

ZONING BYLAW NO. 4-87 OF THE

RURAL MUNICIPALITY OF CONNAUGHT NO. 457

**CONTENTS:**

**PAGE**

PART I	INTRODUCTION . . . . .	1
PART II	ADMINISTRATION . . . . .	2
PART III	GENERAL DEVELOPMENT STANDARDS . . . . .	3
PART IV	ZONING DISTRICTS . . . . .	5
	A. A1 - AGRICULTURAL DISTRICT . . . . .	6
	B. A2 - AGRICULTURAL/FLOODWAY PROTECTION DISTRICT . . . . .	9
	C. H - HAMLET DISTRICT . . . . .	11
PART V	DEFINITIONS . . . . .	13
PART VI	EFFECTIVE DATE OF THIS BYLAW . . . . .	18

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## PART I. INTRODUCTION

1. Title  
This bylaw shall be known as the "Zoning Bylaw of the Rural Municipality of Connaught No. 457".
2. Authority:  
Pursuant to Section 67 of The Planning and Development Act, 1983, the Council of the Rural Municipality of Connaught No. 457 hereby adopts Zoning Bylaw No. of the Rural Municipality of Connaught No. 457.
3. Scope:  
All development within the limits of the municipality shall be in conformity with the provisions of this bylaw.
4. Purpose:  
This is a bylaw to control the use and development of the land in the municipality and assist in implementing the basic planning statement bylaw.
5. Severability:  
If any part of this bylaw, including anything shown on the zoning district map, is declared to be invalid for any reason, by an authority of competent jurisdiction, that decision shall not affect the validity of the bylaw as a whole, or any other part, section or provision of this bylaw.

## PART II. ADMINISTRATION

1. Development Officer:  
The Rural Municipal Council shall administer this bylaw. The Council shall direct the Rural Municipal Administrator respecting the issuance of development permits.
2. Application for a Development Permit:  
Every person, before commencing any development within the Municipality, shall complete an application for a Development Permit, which is available at the Rural Municipal Office.
3. Application Requirements:  
Unless otherwise specified in this bylaw, with every application for a Development Permit, a copy of a layout, or site plan, showing the dimensions of the site, the site size, the location on the site of any existing and all proposed development and the method and location of on-site sewage disposal facilities, shall be submitted as prescribed in No. 2 above, for approval to the Development Officer or the Council together with such other information as may be required in support of the application.
4. Notification to Applicant:
  - a. Written Notification:  
The applicant shall be notified in writing of the decision regarding the application.
  - b. Approval:  
If the proposal conforms to the provisions of this Bylaw, a Development Permit shall be issued, subject to any development standards, special regulations, or performance standards that may be required. Such permit shall be effective for one year from the date of its issuance.
  - c. Refusal - Right to Appeal:  
If the proposal is denied, the reasons for the refusal shall be stated and the applicant shall be advised of the right to appeal the decision to the Development Appeals Board, subject to the provisions of The Planning and Development Act, 1983.

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**5. Referral to Department of Public Health:**

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

**6. Building Permit:**

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

**7. Exemptions From Development Permits:**

The following uses do not require a Development Permit:

a. **Accessory Farm Uses Located in the A1 - Agricultural District:** Farm buildings, however a development permit will be required:

- i. For farm residences, and
- ii. For any farm building in the A2 - Agricultural/Floodway Protection District.

b. **Public Utilities:**

Any operation for the purposes of inspecting, repairing, or renewing sewers, mains, cables, pipes, wires, tracks or similar public works as required by a public utility.

**8. Development Appeals Board:**

a. Council shall appoint a Development Appeals Board in conformity with the provisions of The Planning and Development Act, 1983, within three months from the date of the coming into force of the bylaw.

b. In addition to any other right of appeal provided by The Planning and Development Act, 1983, a person affected thereby, may appeal to the Board where a Development Officer:

- i. is alleged to have misapplied the bylaw in issuing a Development Permit; or
- ii. refuses to issue a Development Permit because it would contravene this bylaw.

c. An appellant shall make the appeal pursuant to subsection (2) within 30 days of the date of the issuance of, or refusal to issue, a Development Permit.

d. In determining an appeal under subsection (2), the Board:

- i. is bound by the Basic Planning Statement Bylaw;
- ii. may confirm, revoke or vary a decision or Development Permit, or any attached condition, or may substitute a decision, or permit, that it considers advisable;
- iii. may make a decision ordering or confirming the issuance of a Development Permit notwithstanding that the proposed development does not comply with this bylaw where, in its opinion, such action would not:
  - grant to the applicant a special privilege inconsistent with the restrictions on the neighbouring properties in the same zoning district; or
  - amount to a relaxation of the provisions of this bylaw that would be contrary to its purposes and intent and would injuriously affect the neighbouring properties.

e. Nothing in this section authorizes a person to appeal a decision of the Council:

- i. refusing to rezone their land;
- ii. rejecting an application for approval of a discretionary use; however, a condition required by Council, on a Development Permit may be appealed.

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- f. Where a person wishes to appeal to the Board, they shall file a written notice of their intention to appeal with the secretary of the Board, together with any sum of not more than \$50 that the Board may specify, to be applied to the expenses of the appeal.
- g. In making an appeal to the Development Appeals Board, and hearing such appeal, the provisions of The Planning and Development Act, 1983, shall apply.

#### 9. Amendment of Zoning Bylaw:

- a. Council may amend this bylaw at any time, upon its own initiative or upon request, provided that the amendments are in keeping with the intent of the Basic Planning Statement.
- b. Council shall require applicants requesting an amendment to this bylaw, or approval of a discretionary use that Council wishes to advertise prior to issuance of a Development Permit, to pay Council all or part of the cost associated with public advertisement of the application.

#### 10. Offences and Penalties:

Any person who contravenes any of the provisions of this bylaw is guilty of an offence and is liable, on summary conviction, to the penalties provided by Section 203 of the Act; namely, a fine of not more than \$1,000.00 and, in the case of a continuing offence, to a further fine not exceeding \$250.00 for each day during which the offence continues. In addition, a person convicted in respect of a development carried out in contravention of the Act or any order, regulation, bylaw, municipal development plan or scheme in force pursuant to the Act may be ordered to remove such development.

### PART III. GENERAL DEVELOPMENT STANDARDS

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

#### 1. Licences, Permits and Compliance with Other Bylaws:

Nothing in this bylaw shall exempt any person from complying with the requirements of a building bylaw, or any other bylaw in force within the Municipality, or from obtaining any permission required by this, or any other bylaw of the Municipality, the Province or the Federal Government.

Where the provisions in this bylaw conflict with those of any other Municipal, Provincial or Federal requirement, the higher or more stringent standards shall prevail.

#### 2. Frontage on Road:

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

#### 3. Building to be Moved:

No building shall be moved within, or into, the municipality, without first obtaining a Development Permit from the Development Officer.

#### 4. Waste Disposal:

No development or use of land which requires sewage disposal facilities shall be permitted unless those facilities are approved by the Department of Health and/or the Saskatchewan Water Corporation. Disposal of liquid, solid, or gaseous waste shall be governed by Acts administered by the Departments of Agriculture, Environment, Health and the Saskatchewan Water Corporation.

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#### **5. Storage of Chemicals, Fertilizers, and Combustible Materials:**

The storage of chemicals, fertilizers and combustible materials are subject to the requirements of the Department of Labour of both the Federal and Provincial Governments. All necessary requirements and permits must be met and obtained prior to issuance of a Development Permit.

#### **6. Areas Prohibited for Development:**

- a. A Development Permit shall not be issued for development of a site or a road located on land that, in the opinion of Council, is hazard land.

Where hazard conditions exist, Council may require the applicant to pay for a geotechnical or hydrological inspection of the site by a qualified professional consultant.

- b. A Development Permit for residential, commercial, or industrial buildings shall not be permitted except in accordance with the recommended separation distances of the Regulations respecting Anhydrous Ammonia - Saskatchewan Regulations 361/77 which may be amended from time to time. Residences and buildings which are an integral part of the fertilizer operation, are not subject to the foregoing buffer requirement.

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

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

- a. Public utility uses,
- b. Institutional uses,
- c. Agricultural uses.

#### **8. Non-Conforming Uses:**

The provisions of The Planning and Development Act, 1983, Sections 113 and 118 inclusive, shall apply to all non-conforming buildings and uses.

#### **9. Regulations for Signs and Billboards:**

##### **a. General:**

- i. All signs must conform to the requirements of Saskatchewan Highways where required.
- ii. All signs must comply with the applicable regulations governing construction and erection and must be kept in good repair.
- iii. Signs Not Requiring a Permit:
  - Government Signs - all signs erected by any level of government.
  - Real Estate Signs - only on property which is being advertised.
  - Directional Signs - signs such as traffic warning signs, parking or no trespassing signs.
  - Address Signs - one address designation per use which denotes the numerical address and/or name of occupant.
  - Election Signs - any level of government election signs.
  - Memorial Signs - such as plaques, tablets and headstones.
  - Construction Signs - signs that indicate the impending development of a site are permitted on a temporary basis.
  - Agricultural Related Signs - agricultural related signs on a temporary basis are permitted, such as herbicide, or insecticide or seed advertising promotional signs.
- iv. Signs Requiring a Permit:
  - Permanent Advertising Signs for Commercial or Industrial Uses.

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**b. Regulations:**

Use	Max. Number/Site	Maximum Sign Size	Maximum Ht. of Sign
Commercial and Industrial	2	50 sq ft (4.6m <sup>2</sup> )	32 ft (10 m)
Other	1	10 sq ft (1.0m <sup>2</sup> )	25 ft (7.5 m)

**10. Public Utilities:**

Public utilities shall be permitted in every zoning district, and unless otherwise specified by this bylaw, no minimum site area or yard requirements shall apply.

**PART IV. ZONING DISTRICTS:**

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

The boundaries of the zoning districts are shown on the map entitled, "Zoning District Map" which is attached to, and forms a part of this bylaw.

Unless otherwise shown, on the Zoning District Map, the boundaries of the said districts are site lines, centre lines of streets, lands, roads or such lines extended and the boundaries of the municipality.

The following are the schedules of uses and regulations pertaining to the various zoning districts under this bylaw.

**SCHEDULE A: A1 - AGRICULTURAL DISTRICT:****A. PERMITTED USES:**

Subject to all other provisions of this bylaw, on any site, in any district defined in this bylaw as an A1 - Agricultural District, only the following uses and their respective accessory uses shall be permitted.

**1. Principal Uses:**

- a. **Agricultural:**  
Field crops, animal and poultry raising, ranching, grazing, and other similar uses customarily carried out in the field of general agriculture, including the sale on the agricultural holding of any produce grown or raised on the agricultural holding, but **EXCLUDING** intensive agricultural operations.
- b. **Other:**  
Grain elevators, places of worship, cemeteries, institutional uses and facilities, historical and archeological sites, wildlife and conservation management areas.
- c. **Resource Based Activities:**
  - i. Fisheries - Fishing Industry and related resource facilities

**2. Uses Permitted at Council's Discretion:**

The following principal and their respective accessory uses may be permitted, but only be resolution of Council and only in locations and with development standards specified by Council.

- a. Agricultural Related Commercial and other similar uses. Approval of anhydrous ammonia facilities is subject to the requirements of Regulations respecting Anhydrous Ammonia under the Boiler and Pressure Vessel Act administered by the Department of Labour.
  - b. Private Airstrips
  - c. Gravel pits, gravel crushing operations, and topsoil removal. The resolution of Council may specify that the developer be required to enter into a development agreement with Council to prescribe conditions respecting operations of the pit, rehabilitation of the site, routing of gravel trucks, tree planting and the erection of fencing where required, and the maintenance of municipal roadways. Such an agreement may require the posting of a performance bond, to guarantee adherence to the above and/or any other additional requirements that Council may specify.
  - d. Recreational uses including sports fields, golf courses, parks, community halls, tourist campsites, and other similar uses.
  - e. Intensive agricultural operations.
  - f. Farmstead Site.
  - g. Non-farm residential pursuant to Section B. Regulations.
- Items a, b, d, e, and f only, may include residential dwellings as an accessory use.

**3. Accessory Uses:**

- Buildings, structures, or uses secondary to, and located on the same site with the principal use are permitted.
- a. One single detached dwelling (including a mobile home on a permanent foundation) is permitted as an accessory use to a principal agricultural use. An additional single detached dwelling (including a mobile home on a permanent foundation) required to accommodate full-time workers engaged in a principal agricultural use of the land will be permitted, subject to a resolution of Council.
  - b. Dormitory dwelling(s) will be permitted as required to accommodate full-time workers engaged in a principal agricultural use of the land.

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**B. REGULATIONS:****1. Site Area Requirements:****a. Agricultural Use:**

- i. One quarter section, 64 hectares (158 acres) or equivalent shall be the minimum site area required to constitute a farm land holding. Equivalent shall mean 64 hectares (158 acres) or such lesser amount as remains in an agricultural holding because of the registration of road widening, road right-of-way or railway plans or pipeline development, or natural features such as streams or bodies of water, or as a result of subdivision, as permitted herein. Any agricultural holding which does not conform to the minimum site area requirement shall be deemed conforming with regard to site area, provided that a registered title for the site existed in the Land Titles Office prior to the coming into force of this bylaw.
- ii. A reduced site area below 64 hectares (158 acres), but not below 14 hectares (34.5 acres), shall be permitted for the purposes of farmland consolidation and estate settlement by resolution of Council provided that:
- The proposed use of the site will be for a permitted use as listed in Section A.1.a. and,
  - No accessory residential use be permitted on the site.
- iii. Land holdings in adjoining Rural Municipalities. A person not meeting the minimum agricultural area requirement of 64 hectares (158 acres) or equivalent in the Municipality, but who owns land in an adjoining Rural Municipality, shall qualify to meet the minimum area requirements of this Bylaw provided that the following conditions are met:
- The person is a farmer;
  - The person is engaged in a principal agricultural use of the land;
  - The total farm land holding of this person within both the R.M.'s is a minimum of 64 hectares (158 acres) or equivalent.
- iv. Intensive Agricultural Operations and farmstead sites.
- Minimum - .8 hectares (2 acres)
  - Maximum - as determined by demonstrated space needs necessary for a viable principal agricultural use.
- b. Non-Farm Residential:**
- Minimum - .5 hectares (1.2 acres)
- Maximum - 1.5 hectares (3.7 acres), except that the maximum site area may be a greater area depending on existing physical circumstances, i.e., limitations or demarcations, peculiar to a proposed non-farm residential site, such as a shelter belt or topographical restraints.
- c. Other:**
- Grain Elevators and Accessory Buildings, Places of Worship, Cemeteries, Institutional, Historical and Archeological Sites, Wildlife and Conservation Areas, Gravel Pits, Private Airstrips, Recreational and Public Utilities - no minimum.
- Agriculturally Related Commercial - Minimum 0.4 hectares (1 acre).

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## 2. Building Setback Requirements:

- a. All buildings and dwellings shall be set back a minimum of 45 metres (150 feet) from the centre line of any municipal road allowance, or provincial highway, or such greater distance as required by the Department of Highways.
- b. No dwelling shall be located within 305 metres (1,000 feet) of an Intensive Livestock Operation as defined by the Pollution (By Live Stock) Control Act, unless written approval has been received from the owner of the Intensive Livestock Operation and the Council.
- c. No dwelling shall be located within 305 metres (1,000 feet) of an anhydrous ammonia facility licenced by the Department of Labour.

## 3. The Posting of Signs and Billboards:

Signs and billboards are prohibited except for signs showing the names of occupants, signs bearing notices of sale or lease information, signs containing no advertising, and signs advertising the sale of produce.

## 4. Subdivision of Land for Non-Farm Residential:

- The severance of an existing farmstead for the purpose of providing a separate site for an existing or new dwelling, is permitted subject to compliance by the applicant with the following conditions:
- a. The site is being subdivided from one quarter section comprised of 160 acres or a lesser amount that remains in the quarter section, because of road, railway or pipeline plans which prohibits normal or reasonable access.
  - b. The site shall not be located where, in the opinion of Council, an all-weather access road would be prohibitively expensive to construct or maintain.
  - c. No other non-farm residential site, that was created after the date of passage of this bylaw, exists in the same quarter section.

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**SCHEDULE B: A2 - AGRICULTURAL/FLOODWAY PROTECTION DISTRICT:****A. FLOOD HAZARD WARNING AND DISCLAIMER OF LIABILITY:**

The degree of flood protection intended to be provided by this bylaw is considered reasonable for regulatory purposes and is based on historical records and engineering and scientific methods of study for riverine and lakeshore settings. Larger floods may occur or the flood height may be increased by man-made or natural causes, such as ice jams and bridge openings restricted by debris. This bylaw does not imply that areas outside the flood hazard area boundaries will always be totally free from flooding or flood damages. Nor shall this bylaw create a liability on the part of, or be a cause of, action against the Rural Municipality of Connaught No. 457 or any officer or employee thereof for any flood damages that may result from the reliance on this bylaw.

**B. "DEVELOPMENT" DEFINED:**

For the purposes of administering the regulations of this District, the term "development", in addition to that defined in Part V. Definitions of this bylaw, shall also mean:

"The clearing or breaking of land, the tilling of land for cereal cropping, the destruction of any natural vegetative cover, or any other human-induced alteration of the land or environment."

**C. EXISTING DEVELOPMENT:**

All development located in the A2 - Agricultural/Floodway Protection District and existing as of the date of approval of this bylaw, shall be considered to be a conforming use provided that:

1. The use is a permitted principal, accessory or discretionary use as provided in the A1 - Agricultural District and conforms to all requirements of that District.
2. The building site for any use situated inside the Carrot River floodway has been adequately flood-proofed in accordance with Section F.4. below.

**D. NEW DEVELOPMENT:**

Any new development involving the construction of buildings or structures, and that may entail the re-development of, or expanded development to an existing conforming use, shall be permitted subject to:

1. Adherence to the requirements of the A1 - Agricultural District.
2. Specified flood-proofing standards in accordance with Section F.4. below for lands situated inside the Carrot River floodway.

**E. PROHIBITED DEVELOPMENT:**

Land currently situated inside the Carrot River floodway and in use for agricultural cropping at the time of approval of this bylaw, shall be considered a conforming use under this bylaw. However, development of agricultural land involving clearing or breaking of land, the destruction of any natural vegetative cover or any human-induced alteration of the land or environment, shall be prohibited.

**F. DEVELOPMENT REGULATION:**

1. No person shall undertake construction or backfill, grade, deposit earth or other material, excavate or store goods or materials in such a way so as to increase flood damage potential or adversely affect the hydraulic efficiency of existing drainage courses.
2. Fencing or other similar structures, hedging and other similar landscape elements, and roads shall not be permitted unless they are constructed parallel to the direction of water flow, unless Council, based on the advice of the Saskatchewan Water Corporation, is satisfied that such developments will not adversely affect the hydraulic efficiency or capacity of the floodway or adversely affect the existing drainage courses.

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3. Notwithstanding other provisions of this bylaw, the storage of anhydrous ammonia, pesticides, and all materials defined as "Hazardous Goods" by the "Hazardous Substances Control Regulations" shall be prohibited.

**4. Flood-proofing:**

- a. The boundary of the Carrot River floodway is illustrated on the zoning district map and is derived from plan information titled, "**Carrot River Channel Project Plan No. 38296-28**", Saskatchewan Agriculture, Conservation and Land Improvement Branch. (See Appendix 1, Sheets H-P for details respecting location of the channel area for the 1:25 year flood event). For greater certainty, the accuracy of this boundary may be verified using the most up-to-date hydrological data available from the Saskatchewan Water Corporation.
- b. Adequate flood-proofing measures required in connection with any proposed development in the Carrot River floodway will be determined by resolution of Council on the basis of:
- i. submission of an application for a development permit; and
  - ii. identification of the minimum safe building elevation for the proposed development area and a recommendation to the Council respecting appropriate flood-proofing measures to safeguard development by Saskatchewan Water Corporation.
- c. An application for a development permit must be accompanied by a Surveyor's Certificate indicating:
- i. that the grade level of the proposed development area or a ditching system surrounding the proposed development area, is above the recommended minimum safe building elevation; and
  - ii. that the well and sewage system associated with any residential development is located within the proposed development area.

**5. Subdivision:**

No future subdivision is permitted unless the subdivision is for a permitted or discretionary use as provided in the A1 - Agricultural District and observes all requirements herein.

Notwithstanding the minimum site area requirements provided in Schedule A, Part B.1.a.i. of this bylaw, the subdivision of land required in connection with the Major Channel Program for the Carrot River, shall be permitted.

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**SCHEDULE C: H - HAMLET DISTRICT:****A. PERMITTED USES:**

Subject to all other provisions of this bylaw, on any site, in any district defined in this bylaw as an H - Hamlet District, only the following uses shall be permitted.

**1. Principal Uses:****a. Residential:**

- i. Single detached dwelling
  - ii. Semi-detached dwelling
  - iii. Mobile homes
- b. Commercial:**
- i. Retail stores
  - ii. Restaurants, confectioneries and other places for the sale and consumption of food and related items.
  - iii. Establishments for the servicing, storage and sale of motor vehicles, farm machinery and equipment.

**c. Institutional:**

- i. Schools, education institutions
- ii. Places of worship, religious institutions
- iii. Community Halls

**d. Recreational:**

- Sports fields, rinks, parks, golf courses and other similar uses.

**2. Uses Permitted at Council's Discretion:**

The following uses shall be permitted, but only by resolution of Council and only in locations and under conditions specified in such resolution of Council.

- a. Trailer manufacturing
- b. Prefabricated building component assembly, construction yards
- c. Warehouses, supply depots, and storage yards
- d. Auto Wreckers
- e. Mobile homes of CSA approved construction
- f. Fertilizer and bulk oil dealerships, but not including anhydrous ammonia outlets

**3. Accessory Uses:**

Buildings, structures, or uses accessory to, and located on the same site with the main building or use.

**B. REGULATIONS:****1. Site Area: - (Minimum)**

- Service Stations - 928 m<sup>2</sup> (10,000 ft<sup>2</sup>)
- Other Commercial Uses - 232 m<sup>2</sup> (2,500 ft<sup>2</sup>)
- Discretionary Uses - .4 ha (1 acre) except for mobile homes which shall observe a 464 m<sup>2</sup> (5,000 ft<sup>2</sup>) requirement
- All Other Uses - 464 m<sup>2</sup> (5,000 ft<sup>2</sup>)

**2. Site Frontage: - (Minimum)**

- Commercial Uses - 7.5 m (25 ft) except that service stations still have a maximum frontage of 30 m (100 ft)
- Discretionary Uses - 30 m (100 ft) except for mobile homes which shall observe a 15 m (50 ft) requirement.
- All Other Uses - 15 m (50 ft)

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3. The issuance of a Development Permit by Council for discretionary uses may be subject to additional requirements as follows:
  - a. The approval of the Saskatchewan Water Corporation/Department of Environment with respect to issuance of a ground water permit pursuant to The Water Rights Act.
  - b. The approval of the Department of Health with respect to issuance of a plumbing permit for sewer and water systems.
  - c. The approval of the Department of Labour, Fire Safety Unit, with respect to issuance of approvals for placement of gas tanks and bulk oil stations.
4. Non-rectangular residential lots shall be required to meet the minimum site area and frontage requirements of the Provincial Subdivision Regulations.

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## PART V. DEFINITIONS

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

Accessory Building: See Building.

Accessory Use: See Use.

Act: Shall mean The Planning and Development Act, 1983, as amended.

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

Agricultural Operation: Shall mean a system of tillage and/or animal husbandry through which one may gain livelihood from large areas of land by the raising of crops or the rearing of livestock and may include land owned by any level of government or public body, for the purpose of raising of trees and shrubs or crops and/or the rearing of livestock as part of its operation.

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

Agriculturally Related Commercial Use: See Use

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

Applicant: Shall mean a developer or person applying for a Development Permit under this bylaw: or, a recommendation of Council on a proposed plan of subdivision as per The Planning and Development Act, 1983.

Billboard: Shall mean a poster panel or painted bulletin and includes any structure panel, board or object designed exclusively to support such poster, panel or a painted bulletin.

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

Building, Accessory: Shall mean a subordinate detached building appurtenant to a main building or main use and located in the same site, the purpose of which is to provide better and more convenient function of the main building or main use.

Building, Non-conforming: Shall mean a building:

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

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

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

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

Building Site: See Site.

Campground, Tourist: Shall mean 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.

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**Cluster:** Shall mean a grouping of lots approved as a country residential development.

**Cottage:** Shall mean a single detached dwelling, mobile home or trailer coach permanently constructed and placed on a site and used for limited seasonal occupancy.

**Council:** Shall mean the Council of the Rural Municipality of Connaught No. 457.

**Country Residence:** Shall mean a private non-farm residential building.

**Design Flood:** Shall mean:

- i. A 25-year flood
- ii. A flood having a return period greater than 25 years
- iii. A recorded flood having a water surface elevation equal to, or exceeding that of a 25-year flood

**Design Flood Level:** Shall mean the elevation of the design flood.

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

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

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

**Discretionary Use:** See Use.

**Dwelling Unit:** Shall mean 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.

**Dwelling, Dormitory:** Shall mean a room or set of rooms used for the habitation of one or more persons, but does not include eating quarters. This type of dwelling may be made of two or more apartments or sets of rooms, for the use of individuals working in an agricultural operation on the agricultural holding.

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

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

**Farmer:** See Agricultural Operator.

**Farmstead Site:** See Site.

**Floor Area:** Shall mean the maximum habitable area contained within the outside walls of a building, excluding in the case of a dwelling, any private garage, porch, verandah, sunroom, unfinished basement, or attic.

**Flood:** Shall mean a temporary rise in the water level that results in the inundation of an area not ordinarily covered by water.

**Flood Hazard Area:** Shall mean an area that would be inundated by the design flood.

**Flood Proofing:** Shall mean any combination of structural and non-structural modifications to structures, buildings, or land which reduces or eliminates structural, building, development, land servicing, environmental and building contents flood damage, by using the free board elevation.

**Flood Way:** Shall mean a water body or the channel of a water course, including adjoining lands, which are required to carry and discharge, or to contain, the design flood with a known hydraulic impact.

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**Flood Way Fringe:** Shall mean that part of the flood hazard area which is outside a flood way, but which would be covered by flood waters.

**Free Board Elevation:** Shall mean the elevation of the design flood plus an extra 0.5 metres.

**Front Site Line:** See Site Line.

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

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

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

**Intensive Agricultural Operation:** Shall mean an intensified system of tillage and animal husbandry from which one may gain livelihood from the concentrated raising of crops or the concentrated rearing or keeping on a continuous basis, of livestock, poultry, or other products for market and without restricting the generality of the above includes:

- i. feed lots
- ii. intensive livestock operations
- iii. sod farms
- iv. market gardens, mushroom farms
- v. greenhouses, hatcheries, apiaries
- vi. tree and garden nurseries
- vii. other similar uses

**Intensive Livestock Operation:** Shall mean an intensive agricultural operation as herein defined for the rearing, confinement, or feeding of poultry, hogs, sheep, or cattle, in such number as may be prescribed by the regulations made pursuant to the Pollution (By Live Stock) Control Act.

**Minister:** Shall mean the Minister of Rural Development for the Province of Saskatchewan.

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

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

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

**Non-Conforming Building:** See Building.

**Non-Conforming Use:** See Use.

**Permitted Use:** See Use.

**Petroleum Related Commercial Use:** See Use.

**Principal Use:** See Use.

**Principal Agricultural Use:** See Use.

**Principal Building:** See Building.

**Public Utility:** Shall mean a government or private enterprise which provides a service to the general public.

**Rear Site Line:** See Site Line.

**Reeve:** Shall mean the reeve of the Rural Municipality of No.

**Residential Building:** See Building.

FR

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

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

**Semi-Detached Dwelling:** See Dwelling.

**Side Site Line:** See Site Line.

**Single Detached Dwelling:** See Dwelling.

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

- i. is a structure or any part thereof, or is attached to, painted on, or in any manner represented on a building;
- ii. is used to announce direct attention to, or advertise; and
- iii. is visible from outside the building.

**Site:** Shall mean an area of land with fixed boundaries and which has been registered in the Land Titles Office by Certificate of Title.

**Site, Building:** Shall mean an area of land considered as a unit devoted to a certain use, and occupied by a building or a group of buildings that are united by a common interest or use and the customary accessories and open spaces belonging to the same.

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

**Site, Non-farm Residential:**

Shall mean a residential site whose owner's principal source of household income is derived from a source other than a principal agricultural use of that site.

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

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

**Site Line, Side:** Shall mean a site boundary other than a front or rear site line.

**Street or Road:** Shall mean a public thoroughfare which affords the principal means of access to abutting property, but shall not include an easement or lane.

**Structure:** Shall mean anything that is built, constructed, or erected, located in, on, or over the ground or attached to something located in or over the ground.

**Subdivision:** Shall mean a division of land, and includes a division of a quarter section into legal subdivisions as described in The Land Surveys Act.

**Tourist Campsite:** Shall mean a site which provides for the location of tents, trailers and trailer coaches used by travellers and tourists for overnight accommodation.

**Trailer Coach:** Shall mean any vehicle used or constructed in such a way as to enable it to be used as a conveyance upon public roads or highways and includes a self-propelled or non-self-propelled vehicle designed, constructed or reconstructed in such a manner as to permit occupancy as a dwelling or sleeping place for one or more persons notwithstanding that its running gear is removed or that it is jacked-up.

F.R.

**Tree Nursery:** Shall mean the use of land for raising shrubs, trees and bedding plants for the express purpose of commercial sale.

**Use:** Shall mean the purpose or activity for which a piece of land or its buildings is designed, arranged or intended, occupied or maintained.

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

**Use, Agricultural Related Commercial:** Shall mean a service to the agricultural community such as grain and seed cleaning and drying, fertilizer distribution, alfalfa dehydration plants, implement and machinery assemblage, sale and service, veterinary clinics, bulk fuel sales, stock yards, auction marts and other similar uses.

**Use, Discretionary:** Shall mean a development which may be permitted in this bylaw only by resolution of Council and pursuant to Section 74 of The Planning and Development Act, 1983.

**Use, Non-conforming:** Shall mean a lawful, specific use:

- i. being made of land or a building, or intended to be made of a building, lawfully under construction, or in respect of which all required permits have been issued, at the date a zoning bylaw or any amendment to a zoning bylaw affecting the land or building becomes effective; and
- ii. that on the date a zoning bylaw or any amendment to a zoning bylaw becomes effective does not, or in the case of a building under construction or in respect of which all required permits have been issued will not, comply with the zoning bylaw.

**Use, Permitted:** Shall mean those land uses permitted within a zoning district in conformity with the requirements specified in this bylaw.

**Use, Petroleum Related Commercial:** Shall mean a service to the petroleum and natural gas extraction industry such as drilling and oil well servicing operations, hauling services and storage facilities and other similar uses.

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

**Use, Principal Agricultural:** Shall mean that the chief reason for the use and development of the land is its use for agricultural purposes, and that such use constitutes the chief source of income or anticipated chief source of income of the applicant for a development permit for land.

**Yard:** Shall mean the open, unoccupied space on a lot between the property line and the front, rear, or side wall of a building.

**Yard, Front:** Shall mean that part of a site which extends across the full width of a site between the front site line and the nearest main wall of a building or structure.

**Yard, Rear:** Shall mean that part of a site which extends across the full width of a site between the rear site line and the nearest main wall of a building or structure.

**Yard, Side:** Shall mean the part of a site which extends from a front yard to the rear yard between the side line of a site and the nearest main wall of a building or structure.

FR

PART VI. EFFECTIVE DATE OF THE BYLAW

1. This bylaw shall come into force on the date of final approval by the Minister of Rural Development.
2. Council Readings:
  - Read a First time this 4th, day of February, 1987
  - Read a Second time this 4th, day of February, 1987
  - Read a Third time this 18th, day of March, 1987

Frank Righi  
Reeve

S E A L

Belfrage  
Rural Municipal Administrator

CERTIFIED A TRUE COPY OF BYLAW NO. 4-87  
ADOPTED BY RESOLUTION OF COUNCIL ON THE  
18th DAY OF MARCH, A.D. 1987.

Frank Righi  
Reeve  
Belfrage  
Administrator

APPROVED  
REGINA, SASK.  
APR 13 1987  
W. T. Stewart  
Deputy Minister of  
Saskatchewan Rural Development

## Bylaw No. 02-2013

### A BYLAW TO amend Bylaw 4-87 known as the Zoning Bylaw.

The Council of the Rural Municipality of Connaught No. 457, in the Province of Saskatchewan, enacts as follows;

1. Bylaw No. 4-87 is amended as hereinafter set forth.
2. The Zoning District Map identified within Part IV Zoning Districts, is amended as follows:
  - a) Parcel AD, Plan 93PA13033 within the south east quarter of Section 24, and the north east quarter of Section 13, Township 47, Range 13, West of the Second Meridian is designated as A1-Agricultural District District;
  - Said Parcel AD is outlined within bold lines shown within the map which is attached to and forms part of this bylaw; and
  - b) The following described land is removed from the Zoning District Map, since it has been annexed into the Village of Zenon Park:


“Commencing at a point on the north boundary being the north west corner of 2<sup>nd</sup> St. North, plan CE465; thence south to the south west corner of said 2<sup>nd</sup> St. North; thence south along the westerly boundary of plan CE465 to the intersection with the north east corner of Lot 11, Block 13, plan CS1969; thence west along the north boundary of said Lot 11, Block 13 to the north west corner thereof; thence north in a straight line to the north east corner of 1<sup>st</sup> St. North, plan CS1969; thence west along the north boundary of said 1<sup>st</sup> St. North to the north west corner thereof; thence north along a line being perpendicular to the north boundary of said 1<sup>st</sup> St. North to the north limit of said quarter section; thence east along the north limit of said quarter section to point of commencement”.

Said described land is illustrated within cross-hatch lines on the map which is attached to and forms part of this bylaw.

3. This bylaw shall come into force and take effect when approved by the Minister.




  
Reeve

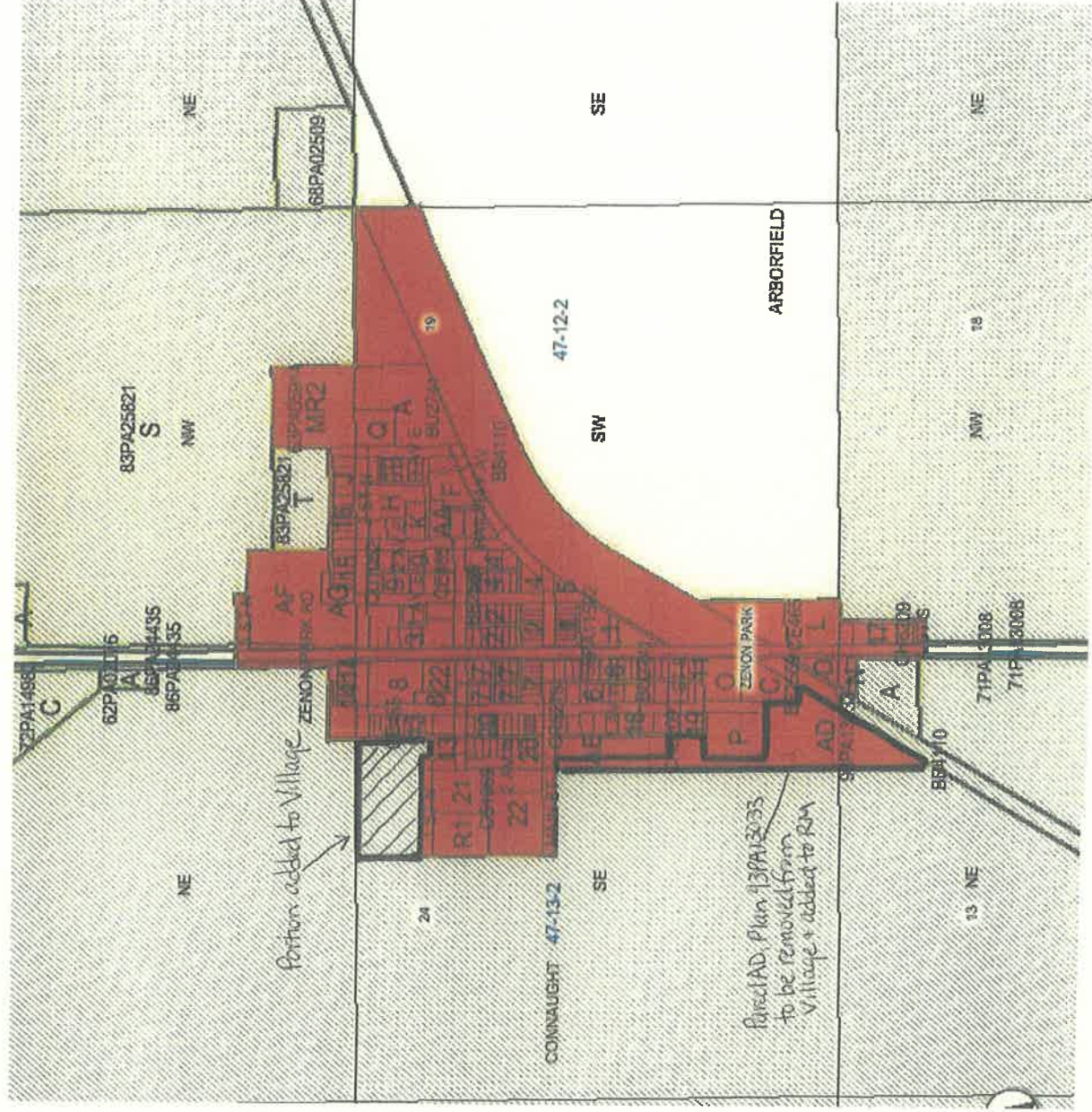
  
Administrator

Certified a True Copy of Bylaw No. 02-2013  
Adopted by Resolution of Council this 13<sup>th</sup>  
Day of November 2013.

  
Reeve

  
Administrator





This map forms part of Bylaw No. 02-2013

*Jamie McLean*  
 Administrator

*[Signature]*  
 Reeve



RM of Connaught No. 457  
Bylaw No. 2-2010

A bylaw to amend Bylaw 4-87 known as the Zoning Bylaw.

The Council of the RM of Connaught No. 457, in the Province of Saskatchewan, enacts to amend Bylaw 4-87 as follows:

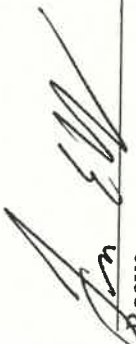
1. Part IV Schedule A: A1 – Agricultural District B. Regulations 1. Site Area Requirements: is amended by deleting subsection b. Non-Farm Residential and replacing it with:
  - b) Non-farm Residential: See Section 4. Special Development Standards for Non-farm Residential.
2. Part IV Schedule A: A1 – Agricultural District B. Regulations: is amended by deleting Section 4. and replacing it with the following:


“4. Special Development Standards for Non-farm Residential:

Council will apply the following criteria in making a discretionary use decision for non-farm residential sites:

  - a. Each site has a minimum site area of 2 hectares (5 acres);
  - b. Each site has a minimum frontage of 20 metres;
  - c. Each site shall be located where, in the opinion of Council, an all-weather road would not be prohibitively expensive to construct or maintain; and
  - d. Any roadway, approaches, or improvements required in connection with each site will be paid for by the owner of the site.

2. This bylaw shall come into force and take effect when approved by the Minister.

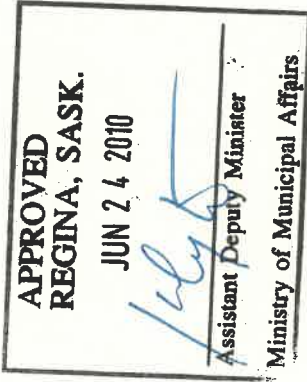
  
\_\_\_\_\_  
Reeve

  
\_\_\_\_\_  
Administrator



Certified true copy of Bylaw 2-2010 adopted  
by Council this 9th day of June, 2010.

  
\_\_\_\_\_  
Administrator



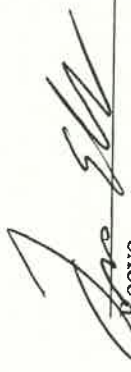
RM of Connaught No. 457  
Bylaw No. 1-2010


A bylaw to amend Bylaw 3-87 known as the Official Community Plan.

The Council of the RM of Connaught No. 457, in the Province of Saskatchewan, enacts to amend Bylaw 3-87 as follows:

Part IV – Land Use Policies, Section 4.2.2. is amended by deleted “A maximum of one non-farm residential subdivision per quarter section will be permitted...” and replacing it with “A maximum of four non-farm residential sites per quarter will be permitted...”.

This bylaw shall come into force and take effect when approved by the Minister.

  
Reeve


  
Administrator



Certified true copy of Bylaw 1-2010 adopted  
by Council this 9th day of June, 2010.

  
Administrator



APPROVED  
REGINA, SASK.  
JUN 24 2010  
  
Assistant Deputy Minister  
Ministry of Municipal Affairs