Waste Disposal Facilities**

- 3.7.1 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 suitably fenced.
- 3.7.2 A lagoon or sanitary landfill disposal area subject to discretionary use approval 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.

**3.8 Manure Application**

- 3.8.1 The minimum separation distance between occupied dwellings and the location where manure is to be spread is listed within Table 3.8.

**Table 3.8  
Location Separation Criteria for Manure Spreading to Dwellings (in metres)**

Distance between manure application and the nearest property boundary	Method of Manure Application		
	Injected	Incorporated in soil within 24 hours	No incorporation in soil
Communities of 1-1000 people	200	400	800
Communities of >1000 people	400	800	1200

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

**3.9 Home Based Businesses**

- 3.9.1 Home based businesses shall visibly be secondary and ancillary to the farmstead as an agricultural operation or the dwelling unit.
- 3.9.2 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.
- 3.9.3 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.

### **3.10 Bed-and-Breakfast and Vacation Farms**

- 3.10.1 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.
- 3.10.2 Council may specify the maximum number of cabins permitted as part of a vacation farm operation.
- 3.10.3 On-site signs shall be permitted in accordance with Section 3.4. Off-site signs not exceeding 1 m<sup>2</sup> may be permitted at the discretion of Council where necessary to provide directions from a highway to the operation.
- 3.10.4 Vacation farms and bed-and-breakfast operations shall be licensed pursuant to *The Public Health Act*, where tourist accommodations require health approval.
- 3.10.5 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.
- 3.10.6 Council will consider applications with respect to the following criteria;
- a) the proposed structures are suitable for the proposed development
  - b) there is a water source suitable for public consumption at the facility
  - c) there are suitable utilities and sewage disposal system for the facility
  - d) there are appropriate levels of access to the site and off-street parking for the users of the facility
  - e) the development will not be in conflict with adjacent uses or uses currently on site.

### **3.11 Seasonal Campgrounds and Temporary Construction Camps**

- 3.11.1 The operator of a campground shall provide the Development Officer 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.
- 3.11.2 A campground shall have within its boundaries a buffer area abutting the boundary of not less than 6 m, which shall contain no buildings.
- 3.11.3 No portion of any campsite shall be located within a roadway or required buffer area.
- 3.11.4 Each campsite shall have direct and convenient access to a developed roadway, which is not located in any required buffer area.
- 3.11.5 Each campsite shall be large enough to allow for each trailer coach to be located at least 4.5m from any other trailer coach and no portion of the campsite shall be located closer than 6 m from the site boundary.
- 3.11.6 Roadways within a campground shall be at least 6 m in width. No portion of any campsite, other use or structure shall be located within 3 m of any roadway.

3.11.7 A campground may include as ancillary uses a laundromat or a confectionery designed to meet the needs of the occupants of the campsites, and one single detached dwelling for the accommodation of the operator.

3.11.8 *The Public Health Act*, and associated regulations, shall be complied with in respect to all operations and development of the campground.

3.11.9 Council will consider applications with respect to the following criteria:

- a) the site is located with convenient access to the recreational features, facilities or construction project 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.

3.11.10 Construction camps shall be discontinued within 6 months of the commencement of production of the facility it was intended to serve, or such later date as may be determined by Council.

**3.12 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.

**3.12.1 Location Separation Criteria**

In order to ensure ILO development occurs in acceptable locations, new ILO development proposed or a proposed expansion of an existing ILO (existing at the date of adoption of this Bylaw) must comply with the location separation criteria in this Section and in Table 3.12:

**Table 3.12  
Minimum 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 (450)	400 (450)	800 (1200)	1200 (1600)	1600 (2000)
Area authorized for a multi-parcel residential subdivision, hamlet, urban municipality <100 population	400 (600)	800 (1200)	1200 (1600)	1600 (2000)	2000 (2400)
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.
- Distances shown in brackets apply to facilities with open liquid manure storage

### 3.12.2 Location separation criteria reduction

Council, at its discretion, may consider lesser separation distances than given in Table 3.13, subject to the following considerations:

- where Council considers that a lesser separation distance than described, in Table 3.13, 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 land owners 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 3.13, and to the hamlet board of a hamlet or Council of urban municipality within the specified distance
- where the separation distances are, in Council's opinion, significantly less than the criteria of Table 3.13, 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.

### 3.12.3 Public Consultation

- 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
- Council will encourage developers to hold a public open house to provide information to affected landowners
- Council shall hold a public meeting to ensure community interests are considered before a decision is issued by the Council
- 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.



3.12.4 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.

3.12.5 Additional information requirement

- a) Council may require the proponent to obtain recommendations from appropriate agencies and address issues regarding 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 require provincial review, Council may refer a development permit application to the appropriate agencies for advice and recommendations.

3.12.6 Application of manure will be carried out in accordance with Section 3.8.

3.12.7 Permit conditions

As a condition of approval, Council shall specify the maximum number of animal units for which the approval is made 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, which specifications may vary from the separation criteria in Table 3.12.

3.12.8 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 is required to obtain written approval from Council in accordance with the requirements and conditions of this Bylaw.

3.12.9 Development permits required

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.

**3.13 Rodeo Facilities and Equestrian Centers**

The following criteria apply to Rodeo and Equestrian facilities:

- a) shall be located on sites exceeding 15.9 hectares

- b) shall meet the separation requirements listed within Table 3.12, 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 source.
- h) As a condition of approval, Council may:
  - i. require the project to demonstrate that appropriate measures will be in place to minimize the risk of contamination of water sources
  - ii. 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
- i) application of Manure will be carried out in accordance with Section 3.8
- j) as a condition of approval, Council shall specify the maximum number of animal units for which the approval is made.

**3.14 Sub-surface Mineral Extraction Activity**

Development proposed on lands that may be subject to subsidence due to sub-surface mineral extraction activities shall be subject to the following:

- a) it shall be the proponents responsibility to determine in consultation with the Ministry of Energy and Resources whether the land may be in an area affected by active mineral extraction agreements.
- b) proponents may be required to consult a qualified professional to assess the suitability of the site for the proposed development and identify appropriate mitigation measures.

## **4 ZONING DISTRICTS**

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### **4.1 Districts**

For the purpose of applying this Bylaw, the Municipality may contain the following Zoning Districts:

A1- Agricultural District

CR - Country Residential District

H - Hamlet District

LD – Lakeshore Development District

If deemed necessary for the benefit of the municipality and in accordance with the intent of the Official Community Plan, Council may enact other zoning districts through an amendment to this bylaw.

### **4.2 Zoning District Map and Boundaries**

The boundaries of all zoning Districts are shown on the map entitled, "Zoning District Map" which is attached to, and forms a part of this Bylaw. Unless otherwise shown on the Map, the boundaries of the Districts are parcel property lines, centre lines of streets, lanes, roads or such lines extended, and the boundaries of the Municipality. In the event of minor adjustments to parcel boundaries, the Zoning District boundary is also deemed to be adjusted.

### **4.3 Regulations**

Regulations for the Zoning Districts are outlined in the following Sections.

## **5 A1 – AGRICULTURAL DISTRICT**

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### **5.1 Permitted Uses**

- 5.1.1 Agricultural principal uses:
- a) farmsteads, where located on a site of one quarter Section or more
  - b) field crops
  - c) market gardens
  - d) pastures for the raising of livestock (excluding ILOs)
  - e) tree nurseries
- 5.1.2 Accessory uses and buildings to agricultural or residential principal uses:
- a) farm buildings and structures for a permitted 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.
- 5.1.3 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 subject to Section 3.9.
- 5.1.4 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.
- 5.1.5 Other principal uses, including accessory uses and buildings, but not including a residence:
- a) places of worship, cemeteries,
  - b) non-residential schools
  - c) radio, television and microwave towers
  - d) public parks and public recreational facilities
  - e) historical and archaeological sites, and wildlife and conservation management areas
  - f) public utilities, excluding solid and liquid waste disposal sites
  - g) municipal facilities
  - h) petroleum pipelines and ancillary facilities
  - i) railways and ancillary facilities

## 5.2 Discretionary Uses

### 5.2.1 Agricultural principal uses:

- a) ILOs and buildings accessory to ILOs, subject to Section 5.4.1
- b) intensive agricultural operations and buildings accessory to intensive agricultural operations, subject to Section 5.4.2
- c) rendering facilities, stockyards and abattoirs.

### 5.2.2 Residential uses:

- a) any residence or farmstead on a site of less than a quarter Section
- b) residences ancillary or accessory to a discretionary use
- c) temporary construction camps

### 5.2.3 Ancillary uses:

- a) vacation farms, where ancillary to a farmstead on the same site
- b) bed-and-breakfast homes, where ancillary to a farmstead or residence on the same site
- c) home based businesses, where ancillary to a farmstead or residence on the same site, including personal care homes and child care facilities
- d) agricultural related commercial uses ancillary to a farmstead on the same site
- e) kennels in the form of a home based business.

### 5.2.4 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) recreational commercial uses, including sports arenas, golf courses, tourist campgrounds, or other similar uses
- i) service stations and accessory restaurants
- j) rodeo facilities and equestrian centres.

### 5.2.5 Natural Resource Harvesting

- a) logging, silviculture, timber processing, and related tree harvesting operations
- b) sand and gravel exploration, extraction, and related transportation and storage facilities

### 5.2.6 Other principal uses:

- a) airports
- b) church residences and residential religious institutions
- c) child care facilities
- d) personal care homes
- e) residential schools
- f) institutional camps

- g) solid and liquid waste disposal facilities, including soil farms for the rehabilitation of contaminated soil.

### 5.3 Regulations

#### 5.3.1 Subdivision:

The subdivision of any land within the Agricultural District is subject to the policies contained in the Official Community Plan.

#### 5.3.2 Site requirements:

5.3.2.1 Density - a quarter section, or equivalent\* located within this District, may contain a maximum of three sites for any agricultural, residential or commercial principal use, unless more than three sites existed prior to the passage of this bylaw.

5.3.2.2 The minimum site frontage shall be 20 m

#### 5.3.2.3 Site Area requirement:

- |  |  |
|--|--|
| a) Principal Agricultural use as listed in 5.1.1 - | 64 Hectares minimum (¼ Section or equivalent*) |
| b) Mineral mine .....                              | 64 Ha. minimum (or equivalent*)                |
| c) Uses as listed in 5.1.5 - .....                 | .5 Ha minimum                                  |
| d) Principal Agricultural uses as listed in 5.2.1  | 4 Ha. minimum                                  |
| e) Residential use as listed in 5.2.2 a) and b)    | .5 Ha. minimum                                 |
| .....  | 2 Ha. maximum                                  |
| f) Commercial Uses as listed in 5.2.4&5            | 1 Ha minimum                                   |
| g) Other uses as listed in 5.2.6 .....             | 1 Ha. minimum                                  |

*\*Equivalent in this section shall mean a ¼ section which has been reduced to less than 64 Hectares (158 Acres) due to road widening, severance by road registration, railways, pipelines, etc. or natural features such as streams and other bodies of water, ravines, etc. or as a result of a previously approved subdivision.*

#### 5.3.3 Access:

- a) Development of a farmstead, residence, commercial use, institutional use, or other development 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

#### 5.3.5 Setback Requirements

5.3.5.1 The minimum setback of buildings, including dwellings, from the centreline of a developed road, municipal road allowance, or provincial highway shall be 45 m.

5.3.5.2 No dwelling, with the exception of a residence accessory to the operation shall be located with less than the following separation distances:

- a) the separation distances to an ILO as contained in Section 3.12
- b) 300 m from a licensed public or private liquid waste disposal facility

- c) 500 m from a licensed public or private solid waste disposal facility
- d) 1.6 km from existing or proposed mineral extraction facilities
- e) 300 m from a honey processing facility.
- f) 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
- g) 300 m to a non-refrigerated anhydrous ammonia facility licensed by Province of Saskatchewan
- h) 600 m to a refrigerated anhydrous ammonia facility licensed by the Province of Saskatchewan
- i) no dwelling or other building shall be located within the approach surface for any functional airport or airstrip.

5.3.5.2 All buildings, storage and parking areas, crushing mills, tailing stockpiles, ponds and other unsightly activities shall be subject to the following separation requirements:

- a) 3.2 km of Stony Lake or Wolverine Lake
- b) 3.2 km. (2 miles.) of existing or proposed urban areas, intensive country residential, lakeshore or hamlet developments;
- c) 1.6 km (1 mile) of an existing residence or residential site.

**5.4 Specific Development Standards and Criteria for Discretionary Uses**  
Council shall apply the following standards and criteria in considering an application for Discretionary Use.

5.4.1 The regulations as contained in Section 5.3 shall apply unless otherwise provided in this section.

5.4.2 Intensive Livestock Operations shall be subject to Section 3.12

5.4.3 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, subject to Section 5.3.2.

5.4.4 Keeping of animals on residential sites other than farmsteads

- a) Two (2) large animals (horses or cattle) will be permitted on a site of at least 2 ha. Four (4) large animals will be permitted on a site of at least 4 ha site. For each additional 1.2 ha, one (1) additional large animal will be permitted. All other animals shall be limited to domestic pets of the residents of the site, but in no case shall the numbers exceed the equivalent of 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.

5.4.5 Commercial uses (see 5.2.4), Natural Resource Harvesting (see 5.2.5) and other Principal uses (see 5.2.6)

- 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) The use must be licensed or approved in accordance with any provincial or federal government acts, regulations or policies.
- c) Council will apply the following criteria in considering an application:
  - i. the development is located in an area appropriate for the use, unless the development is tied to the particular location due to access to the resource
  - ii. 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
  - iii. that a road of a standard that meets the demands of the operation provides access to the site. Council may require the operator to enter into a heavy haul agreement.

5.4.6 Rodeo facility and equestrian center

- a) Subject to Section 3.13
- b) Facilities shall not be located:
  - i. within 1 km. of existing or proposed country residential or lakeshore residential areas.
  - ii. Within 500 metres of an existing residential use

5.4.7 Single parcel residential development

- a) The development site has been subdivided in accordance with the provisions of the Official Community Plan
- b) An all weather road provides access to the site or will be provided.

5.4.8 Ancillary uses:

- a) Home Based businesses shall be subject to Section 3.9
- b) Vacation farms, and Bed and Breakfast facilities shall be subject to Section 3.10
- c) Ancillary commercial uses shall not be located within 500 meters of an existing residential use
- d) Kennels shall be located 1 km. from an existing residential use

5.4.9 Seasonal Campgrounds and Construction Work Camps shall be subject to Section 3.11.



**6 H – HAMLET DISTRICT**

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**6.1 Permitted Uses**

6.1.1 Residential:

- a) single detached dwelling
- b) semi-detached dwellings
- c) mobile or modular home on a permanent foundation

6.1.2 Institutional uses:

- a) schools and educational institutions
- b) places of worship, and religious institutions
- c) museums, libraries and historic sites

6.1.3 Recreational uses:

- a) public sports fields and parks
- b) public recreational facilities

6.1.4 Public utilities, except solid and liquid waste disposal facilities

6.1.5 Uses and buildings accessory to residential principal use on the site:

- 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) Accessory uses and buildings which form part of an approved discretionary use are permitted

**6.2 Discretionary Uses:**

6.2.1 Residential uses:

- a) dwelling groups
- b) apartments

6.2.2 Commercial uses:

- a) Auto, farm and equipment repair facilities.
- b) beverage room, restaurants, and lounges
- c) Child care facilities
- d) Clinics and hospitals
- e) Dwelling units accessory to commercial use
- f) Motels and hotels
- g) Offices
- h) personal service shops
- i) Retail stores, commercial retail services, restaurants
- j) Service stations

6.2.3 Industrial and agricultural service uses:

- a) Agricultural equipment, motor vehicle, or recreational equipment dealers and service
- b) Establishments
- c) agricultural seed, fuel, and chemical supply establishments

- d) agricultural product storage, transshipment, service and contracting establishments, excluding facilities for the handling of large animals
- e) construction trades
- f) manufacturing or processing establishments
- g) welding, machine shops, and metal fabricating.

6.2.4 Recreational uses:

- a) Golf courses.
- b) rinks, arenas, and community halls.

6.2.5 Ancillary uses:

- a) Bed-and-breakfast homes, where ancillary to a single detached dwelling
- b) home based businesses, where ancillary to a single detached dwelling
- c) dwellings ancillary to an institutional, recreational or commercial use.

### 6.3 Regulations

6.3.1 Site requirements shall be subject to the following table:

Use	Site area		Site Frontage	Yard Space		
	Minimum	Maximum		Front	Rear	Side
Residential uses:						
Single Detached	450 sq. m.	5 Ha.	15 m	6 m.	6 m.	1.5 m.
Mobile and modular	450 sq. m.	5 Ha	15 m	6 m.	6 m.	1.5 m.
Dwelling groups	.5 Ha	5 Ha	15 m	6 m.	6 m.	6 m.
Commercial uses:						
Convenience stores	230 sq. m.	--	15 m	--	3 m.	--
Service and repair	920 sq. m.	--	30 m	6 m.	6 m.	3 m.
All other uses	450 sq. m.	--	7.5 m	--	3 m.	--
Industrial and Agricultural Service uses	920 sq. m.	--	30 m.	6 m.	6 m.	3 m.
Institutional and Recreational Uses	459 sq. m.	--	30 m.	6 m.	6 m.	3 m.
Accessory to Residential (see 6.1.4)	as per principal building	As per principal building	As per principal building	As per principal building	1.5 m	.75 m.
Ancillary Uses (see 6.2.4)	as per principal building	as per principal building	as per principal building	as per principal building	as per principal building	as per principal building

6.3.2 Floor area of buildings:

- a) Residential Uses: maximum site coverage of all buildings – 45%
- b) Commercial Uses: no maximum
- c) Accessory Buildings to residential use: maximum site coverage-10% of site area

6.3.3 Outside storage:

- a) No outside storage shall be permitted in a front yard.
- b) outside storage located in a side or rear yard shall be suitably screened by landscaping or fencing so as not to be visible from a road.

6.3.4 Sign size:

Maximum combined facial area – 6 sq. m.

## **6.4 Specific Development Standards and Criteria for Discretionary Uses:**

### **6.4.1 Residential uses**

#### **6.4.1.1 Dwelling Groups**

- a) access to individual dwellings and dwelling sites shall be from a road internal to the dwelling group parcel
- b) reasonable year round access to the site is to be available.
- c) no dwelling shall be closer than 3 m to any other dwelling
- d) all buildings on a dwelling group parcel shall maintain the required yard space in accordance with Table 6.3.1.

#### **6.4.1.2 Multiple family Units**

- a) shall be located to avoid excessive traffic through predominantly single family areas
- b) buildings shall not exceed 12 metres in height

### **6.4.2 Commercial and recreational uses**

Council will apply the following criteria in making a discretionary use decision for commercial, commercial recreational facilities, rinks 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) Commercial uses should be encouraged to locate in reasonable proximity to each other to enhance compactness of commercial services.
- c) 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
- d) public rinks and community halls may be located on municipal reserve within the subdivision.

### **6.4.3 Industrial and Agricultural Service Uses**

- a) Council may apply special standards in the issuing a development permit for 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 are of a scale and type that is compatible with residential uses may be considered in residential areas if the site is of sufficient size.

#### 6.4.4 Ancillary uses

##### 6.4.4.1 Home based businesses:

- a) No home based business in this District shall include auto body repair or repainting operations
- b) No heavy construction or industrial equipment or supplies shall be stored on any site for a home based business in this District
- c) Council may apply special standards in the issuing a development permit limiting the size of operation, and buildings used for the operation
- d) All employees of the home based business must reside on the property
- e) Any increase in the operation as applied for or approved shall require a new discretionary approval.

##### 6.4.4.2 Bed-and-breakfast homes:

- a) Bed-and-breakfast homes shall comply with Section 3.11
- b) Council may apply special standards in issuing a development permit limiting the number of rooms or buildings that may be permitted in conjunction with the operation.

## **7 C – COMMERCIAL DISTRICT**

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### **7.1 Permitted Uses**

#### 7.1.1 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.

#### 7.1.2 Residential:

- a) one dwelling unit for the operator of a commercial use where ancillary to that use and located on the same site.

#### 7.1.3 Public utilities, except solid and liquid waste disposal facilities.

#### 7.1.4 Uses and buildings customarily accessory and subordinate to the principal use on the site, not including a residence.

## 7.2 Discretionary Uses

### 7.2.1 Commercial 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, subject to Section 8.4.3
- f) signs associated with the principal use, subject to Section 8.4.4
- g) welding, machine shops, and metal fabricating
- h) salvage yards, auto and machinery wreckers
- i) wood and natural products processing and fabrication.

### 7.2.2 Recreational uses:

- a) commercial recreation facilities
- b) campgrounds.

### 7.2.3 Solid and liquid waste disposal facilities.

## 7.3 Regulations

### 7.3.1 Site requirements shall be according to the following table:

Use	Site area		Site Frontage	Yard Space		
	Minimum	Maximum		Front	Rear	Side
Commercial uses: Personal service, restaurants, retail stores, clinics	450 sq. m.	2 Ha.	15 m	6 m.	6 m.	1.5 m.
All other uses	.5 Ha	5 Ha	30 m	6 m.	6 m.	6 m.
Public Utilities	-	--	10 m.	6 m.	6 m.	1.5 m.
Institutional and Recreational Uses	.5 Ha.	--	30 m.	6 m.	6 m.	3 m.
Residential accessory to Principal Use	as per principal building	As per principal building	As per principal building	6 m.	1.5 m	.75 m.
Ancillary Uses	as per principal building	as per principal building	as per principal building	as per principal building	as per principal building	as per principal building

### 7.3.2 Required yards adjacent to roadways:

Notwithstanding the set backs listed in Section 7.3.1 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

### 7.3.3 Building coverage

- a) public utilities and municipal facilities .....no requirements

- b) all other uses .....maximum 30% of the site.

**7.4 Specific Development Standards and Criteria for Discretionary Uses**

**7.4.1 All Discretionary Commercial Uses**

- a) all commercial 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 commercial uses must demonstrate adequate access and egress to the provincial or municipal road system.

**7.4.2 Uses Involving the Housing of Agricultural Animals**

- a) Council is governed by the location criteria contained in the Official Community Plan and Zoning Bylaw respecting discretionary approval for an ILO 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 in the issuing a development permit limiting the number of animals that may be harbored on the site at any point in time.

**7.4.3 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.

#### 7.4.4 Signs:

In addition to the requirements of Section 3.4 the following regulations shall apply:

- a) Where multiple businesses operate within a single structure one business logo sign is permitted 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 permitted 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.

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

- a) no wrecked, partially dismantled or inoperative vehicle or machinery shall be stored or displayed in any required yard 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 in making this discretionary use decision.

#### 7.4.6 Recreational Uses

- a) discretionary recreational uses shall be separated from a discretionary commercial use by a distance of at least 300 m unless the applicant can satisfy Council that the commercial 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.

#### 7.4.7 Solid and Liquid Waste Disposal Facilities

- a) development and maintenance of a solid or liquid waste disposal facility shall be subject to Section 3.7
- b) Council will consider existing and future land use patterns when determining the location of new solid and liquid waste disposal facilities.

## **8 CR – COUNTRY RESIDENTIAL DISTRICT**

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### **8.1 Permitted Uses**

#### 8.1.1 Residential:

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

#### 8.1.2 Institutional uses:

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



8.1.3 Recreational uses:

- a) public sports fields and parks
- b) other public or non-profit recreational facilities

8.1.4 Public utilities, except solid and liquid waste disposal facilities

8.1.5 Uses and buildings accessory to residential principal use on the site:

- 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 ha
- e) keeping of animals on the same site as the residence, subject to Section 8.3.4
- f) barns and stables for animals
- g) orchards and vegetable, horticultural or fruit gardens, where accessory to a residence
- h) signs subject to Section 8.3.3
- i) Accessory uses and buildings which form part of an approved discretionary

**8.2 Discretionary Uses:**

8.2.1 Commercial uses:

- a) convenience stores with or without gas bars.

8.2.2 Recreational uses:

- a) golf courses.
- b) rinks, arenas, and community halls.

8.2.3 The following 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.

**8.3 Regulations**

8.3.1 Site requirements shall be subject to the following table:

Use	Site area		Site Frontage	Yard Space		
	Minimum	Maximum		Front	Rear	Side
Residential uses:	1 Ha.	5 Ha.	30 m	10 m.	10 m.	6 m.
Convenience stores	.5 Ha.	5 Ha.	15 m	10 m.	10 m.	6 m.
Institutional uses	.5 Ha.	5 Ha.	15 m.	6 m.	6 m.	3 m.
Recreational Uses	1 Ha.	--	30 m.	6 m.	6 m.	3 m.
Accessory to Residential (see 6.1.4)	as per principal building	As per principal building	As per principal building	As per principal building	3 m.	3 m.
Ancillary Uses (see 6.2.4)	as per principal building	as per principal building	as per principal building	as per principal building	as per principal building	as per principal building

#### 8.3.2 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.

#### 8.3.3 Signs

In addition to the requirements of Section 3.4 the following shall apply:

- a) signs shall only advertise the goods or services of the permitted home business
- b) maximum display area of all signs shall be 6 sq. m.

#### 8.3.4 Keeping of animals

- a) two large animals (horses or cattle) will be permitted on a site of at least 2 ha. Four large animals will be permitted on a site of at least 4 ha site. For each additional 1.2 ha, one additional large animal will be permitted. All other animals shall be limited to domestic pets of the residents of the site, but in no case shall the numbers exceed the equivalent of 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.

### 8.4 Specific Development Standards and Criteria for Discretionary Uses:

#### 8.4.1 Commercial and recreational uses

Council will apply the following criteria in making a discretionary use decision for commercial, commercial recreational facilities, rinks 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.

8.4.2 Solid and Liquid Waste Disposal Facilities:

- a) Development and maintenance of a solid or liquid waste disposal facility shall be subject to Section 3.7
- b) If possible solid and liquid waste disposal facilities should avoid residential Districts.

## **9 L - LAKESHORE DISTRICT**

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### **9.1 Permitted Uses**

#### **9.1.1 Residential uses:**

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

#### **9.1.2 Recreational uses:**

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

#### **9.1.3 Institutional uses:**

- a) community halls
- b) places of worship
- c) public museums, libraries, and historical sites.
- d) Public utilities except solid and liquid waste disposal

#### **9.1.4 Uses and buildings accessory to principal use on the site:**

- 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) orchards and vegetable, horticultural or fruit gardens, where accessory to a residence
- e) signs, subject to Section 3.4.

### **9.2 Discretionary Uses**

#### **9.2.1 Residential uses:**

- a) permanent RV parks which may include mobile homes
- b) dwelling groups.

#### **9.2.2 Commercial and recreational principal uses:**

- a) beach concessions, general merchandise stores
- b) water craft or beach equipment rental operations
- c) hotels, motels, and resort developments with or without restaurants
- d) beverage room, restaurants, and lounges
- e) seasonal campgrounds
- f) golf courses

- g) commercial recreation facilities
- h) convenience stores
- i) service stations and gas bars.

9.2.3 Institutional uses:

- a) private clubs
- b) church, sports, educational, or service club institutional camps.

9.2.4 The following ancillary uses:

- a) bed-and-breakfast homes, where ancillary to a single family detached use
- b) home based businesses, where ancillary to a single family detached use, including personal care homes and child care facilities.

**9.3 Regulations**

9.3.1 Site requirements shall be according to the following table:

Use	Site area		Site Frontage	Yard Space		
	Minimum	Maximum		Front	Rear	Side
Residential uses:						
Single units						
Lakeshore lot	450 sq. m.	1 Ha.	15 m	6 m.	6 m.	1.5 m.
Backshore lot	450 sq. m	1 Ha.	15 m	6 m.	6 m.	1.5 m
Dwelling groups	.5 Ha	5 Ha	15 m	6 m.	6 m.	6 m.
Commercial uses:						
Convenience stores	230 sq. m.	--	15 m	--	3 m.	--
All other uses	450 sq. m.	--	7.5 m	--	3 m.	--
Institutional and Recreational Uses	459 sq. m.	--	30 m.	6 m.	6 m.	3 m.
Accessory to Residential (see 6.1.4)	as per principal building	As per principal building	As per principal building	As per principal building	1.5 m, lakeshore lot - 6 m.	.75 m.
Ancillary Uses (see 6.2.4)	as per principal building	as per principal building	as per principal building	as per principal building	as per principal building	as per principal building

9.3.2 Residential development:

- a) all principal buildings shall be placed on a permanent foundations
- b) one travel trailer or recreational vehicle may be used as temporary accommodation for guests of a principal residential dwelling, for periods not exceeding 30 days.

- c) The maximum site coverage for all buildings shall be 45%.
- d) The maximum site coverage for accessory buildings shall be 10%.

#### **9.4 Development Standards and Criteria for Discretionary Uses**

Council will apply the following criteria in considering discretionary uses:

##### **9.4.1 Permanent RV parks:**

All campgrounds and RV parks that allow the placement of trailers and other forms of recreational vehicles year round will be defined as Permanent RV Parks and will be assessed for taxation both for land and residential structures.

##### **9.4.2 Dwelling Groups:**

- a) the size of the parcel shall be sufficient to maintain a 6 m landscaped buffer containing no development on the inside of the parcel boundary. Each site must have access from an internal roadway.
- b) all parking areas, private garages, or vehicular access to units or sites within a dwelling group shall be from a roadway which is common property internal to the parcel
- c) all dwelling groups shall have vehicular access to a public street from at least two points which are sufficiently separated to provide separate access and egress in case of fire or other emergencies
- d) the size and location will be such that the access system has sufficient capacity to handle the added development and that the development will not cause excessive traffic through existing residential areas
- e) there will be adequate access to the lake for the development
- f) the proposal will provide for adequate sewer and water supply services.

##### **9.4.3 Commercial uses:**

- a) Commercial uses serving the travelling public shall be located adjacent to the roads providing access to the resort as a whole
- b) Proposed golf courses shall be located on a separate parcel to any associated residential developments.
- c) Private Commercial uses providing recreational services may be located on public land subject to a lease agreement with the municipality.

##### **9.4.4 Institutional uses:**

- a) 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) the use will not disrupt the quiet enjoyment of the resort area and will be separated from residential areas with appropriate buffering and space.
- c) the proposal will provide for adequate sewer and water supply services.

##### **9.4.5 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.
- c) In addition to the requirements of section 3.9 the following criteria will be applied:
  - i. No home based business in this District shall include auto body repair or repainting operations
  - ii. No heavy construction or industrial equipment or supplies shall be stored on any site for a home based business in this District
  - iii. Council may apply special standards in the issuing a development permit
  - iv. limiting the size of operation, and buildings used for the operation
  - v. All employees of the home based business must reside on the property.
  - vi. Any increase in the operation as applied for or approved shall require a new discretionary approval.

## 10 DEFINITIONS

In this Bylaw when the following words or terms are used, they have the following meaning, unless the context provides otherwise:

**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 Wolverine No. 340.

**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.

**Discretionary Use** – means a use of land or buildings or form of development that:

- (a) is prescribed as a discretionary use in this Bylaw; and
- (b) requires the approval of Council pursuant to Section 56 of the Act and 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, 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. A farmstead may contain the following where located on the same parcel:

- 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 (unless approved as an ILO)
- d) buildings for permitted accessory and ancillary uses.

**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 permitted 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 permitted 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 hydroponic 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 does any of the following conditions:

- (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 Wolverine No. 340.

**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.

**Permitted Use** – a use or form of development rightfully allowed in a zoning District, 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 Wolverine No. 340.

**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.

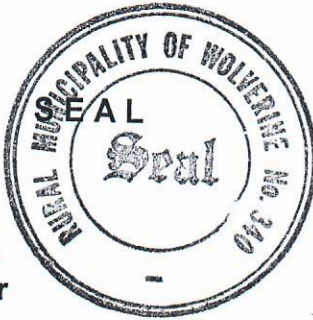
**Yard, Required** – the minimum yard required by a provision of this Bylaw.


**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.

11.1 Bylaw No. 3-83 is hereby repealed.

11.2 This Bylaw, being Bylaw No. 03-09, is adopted pursuant to Section 46 and 75 of *The Planning and Development Act, 2007*, and shall come into force on the date of final approval by the Minister.

  
Reeve

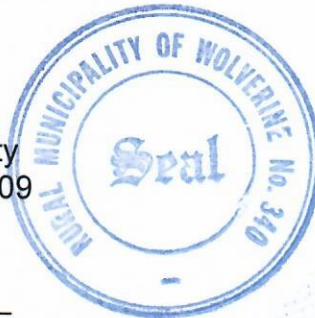



  
Rural Municipal Administrator



Read a First time this 20<sup>th</sup>, day of May, 2009.  
Read a Second time this 8<sup>th</sup>, day of July, 2009.  
Read a Third time and adopted this 8<sup>th</sup>, day of July, 2009.

Certified to be a true copy of Bylaw No. 03-09 adopted by the Council of the Rural Municipality of Wolverine No. 340 on the 8<sup>th</sup> day of July, 2009



  
Administrator