

TOWN OF BREDENBURY

SASKATCHEWAN



Zoning Bylaw

Bylaw No. 408

2024

Town of Bredenburg

Bylaw No. 408

Zoning Bylaw

1. Pursuant to Section 45 of *The Planning and Development Act, 2007*, the Council of the Town of Bredenburg hereby adopts Schedule A, known as the Zoning Bylaw, which is attached to, and forms part of, this Bylaw.
2. That Bylaw No. 196, known as the Zoning Bylaw and all amendments thereto, is hereby repealed.
3. This Bylaw shall come into force on the date of final approval by the Minister of Government Relations.

a)

Read a first time this 25th day of June, 2024.

Read a second time this XX day of XX.

Read a third time this XX day of XX.

CERTIFIED a true copy of Bylaw No. xx-xx

Adopted by Resolution of Council on the

Xx day of xx.

MAYOR

ADMINISTRATOR

SEAL

Schedule A

Town of Bredenburg

Zoning Bylaw

Bylaw No. 408

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1 INTRODUCTION

1.1 ENABLING LEGISLATION

Under the authority granted by *The Planning and Development Act, 2007* (PDA), the Mayor and Council of the Town of Bredenbury (Town) in the Province of Saskatchewan, in open meeting, hereby enact as follows:

1.2 TITLE

This Bylaw shall be known and may be cited as the "Town of Bredenbury Zoning Bylaw" (Bylaw).

1.3 PURPOSE

The purpose of this Bylaw is to regulate development and to control the use of land in the Town in accordance with the Official Community Plan.

The intent of this Bylaw is to provide for the amenity of the area within the Town and for the health, safety, and general welfare of the residents:

- a) To minimize land use conflicts;
- b) To establish minimum standards to maintain the amenity of the Town;
- c) To ensure development is consistent with the physical limitations of the land;
- d) To restrict development that places undue demand on the Town for services; and
- e) To provide for land-use and development that is consistent with the goals and objectives of the Town.

1.4 SCOPE

This Bylaw applies to all land included within the boundaries of the Town. All development within the limits of the Town shall hereafter conform to the provisions of this Bylaw.

1.5 SEVERABILITY

A decision of a Court that one or more of the provisions of this Bylaw are invalid in whole or in part does not affect the validity, effectiveness, or enforceability of the other provisions or parts of the provisions of this Bylaw.

2 ADMINISTRATION

2.1 DEVELOPMENT OFFICER

- a) The Administrator of the Town shall be the Development Officer responsible for the administration of this Bylaw. In his/her absence an employee of the Municipality appointed by the Administrator; or someone appointed by the Council to act as a Development Officer shall administer this Bylaw.
- b) The Development Officer shall:
 - i. Maintain for inspection by the public and during office hours, a copy of this Bylaw, zoning map(s), and any amendments made to this Bylaw. Ensure copies of the Bylaw are available to the public at a reasonable cost;
 - ii. Make available, for public inspection during office hours, a register of all development permits, minor variances, and subdivision applications and decisions;
 - iii. Collect development fees, according to the fee section of this Bylaw or the fee schedule established by a separate municipal fee bylaw;
 - iv. Be authorized to finalize and issue decisions on development permits for permitted uses; and
 - v. Perform other duties as determined by Council.
- c) The Development Officer shall receive, record, review, and forward to Council:
 - i. Development permit applications for discretionary uses;
 - ii. Applications to amend the Official Community Plan or this Bylaw;
 - iii. Subdivision applications;
 - iv. Development agreements, development levy agreements, and servicing agreements; and
 - v. Applications for minor variances.

2.2 COUNCIL

- a) Council shall make all decisions regarding discretionary uses, development agreements, development levy agreements, servicing agreements, and amendments to the planning bylaws.
- b) Council shall review all subdivision applications circulated to it by the Ministry of Government Relations. Council shall endeavour to submit a recommendation to the Ministry within the prescribed time period.

- c) Council shall act on applications for discretionary uses, bylaw amendments, and subdivisions in accordance with the procedures established by the PDA and in accordance with the Official Community Plan.

2.3 INTERPRETATION

- a) Where any provision of this Bylaw appears unclear, Council shall make the final Bylaw interpretation.
- b) All measurements in the Bylaw shall be based on the stated metric units. The imperial units shown in this Bylaw shall be approximate guidelines for reference.
- c) No existing development or site shall be deemed non-conforming as a result of conversion from imperial to metric units.

2.4 BYLAW COMPLIANCE

- a) Errors or omissions by any person administering or required to comply with the provisions of this Bylaw do not relieve any person from liability for failure to comply with the provisions of this Bylaw.

2.5 DEVELOPMENT NOT REQUIRING A PERMIT

- a) The following developments shall be exempt from development permit requirements, but shall conform to all Bylaw requirements (e.g., building permits, setbacks, environmental and development standards):
 - i. Accessory buildings or structures used solely for storage and which are no more than 10 sq m (107.6 sq ft) in area and are accessory to a lawful use within the zoning district. The accessory use shall comply with all requirements of this Bylaw.
 - ii. The temporary placement of a trailer, tool shed, scaffold, or other equipment incidental to an approved construction site for which a development and/or building permit has been issued. All construction equipment and uses shall be removed as soon as is practical after construction activities cease.
 - iii. The use of all or part of a building as a temporary polling station, candidates' campaign offices, or any other official temporary use in connection with a federal, provincial, or municipal election, referendum, or census.
 - iv. Maintenance to buildings and non-structural internal alterations, including mechanical or electrical work, provided the use, or intensity of use of the building, does not change and there is no increase in the number of dwelling units within the building or on the site.
 - v. Landscaping of private property, driveways, and parking lots, provided the natural or designed drainage pattern of the site and adjacent sites are not adversely impacted.

- vi. Signs are exempt from permit requirements; development permits are required for billboards.
- vii. Public works and public facilities, excluding solid and liquid waste disposal facilities.
- viii. Any use, building, or structure owned and operated by the Town.
- ix. Home offices as defined by this Bylaw.

2.6 APPLICATION FOR A DEVELOPMENT PERMIT

- a) Unless the proposed development or use is exempt from development permit requirements, no person shall commence a development without an approved development permit. Prior to beginning any development, every developer shall complete and submit to the Development Officer a completed development permit application.
- b) The development permit application shall be in the form prescribed by the Development Officer and shall include:
 - i. A description of the intended use or proposed development, including any change in building use or land use.
 - ii. Legal land description.
 - iii. The signature(s) of the applicant and registered landowner(s).
 - iv. Estimated commencement and completion dates, including any proposed phasing.
 - v. Floor plans and elevations of the proposed development, approved plans will be kept on record at the municipal office for future reference.
 - vi. Applicable technical reports or studies, including but not limited to:
 - a. Flood risk assessment
 - b. Geotechnical report
 - c. Hydrogeological reports
 - d. Wildlife or habitat studies
 - vii. An attached site plan, or survey plan if requested, which shall include:
 - e. All adjacent roads, highways, service roads and access to the site (label on site plan).
 - f. Rights-of-way and easements (gas, oil, power, drainage, etc.).
 - g. All drainage courses.
 - h. Existing development on the site.
 - i. Location of proposed development.
 - j. Landscaping details (existing trees, removal of trees, proposed plantings, berms, water features, etc.).
 - k. Setbacks to the property line, road, services, and other buildings on-site.

- l. Water bodies and the top of the bank.
- m. Location of existing and proposed services: well or cistern and method of sewage disposal.
- n. Signs: location and details like artwork, colors, size, lights, etc.
- o. Parking and loading facilities.
- p. Sidewalks, patios, playgrounds.
- q. North arrow.
- viii. Any additional information deemed necessary by the Municipality.

2.7 REFERRAL OF APPLICATION

- a) Upon receipt of any application and prior to finalizing a decision, the Development Officer may refer the 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 any further information deemed necessary to evaluate the application.
- b) The Development Officer may refer an application to any internal or external departments, government agencies, planning, engineering, legal, or other professionals or organizations for review and comment prior to finalizing a decision on the application.
- c) The cost and completion of any external review or required study shall be the responsibility of the developer.
- d) The Development Officer shall maintain a record of all approved development permit applications that involve the installation of water and sanitary services, should provincial officials request such information under the *Public Health Act, 1994*.

2.8 PROCEDURES FOR ISSUING A DEVELOPMENT PERMIT

- a) Applicants shall submit to the Development Officer, the prescribed application form, site plan(s), fees, and supplementary information as required by the Development Officer.
- b) Upon receipt of an application for a development permit, the Development Officer shall determine if the proposed use is permitted, discretionary, or prohibited.

2.8.1 PERMITTED USE

- a) The Development Officer shall be authorized to issue a decision on a development permit application for a permitted use.
- b) Upon receipt of an application for a permitted use, and prior to finalizing a decision, the Development Officer may refer the application for review and comment.

- c) The Development Officer will issue a development permit, in writing, when the application conforms to the Official Community Plan and this Bylaw. The permit will include any special regulations, performance standards, or development standards authorized by this Bylaw, and the effective date of the decision.
- d) The Development Officer will issue a refusal, in writing, when the application does not comply with the provisions of the Official Community Plan or this Bylaw.

2.8.2 DISCRETIONARY USE

- a) Upon receipt of an application for a discretionary use, and prior to finalizing a decision, the Development Officer may refer the application for review and comment.
- b) The Development Officer will prepare a report for Council regarding the discretionary use application. The report shall discuss, or examine, the criteria for consideration of the discretionary use. The application and the report will be submitted to Council for a decision.
- c) At least seven (7) days before Council is to hold a public hearing and consider the application, the Development Officer shall provide notice to the public for the discretionary use application. The notice must be:
 - i. Sent by mail to the assessed owners of property within 75.0 m (246 ft) of the boundary of the applicant's land;
 - ii. Posted at the municipal office;
 - iii. Posted at the post office; and
 - iv. Sent to any other person the Development Officer deems appropriate.
- d) Council shall finalize a decision on a discretionary use, by resolution of Council. The decision shall approve, approve with development standards or conditions, or refuse the discretionary use on the site. Council shall then instruct the Development Officer:
 - i. To issue a development permit, in writing, when the application conforms to this Bylaw. The permit will include any special regulations, performance standards, or development standards authorized by this Bylaw, and the effective date of the decision.
 - ii. To issue a notice of refusal in writing to the applicant stating the reasons for the refusal, referencing the specific discretionary use criteria the application did not meet.

2.8.3 REFUSAL OF DEVELOPMENT PERMIT APPLICATION (PERMITTED OR DISCRETIONARY USE)

- a) An application for a development permit shall be refused if it does not comply with all relevant Bylaw requirements.
- b) The reasons for a development permit refusal shall be stated on the written notice of decision.

- c) The applicant shall be notified of its right to appeal the decision to the local Development Appeals Board in accordance with the provisions of the PDA.

2.8.4 PROHIBITED USE

- a) If the proposed development is not listed as a permitted or discretionary use in the applicable zoning district, it is considered a prohibited use.

2.9 DEVELOPMENT PERMIT FOR A TEMPORARY USE

- a) The Development Officer may issue a development permit for a temporary use, with specified conditions, for a specified period of time, to accommodate temporary uses or developments incidental to approved construction, temporary accommodation, temporary gravel operations or asphalt plants, or other temporary uses deemed appropriate by the Municipality.
- b) Every temporary use shall be approved for a specified period of time. Unless otherwise stated in this Bylaw, a temporary use shall not exceed twelve (12) months.
- c) Where a development permit for a temporary use has expired, the permit may be renewed for a period of up to twelve (12) months:
 - i. In the case of a permitted use, at the discretion of the Development Officer; and
 - ii. In the case of a discretionary use, by resolution of Council (public notice requirements apply).
- d) A temporary use may only be renewed once.
- e) Upon expiration of the period for which the temporary use was approved, the use shall be discontinued and all temporary structures removed.
- f) A temporary use must meet the zoning requirements of the applicable zoning district.
- g) Council may, at its discretion, revoke a temporary development permit should the use violate any of the permit conditions.
- h) Permanent structures shall not be permitted as part of a permit for a temporary use.

2.10 PERMITS FOR ACCESSORY USES

- a) Unless exempted in accordance with this Bylaw, accessory uses shall require a development permit.
- b) Unless otherwise exempted in a zoning district, all accessory buildings, even those which do not require a permit, shall be required to conform to the front, side and rear yard setbacks of that District.

2.11 MOVING AND DEMOLITION OF BUILDINGS

- a) Unless a building is exempt from permit requirements, no building shall be moved into, out of or within the area covered by this Bylaw without first obtaining a development permit from the Development Officer.
- b) No building shall be demolished without first obtaining a permit from the Development Officer. Such permit shall not be issued unless a proposal for the interim or long-term use or redevelopment of the site is also submitted, and the proposed use is in conformity with this Bylaw. A separate development permit is required for any redevelopment of the site.
- c) Application fees shall be in accordance with the fee section of this Bylaw or the Municipal Fee Bylaw.
- d) An applicant for a demolition permit may be required to fill, grade, fence, or follow other special permit conditions for public and environmental safety reasons.

2.12 VALIDITY OF A DEVELOPMENT PERMIT

- a) Unless otherwise stated, a development permit is valid for a period of twelve (12) months.
- b) Council or the Development Officer may cancel a development permit, and when cancelled, an order to stop development may be issued:
 - i. If the proposed development is not commenced within the period of time for which the permit is valid;
 - ii. If the proposed development is legally suspended, or discontinued, for a period of six (6) or more months, unless otherwise indicated in writing by Council or the Development Officer;
 - iii. If the development is undertaken in contravention to this Bylaw, the development permit, or specified development standards;
 - iv. Where the Development Officer or Council is satisfied that a development permit was issued based on false or mistaken information;
 - v. Where new information is identified pertaining to environmental protection, flood potential, or slope instability; and/or
 - vi. When a developer requests a development permit modification.
- c) A development permit may be re-issued in its original, or modified, form where a new development permit application conforms to the provisions of this Bylaw.

2.13 BUILDING PERMITS, LICENSES, AND COMPLIANCE WITH OTHER BYLAWS

- a) Nothing in this Bylaw shall exempt any person from complying with the Municipal Building Bylaw or any other municipal bylaw.

- b) In addition to the requirements of this Bylaw, an applicant must comply with all federal and provincial legislation and regulations.
- c) A building permit, where required, shall not be issued for a development unless the required development permit has been issued, or is issued concurrently. A building permit issued before a development permit has been issued is not valid until the required development permit has been issued and has taken effect.

2.14 ENFORCEMENT

- a) The Development Officer may, at all reasonable times, and with the consent of the owner, operator, or occupant, enter any land, building, or premises for the purposes of inspection of the development officer has reasonable grounds to believe that provisions of this Bylaw are not being complied with, and for the purpose of carrying out their duties under this Bylaw.
- b) Pursuant to Section 242 of the PDA, the Development Officer may issue a written order to the owner, operator, or occupant of the land, building or premises for any contravention to this Bylaw or the Official Community Plan.
- c) Any person who violates this Bylaw is guilty of an offence and is liable, on summary conviction, to the penalties outlined in Section 243 of the PDA.

2.15 DEVELOPMENT APPEALS BOARD

- a) Council shall appoint a Development Appeals Board (DAB), or join a District Development Appeals Board, in accordance with the PDA.
- b) The composition of the DAB, the secretary, remuneration and expenses, powers, duties and responsibilities shall be as per Council's policy or bylaw, which shall be adopted by resolution.
- c) The following decisions may be appealed to the DAB:
- d) The approval of a development permit, where it is alleged the Development Officer misapplied this Bylaw in approving the proposal;
- e) The refusal, by the Development Officer, to issue a development permit because the proposal contravenes this Bylaw;
- f) The development standards or conditions attached to Council's approval of a discretionary use; or
- g) An order issued under 242(4) of the PDA.
- h) The DAB does not have the authority to hear appeals based on a decision by the Development Officer or Council to:
 - i. Refuse a use or intensity of use that is not permitted in a zoning district;
 - ii. Refuse a discretionary use or intensity of discretionary use; or

- iii. Refuse to rezone of land.
- i) Anyone applying for an appeal must send written notice of appeal to the Secretary of the DAB within the time frames established by the PDA:
 - i. Thirty (30) days of a Development Officer's decision being issued;
 - ii. Thirty (30) days of the failure of a Council to finalize a decision;
 - iii. Thirty (30) days of receiving a permit with terms and conditions; or
 - iv. Fifteen (15) days if appealed under *The Municipalities Act*, or thirty (30) days under *The Planning and Development Act, 2007*, of an order being served to repair or correct contraventions.
- j) In making an appeal to the DAB, and hearing such appeal, the provisions of the PDA shall apply.
- k) The refusal of a discretionary use application;
- l) The refusal of a zoning bylaw amendment including re-zoning; or
- m) A decision concerning a subdivision application.

2.16 MINOR VARIANCES

- a) The Development Officer may vary the requirements of this Bylaw, subject to the following:
 - i. A minor variance may be granted for the following only:
- b) The minimum required distance of a building from a lot line; and
- c) The minimum required distance of a building from any other building on the lot.
 - i. The maximum amount of a minor variance shall be 10% from the requirements of this bylaw.
 - ii. The development must otherwise comply with this Bylaw.
 - iii. The relaxation of the bylaw requirements must not injuriously affect a neighbouring property.
 - iv. A minor variance shall not be granted for a discretionary use or form of development, or in connection with a contract zone agreement entered into pursuant to Section 69 of the PDA.
 - v. A minor variance shall only be granted for a residential use.
- d) An application form for a minor variance shall be in a form prescribed by the Development Officer and shall be accompanied by the prescribed application fee.
- e) Upon receipt of a minor variance application, the Development Officer may:
 - i. Approve the minor variance;
 - ii. Approve the minor variance with terms and conditions on the approval; or

- iii. Refuse the minor variance.
- f) Terms and conditions imposed by the Development Officer shall be consistent with the general intent of this bylaw.
- g) Where a minor variance is refused, the Development Officer shall notify the applicant in writing and provide reasons for the refusal.
- h) Where a minor variance is approved, with or without terms, the Development Officer shall provide written notice to the applicant and to the assessed owners of the property having a common boundary with the applicant's land that is the subject of the approval.
- i) The written notice shall contain:
 - i. A summary of the application;
 - ii. Reasons for, and an effective date, of the decision;
 - iii. Notice that an adjoining assessed owner has twenty (20) days to lodge a written objection with the Development Officer, which, if received, will result in the approval of the minor variance being revoked; and
 - iv. Where there is an objection and the approval is revoked, the applicant shall be notified of the right to appeal to the DAB.
- j) Written notice of the decision shall be delivered by registered mail or personal service, and by any other method deemed appropriate by the Town.
- k) A decision to approve a minor variance, with or without terms and conditions, does not take effect:
- l) Until twenty-three (23) days from the date the notice was mailed, in the case of notice sent by registered mail.
- m) Until twenty (20) days from the date the notice was served, in the case of notice delivered by personal service.
- n) If an assessed owner of property adjoining the applicant's land, objects to the minor variance, in writing, to the Development Officer within the time periods prescribed in 2.16(i), the approval is deemed to be revoked and the Development Officer shall notify the applicant in writing:
 - i. Of the revocation of the approval; and
 - ii. Of the applicant's right to appeal the revocation to the DAB within thirty (30) days of receiving the notice.
- o) If an application for a minor variance is refused or approved with terms or conditions, the applicant may appeal the refusal or the terms and conditions to the DAB within thirty (30) days of the date of that decision.

- p) The municipality will maintain a record of all decisions regarding applications for minor variance.

2.17 AMENDING THE PLANNING BYLAWS

- a) Any person who seeks to amend this Bylaw must apply to the Development Officer for an amendment. The Development Officer shall review the application for conformity with the Official Community Plan and the PDA. The Development Officer will then refer the application to Council for consideration.
- b) The application for a zoning amendment is subject to fees as set out in this Bylaw or in the fee schedule established by a separate Municipal Fee Bylaw.
- c) Prior to Council's review, the Development Officer may refer the amendment application to any internal or external departments or organizations for review or comment (i.e. federal or provincial government, qualified professional, interested stakeholder groups, etc.).
- d) The process for public notification and public participation during the bylaw adoption process shall be as per the PDA.
- e) Premature re-zoning of land for development shall not be common practice.
- f) Council shall consider amendments to the planning bylaw(s) to accommodate development proposals, only when specific development applications, subdivision applications, servicing agreements, and other required information, have been presented to and reviewed by Council.

2.18 AGREEMENTS

- a) Council may require the proponent of a subdivision or development permit application to enter into a servicing agreement or development levy agreement, respectively. The agreement should ensure conformity with the Official Community Plan and this Bylaw and ensure adequate financing for on-site and off-site infrastructure as per the PDA.
- b) By entering into a servicing or development levy agreement, Council will ensure there is adequate municipal infrastructure and public facilities to support a proposed development. The agreement may address sewage disposal, garbage disposal, availability and adequacy of water, recreational facilities, etc.
- c) Council may require the applicant to post and maintain a performance security such as an irrevocable letter of credit or similar legal mechanism to ensure performance and to protect municipal and public interests.
- d) Council may require the applicant to provide and maintain liability insurance to protect the applicant, municipality, and the public.

2.19 FEES AND ADVERTISING

- a) Where an application is made to Council for an amendment to this Bylaw, the Official Community Plan, or for a development permit or minor variance, the applicant making the request shall bear the actual cost of advertising, as permitted by the PDA. In addition, the applicant shall pay all costs incurred as a result of a professional review of the application and in carrying out a public hearing.
- b) Pursuant to Section 51 of the PDA, the municipality may adopt a separate Municipal Fee Bylaw. Such bylaw would establish a schedule of fees to be charged for planning and development.

3 GENERAL REGULATIONS

The following regulations shall apply to all zoning districts in the Town of Bredenburg:

3.1 HAZARD LANDS

3.1.1 POTENTIAL HAZARD LANDS

- a) Hazard land includes areas known, or with the potential, to be prone to:
 - i. Flooding;
 - ii. Poor drainage;
 - iii. Slope instability;
 - iv. Erosion; or
 - v. Land with similar hazardous constraints.

3.1.2 PROFESSIONAL ASSESSMENTS

- a) Where a development is proposed:
 - i. In an area identified on the Zoning District Map as Potentially Environmentally Sensitive/Potentially Hazardous;
 - ii. Where development is proposed adjacent to a water body or water course, or
 - iii. Where local knowledge identifies the potential for hazard.
 - iv. Council may require the applicant to submit sufficient supporting information to determine if the development is appropriate for the site. Such proposals, and the supporting information, may be referred to federal or provincial departments, or other relevant environmental or professional agencies, for comment prior to finalizing a decision.
- b) Supporting information shall be in the form of a report or an assessment, the cost of which shall be borne by the developer. The report shall be prepared by a qualified professional, and should assess the suitability of the site for the proposed development. The report should address:
- c) The potential for flooding and the locations of the floodway and flood fringe of the 1:500 flood elevation;
- d) The potential for slope instability before and after the development and any proposed improvements (geotechnical report);
- e) The suitability of the location for the proposed use or building, given the site constraints;
- f) Any other potential environmental hazards; and
- g) Actions to avoid, prevent, mitigate, or remedy hazards, which will be incorporated as a condition of a development permit.

- h) A development permit will be refused if the developer's proposed mitigation measures are inadequate to address the adverse conditions or will result in excessive municipal costs.

3.1.3 FLOOD HAZARD

- a) Development of new buildings, and additions to buildings, will be prohibited in the floodway of the 1:500 Estimated Peak Water Level of any watercourse or water body.
- b) Flood proofing of new buildings and additions to buildings to a Minimum Building Elevation of 0.5 m (1.64 ft) above the 1:500 Estimated Peak Water Level of any watercourses or water bodies will be required in the flood fringe.
- c) For the purpose of this Bylaw, appropriate flood proofing measures shall mean:
 - i. That all buildings shall be designed to prevent structural damage by flood waters;
 - ii. The first-floor joist of all buildings shall be constructed above the designated Minimum Building Elevation as determined by a qualified professional; and
 - iii. All electrical and mechanical equipment within a building shall be located above the designated Minimum Building Elevation.

3.1.4 SLOPE INSTABILITY

- a) For the purpose of this Bylaw, the area considered to present potential erosion and/or slope instability hazard includes, but is not limited, to the slopes of watercourses, creeks, or any other tributary creeks and gullies extending from the edge of the flood plain, to the ridge of the slope at the top, plus a setback of 50 m (164 ft).
- b) New development shall not be permitted on any readily eroded or unstable slope area if the proposed development combined with proposed mitigation measures will be affected by, or increase, the potential hazard presented by erosion or slope instability.
- c) If a geotechnical report or site assessment is not provided, or having been provided, Council determines that excessive remedial or servicing measures are necessary to safely and efficiently accommodate the proposed development, Council shall not be required to approve the application for development.

3.2 HERITAGE-SENSITIVE LAND

- a) Where a development is proposed in proximity to a designated heritage property or in an area identified as having heritage sensitivity, the Development Officer may require the applicant to provide additional information as required by *The Heritage Property Act*.
- b) The provincial government administers two tools to assist developers and landowners in assessing the need for heritage analysis:
 - i. The Town will refer developers to the "Developers' Online Screening Tool" for heritage sensitivity to ensure development will not negatively impact heritage resources; and

- ii. Developers are also encouraged to consult the online Saskatchewan Registry of Heritage Properties (Saskatchewan Heritage Property Search) website. This registry of designated properties provides developers with information regarding designated municipal and provincial heritage properties within a municipality.
- c) Where applicable, the developer shall demonstrate approval from the provincial ministry responsible for administering *The Heritage Property Act* prior to the Town issuing a development permit.

3.3 CRITICAL WILDLIFE HABITAT MANAGEMENT

- a) Where development is proposed in an area containing critical wildlife habitat, the Development Officer shall require the applicant to provide additional information as required by *The Wildlife Habitat Protection Act* (WHPA) and any other relevant provincial regulations.
- b) Critical wildlife conservation shall be a permitted use in all zoning districts. Council may prohibit development and recommend subdivision refusal where proposals may adversely affect wildlife conservation.
- c) Council may specify development and subdivision requirements, regarding wildlife habitat management, based on reports from qualified consultants or officials from the provincial government.
- d) All development and subdivision proposals on private and Crown Land which are within a Wildlife Management Area shall conform to:
 - i. *The Wild Life Habitat Protection Act* (WHPA) requirements;
 - ii. Any requirement of the Ministry of Environment or other applicable federal or provincial agency; and
 - iii. Council-specified wildlife management, conservation, and rehabilitation development standards to maximize long-term wildlife protection.

3.4 PROJECTIONS AND ENCROACHMENTS

- a) The following projections are permitted into any required front, rear, or side yard setback provided they comply with the *Construction Codes Act*:
 - i. Uncovered and open balconies, terraces, verandas, decks, and patios may have a maximum projection of 1.5 m (4.9 ft) into a required rear yard;
 - ii. Window sills, roof overhangs, eaves, gutters, bay windows, chimneys, and similar alterations may have a maximum projection from the main wall of the principal building up to 0.45 m (1.5 ft) from the site line; and
 - iii. Wheelchair ramps may extend to ground level.
- b) Encroachments that could potentially jeopardize sight lines or the safety of the public are prohibited.

3.5 NUMBER OF PRINCIPAL BUILDINGS PER SITE

- a) In any zoning district in this Bylaw, the principal use or principal building must be established prior to any accessory buildings, structures, or uses. Temporary structures used for construction may be permitted prior to the establishment of the principal building.
- b) Not more than one principal building or use shall be permitted on any one site except for:
 - i. Public utilities;
 - ii. Municipal uses;
 - iii. Institutional uses;
 - iv. Recreational uses; and
 - v. Multi-unit residential developments and dwelling groups.

3.6 USES PERMITTED IN ALL ZONING DISTRICTS

- a) Nothing in this Bylaw shall prevent the use of any land as a public street or public park.
- b) Nothing in this Bylaw shall prevent the erection of any properly authorized traffic sign or signal, or any sign or notice of any local or other government department or authority.

3.7 PUBLIC UTILITIES AND MUNICIPAL FACILITIES

- a) Unless otherwise stated in this Bylaw, public utilities and municipal facilities, except solid and liquid waste disposal sites, shall be allowed in all zoning districts.
- b) Minimum site area and frontage requirements shall not apply to public utilities, provided the relaxation will not injuriously affect neighbouring properties or jeopardize public safety.
- c) Where a distribution line crosses a municipal road Council may apply special design standards as considered necessary to maintain the integrity of the roadway and the safety of the public.

3.8 ACCESSORY USES, STRUCTURES, AND BUILDINGS

- a) Unless otherwise exempted in this Bylaw, no accessory building or accessory structure shall be constructed, erected, or moved onto any site prior to the time of construction of the principal building.
- b) Where a carport, garage, or similar building is attached to a principal building by a solid roof or by structural rafters, the building is deemed to be part of the principal building.
- c) Unless otherwise specified in this Bylaw, accessory buildings and structures shall be subject to the same yard requirements as the principal use.
- d) No door or entranceway of any accessory building shall be located closer than 1.5 m (5 ft) from the property line. No door shall, when open, extend beyond the property boundary of the lot.
- e) Subject to construction codes, detached accessory buildings shall be located at least 1.0 m (3.3 ft) from the principal building.
- f) Accessory buildings shall not be located in the front yard.

3.9 WATER SUPPLY AND WASTEWATER DISPOSAL

- a) All water supply and wastewater disposal systems must meet the requirements of the Municipality, the Saskatchewan Health Authority, and/or the Water Security Agency.
- b) If, in the opinion of Council, the groundwater would be adversely affected, a professional report shall be prepared at the cost of the developer. The report shall determine whether the proposed development would adversely affect the groundwater resource, the stability of the land, and include conditions under which appropriate development may be approved. Council shall include the findings and recommendations in the report as part of its decision.
- c) If a proposed development or subdivision may jeopardize ground or surface water supplies, Council may refuse a development permit or recommend refusal of a proposed subdivision.
- d) Unless otherwise exempted by resolution of Council, all new subdivisions and developments shall be connected to the Town's municipal water and sewer systems. Council may consider allowing private water supply and/or sewage disposal systems for residential developments in the Country Residential District and commercial or industrial uses that are located further than 200 m from the Town's water treatment plant or wastewater treatment facility, as the case may be.

3.10 SITES IN PROXIMITY TO WATER SOURCES

- a) If a proposed development will be within 150.0 m (492.1 ft) of any public well or public dam, which is licensed by the Water Security Agency, Council may require the applicant to submit to Council a study or report to demonstrate that the proposed development will not adversely impact the water supply.

- b) The report shall be prepared by a professional who is qualified to assess the suitability of the site for the development and confirm the suitability of the site with respect to the required mitigation measures.

3.11 RESTORATION TO A SAFE CONDITION

- a) Nothing in this Bylaw shall prevent the structural improvement or restoration to a safe condition of any building or structure, provided the structural improvement or restoration does not increase the height, area, volume, or intensity of the development so as to contravene the provisions of this bylaw.
- b) Unless exempt by this Bylaw, development permit requirements shall apply.

3.12 SITE GRADING, LEVELLING, AND DRAINAGE

- a) Every development shall be suitably graded and leveled, at the owner's expense, to provide for adequate surface drainage that does not adversely affect adjacent property, public rights-of-way, or the stability of the land.
- b) Council or the Development Officer may require a developer to submit a drainage and grading plan as part of a development permit or subdivision application.
- c) All excavations shall be filled and re-vegetated as soon as it is practical after other construction activities permit. The new vegetation shall provide a suitable ground cover so as to prevent erosion.
- d) Where excavation or filling is proposed, Council may require the developer to provide an impact assessment, or geotechnical report, carried out by a qualified professional prior to finalizing a decision on the development permit application.
- e) Significant filling, raising, excavating, or sloping of sites, which could potentially impact neighbouring properties with respect to drainage or stability shall be prohibited.

3.13 PROHIBITED AND NOXIOUS USES

- a) Notwithstanding any use contained within a building, no land shall be used for any purpose that is noxious and, without limiting the generality of this subsection, for any purpose that creates or is likely to become a nuisance or offence:
 - i. By the creation of noise or vibration;
 - ii. By the emission of light and glare;
 - iii. By reason of the emission of gas, fumes, smoke, dust, or objectionable odour; or
- b) By reason of the unsightly storage of goods, salvage, wastes, motor vehicles, machinery, or other similar material.

3.14 NON-CONFORMING BUILDINGS, USES, AND SITES

- a) Any use of land or any building or structure lawfully existing at the time of passing this Bylaw that is rendered non-conforming by the enactment of this Bylaw or any subsequent amendments, may be continued, transferred, or sold in accordance with provisions of Sections 88 to 93 inclusive, of the PDA.
- b) An existing non-conforming use may be continued if the use conformed to the Bylaw that was in effect at the time of development and has not been discontinued for twelve (12) consecutive months, or longer.
- c) Non-conforming buildings or sites may continue to be used, maintained, and repaired in their present form.
- d) No enlargement, additions, or reconstruction of a non-conforming use, building, or structure shall be undertaken, except in accordance with these provisions.
- e) No existing use, building, or structure shall be deemed to be non-conforming by reason only of the conversion of this Bylaw from the imperial system of measurement to the metric system of measurement.

3.15 LANDSCAPE BUFFERS

- a) Landscape buffers are intended to improve land use compatibility and environmental quality by reducing noise, glare, and other nuisances, or for facilitating drainage.
- b) Where landscape buffers are required to separate uses from adjacent properties, the buffer shall measure a minimum of 2.0 m (6.56 ft) in width and shall be vegetated and/or fenced.

3.16 ACCESS

- a) A development permit shall not be issued unless the site has frontage on a graded, registered road, or unless a satisfactory development levy or servicing agreement has been made with Council for the improvement or construction of a road.
- b) To provide for the safety of the travelling public, the number of approaches from a highway or municipal road should be limited. Parcels within a subdivision may be required to have access from an internal subdivision road or service road.

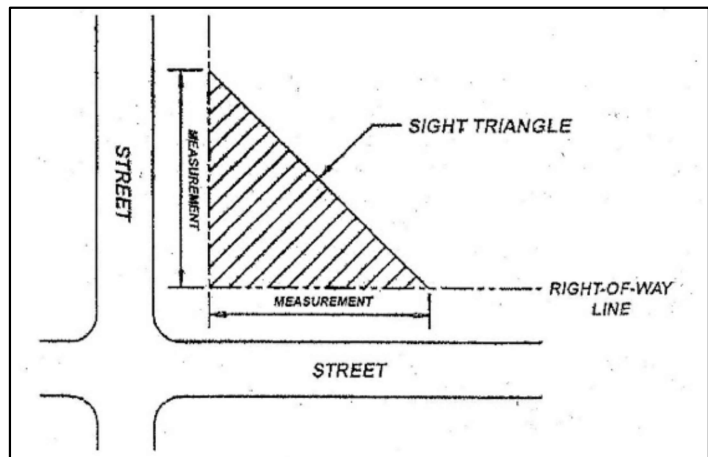
3.17 FENCES AND SIGHT TRIANGLES

3.17.1 FENCES AND HEDGES

- a) Fences and hedges shall be entirely within the parcel boundaries and located a minimum of 15.24 centim (6 inches) from the site line. Council may require the submission of a survey plan as part of the permit application.
- b) With the exception of trees, no fence, hedge, or screening device shall exceed 0.91 m (3.0 ft) in height if placed within a required front yard in a residential district.
- c) With the exception of trees, no fence, hedge, or screening device shall exceed 1.83 m (6.0 ft) in height within a required side or rear yard in a residential district.
- d) Fences in all other districts shall not exceed 2.0 m (6.56 ft) in height.
- e) Screening devices shall not be placed within a sight triangle required by this Bylaw, a development permit, or a municipal or provincial regulatory body.
- f) Razor wire fences are prohibited. With the exception of agricultural uses, barbed-wire fences are also prohibited.
- g) Screening fences shall be consistent with and complementary to the quality of building design and materials of the primary building.

3.17.2 SIGHT TRIANGLES

- a) In any zoning district, no building, structure, earth pile, or vegetation shall obstruct the vision of drivers within a sight line triangle.
- b) The sight triangle area shall be measured by connecting straight lines, which are measured from the intersection of centrelines of the lot boundaries to points established along the property line, as follows:
 - i. Intersection of two municipal roads: 3.0 m (9.8 ft).
 - ii. Intersection of a municipal road and a lane: 2.0 m (6.6 ft).
 - iii. Sight triangles involving a provincial highway or the railway shall be determined by the Ministry of Highways and Infrastructure or the rail company.



3.18 IRREGULARLY SHAPED LOTS

- a) The lot frontage on irregularly shaped lots shall be measured at a location set back from the midpoint of the front chord line at a distance equal to the minimum front yard setback.

3.19 SIGNS AND BILLBOARDS

3.19.1 GENERAL

- a) Temporary signs and real estate signs are permitted only as long as the temporary condition exists for the property.
- b) A maximum of two (2) advertising signs are permitted on any site. The facial area of each sign shall be no larger than 1.8 m x 2.4 m (6 ft x 8 ft). The facial area of billboards shall be determined by Council and shall be based on the location of the billboard and the associated land use. The development permit for billboards shall include the approved facial area.
- c) Government signs, memorial signs, address signs, and directional signs that bear no advertising, including traffic control, no trespassing, hunting restriction and similar signs are exempt from restriction.
- d) All private signs shall be located so that the safety of the public is not jeopardized, in Council's opinion, by the size, lighting, or location of the sign.
- e) Signs with any neon or LED lighting shall be located to prevent the creation of a hazardous situation related to vehicular traffic, and shall be designed to cast light downwards.
- f) Signs are subject to the setback requirements for accessory uses.

3.19.2 SIGNAGE ON NATURAL AND HUMAN HERITAGE SITES

- a) With the approval of the owner, small plaques, markers, and interpretation signs will be encouraged on properties that have significant natural or human heritage value. The sign(s) shall be appropriate with respect to size, design, and placement within the site and shall not impact the heritage site or the safety of the public.

3.20 OUTDOOR STORAGE

- a) The outdoor storage or collection of goods and materials is prohibited in any front or side yard. Goods and items may be displayed in the front yard of a commercial principal use for a limited time, provided the area is neat and orderly.
- b) Outdoor storage is allowed in the rear yard provided the goods or materials being stored are clearly accessory and incidental to the principal use of the property.

- c) Council may apply special standards for the location, setback, or screening of any area devoted to the outdoor storage of vehicles, including vehicles, parts of vehicles, or equipment and machinery normally used for the maintenance of the property.
- d) With the exception of approved salvage yards, vehicle service and repair shops, and similar uses, vehicles that are not in running order shall not be parked or stored on any site.

3.21 DEVELOPMENT IN PROXIMITY TO RAILWAYS

- a) New developments shall consider the Guidelines for New Development in Proximity to Railway Operations document. Council shall require the guidelines contained within the document to be applied to new developments.
- b) Consultation with the rail line company may be required for any new or expanding development proposed within 30 m (98.4 ft) of a rail line or railway operation. Consultation shall address or determine:
 - i. The location of the site in relation to the rail corridor;
 - ii. The nature of the proposed development;
 - iii. The frequency, types, and speeds of trains travelling within the corridor;
 - iv. The potential for expansion of train traffic within the corridor;
 - v. Any concerns the rail line company may have with the new development or with specific uses proposed for the new development;
 - vi. The ability to implement standard mitigation measures on the site;
 - vii. Any suggestions for alternate mitigation measures that may be appropriate for the site;
 - viii. Proposed storm water management and drainage; and
 - ix. The requirements to be applied to the project.
- c) Any safety measures, nuisance mitigation measures, or other requirements of the rail company shall be a condition of development permit approval. The developer shall be responsible for any costs associated with such requirements.
- d) As a condition of development permit approval, Council may require any additional safety measures or nuisance mitigation measures deemed necessary to protect public and environmental safety and to prevent land use conflicts.
- e) Safety measures and nuisance mitigation measures may include, but shall not be limited to: separation distances, berms, soundproof and privacy fencing, and landscaping.

3.22 DEVELOPMENT IN PROXIMITY TO PROVINCIAL HIGHWAYS

- a) Where a proposed development or subdivision is in proximity to a provincial highway, the application shall be referred to the Ministry of Highways and Infrastructure for review and

comment. Setbacks from a provincial highway shall be as per the requirements of the Ministry of Highways and Infrastructure.

3.23 DEVELOPMENT ALONG PIPELINES AND GAS TRANSMISSION LINES

- a) Any development involving pipeline and/or power line transmission rights-of-way shall comply with all relevant federal and provincial legislation. Setbacks from pipelines and other utility corridors shall be in accordance with the appropriate provincial Acts and regulations or directives established by crown corporations. The Land Use Planning for Pipelines publication by the Canadian Standards Association (CSA) PLUS663 will be used as a guide for the development of new pipelines and for proposed development in proximity to existing pipelines.
- b) The National Energy Board has designated a setback area of 30.0 m (98.43 ft) on either side of a pipeline in which, subject to exceptions for such things as normal agricultural activities, anyone proposing to conduct a ground disturbance/excavation must:
 - i. Ascertain whether a pipeline exists;
 - ii. Notify the pipeline company of the nature and schedule of the excavation; and
 - iii. Conduct the excavation in accordance with such regulations.

3.24 CONCEPT PLANS

- a) A concept plan may be required as part of an application for a phased development, multi-parcel subdivision, a development that involves multiple principal buildings, an amendment to the planning bylaws, or the installation of new infrastructure in the Future Urban Development District. The purpose of the concept plan is to identify and address potential social, environmental, health and economic issues and to encourage the development of high quality residential, recreational, commercial, and industrial developments. The scope and required detail of the plan will be based on the scale and location of the proposed development, and address such areas as the following:
 - i. Proposed land use(s) for various parts of the site;
 - ii. The potential impacts on adjacent land uses and integration of the natural landscape regarding the planning and design of the area;
 - iii. The location of, and access to, major transportation routes and utility corridors;
 - iv. The provision of services respecting the planning for future infrastructure within the municipality (water, sewer, power, gas, etc.);
 - v. Sustainable development and environmental management practices regarding surface and groundwater resources, storm water management, flooding and protection of significant natural areas such as drainage plans; and
 - vi. Appropriate information specific to the particular land use (residential, commercial, or industrial).

- b) The concept plan must comply with the overall goals and objectives of the Official Community Plan.
- c) Council shall not consider any development application until all the information required to evaluate the application has been received.
- d) The responsibility for undertaking all technical investigations and hosting public meetings as required shall be borne solely by the applicant.

3.25 SCHOOL SITES

There shall be a minimum distance of 200 m (656 ft) between school sites and any new industrial development.

4 CRITERIA AND STANDARDS FOR SPECIFIC USES

4.1 GENERAL CRITERIA FOR DISCRETIONARY USES

- a) The following criteria shall be considered in the review of all discretionary use applications:
 - i. The proposal must comply with all relevant sections of the Official Community Plan and this Bylaw;
 - ii. There should be a demand for the proposed use in the general area, and a supply of land available and capable of supporting the proposed use;
 - iii. It must be cost-effective to provide the needed services to the proposed development, including but not limited to roads, water, sewer, and other necessary utilities and community facilities;
 - iv. The proposal shall not be detrimental to the health, safety, convenience, or general welfare of persons residing or working in the vicinity nor shall it be injurious to property, improvements, or potential future development in the vicinity;
 - v. The proposal shall be carried out with a high regard for environmental protection and public safety;
 - vi. Vehicle access points shall be provided in suitable locations, so as to minimize traffic congestion and possible hazards;
 - vii. The density, size, height, and location of principal or accessory structures shall not detract from the character and amenity of the neighbourhood; and
 - viii. Council may attach special standards and conditions to the development permit to regulate sound, light, glare, heat, dust, electrical interference, traffic, and emissions, if in Council's opinion, it would detract from the amenity of the neighbourhood.

4.2 SALVAGE YARDS AND VEHICLE STORAGE

- a) This subsection applies to salvage yards, auto wreckers, auto repair shops, body shops, and similar uses, as well as all salvage vehicles, vehicle parts, materials, and equipment.
- b) No vehicles or parts thereof shall be located in the front yard of any site.
- c) The use of an abandoned or unlicensed vehicle or truck trailer for the purpose of a sign is prohibited.
- d) All salvage yards shall be completely screened from the view of the travelling public, provincial highways, any public road, and adjacent residential development by utilizing any of the following measures:
 - i. Distance and careful location;
 - ii. Natural or planted vegetation;
 - iii. An earth berm;

- iv. Opaque fencing;
- v. A building; or
- vi. Other appropriate methods as approved by Council.

4.3 HOME-BASED BUSINESSES

- a) Home-based businesses shall only be permitted in single-detached, semi-detached, duplex, and mobile homes, or associated accessory buildings.
- b) The home-based business shall be secondary to the residential principal use of the site.
- c) Equipment or processes used in the business shall not create dust, noise, vibration, glare, fumes, odour, or pollution that is detectable at or beyond the property lines of the lot on which the home-based business is located.
- d) The home-based business shall not cause a significant increase in off-site parking or traffic.
- e) Home-based businesses shall not create any conflict with surrounding residential uses, nor shall they endanger public safety.
- f) Except as specified in the required development permit, no variation in the residential character and appearance of the principal dwelling, accessory buildings, or land shall be permitted.
- g) On-site signs shall be permitted according to subsection 3.19.
- h) All development permits issued for home-based businesses 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.
- i) Any increase in the operation as originally approved shall require a new permit approval.
- j) No heavy construction, industrial equipment, or supplies shall be stored outdoors on any site for a home-based business.
- k) Council may limit the number of employees (who are not residents of the site) and/or clients that are on-site per day. The number of employees and clients shall be based on:
 - i. Location and adjacent uses;
 - ii. Potential to create a nuisance or disturbance to neighbouring landowners;
 - iii. Type of business; and
 - iv. Capacity for the transportation network/routes to adequately manage additional traffic.

4.4 BED-AND-BREAKFAST HOMES

- a) Bed-and-breakfast operations shall be accessory to a residential use and 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 host principal residence.
- b) All signage shall be permitted according to subsection 3.19.
- c) If required, bed-and-breakfast operations shall be licensed by the Saskatchewan Health Authority.
- d) As a condition of development permit approval, Council may apply special standards to limit the number of rooms, cabins, or camping spaces that may be permitted in conjunction with the operation.

4.5 MOBILE, MODULAR, AND RTM HOMES

- a) In any zoning district where a principal residence is allowed, the dwelling may be in the form of a mobile, modular, or Ready-to-Move (RTM) home.
- b) With the exception of temporary accommodation, prior to occupancy, such dwelling unit shall be securely attached to a permanent engineered foundation.
- c) Every mobile, modular, and RTM home shall bear the applicable CSA certification.
- d) The undercarriage of all mobile and modular homes shall be completely screened from view by the foundation, skirting, or other means that is of a manufactured, or similar type, in order to harmonize visually with the unit. This foundation or skirting shall permit the circulation of air beneath the unit.
- e) The dwelling unit shall be connected to all required services and utilities.

4.6 ACCESSORY DWELLINGS

4.6.1 GARDEN AND GARAGE SUITES

- a) A garden suite or garage suite may be allowed as an accessory use to a principal single-detached dwelling in a residential district. Only one garden suite or one garage suite is allowed per site.
- b) Garden suites shall not be placed in any front yard.
- c) A garden or garage suite shall not be allowed if there is a secondary suite in the primary residence.
- d) There shall be suitable services on-site, including water supply, wastewater disposal, and utilities. Garden and garage suites shall be connected to the services of the host residence.
- e) Garden and garage suites may contain cooking, eating, living, sleeping, and sanitary facilities.

- f) The combined site coverage of the principal dwelling and garden suite shall not exceed the maximum site coverage permitted by the zoning district.
- g) The windows of the garden or garage suite shall be located in such a way so as to minimize the view into the windows and yards of adjacent properties.
- h) The accessory dwelling shall be placed so that all setback requirements of the zoning district are met. Subject to building code requirements, the garden suite shall be located a minimum distance of 3.0 m (9.8 ft) from the principal dwelling.
- i) The height of the garden or garage suite shall not exceed the height of the principal building.

4.6.2 SECONDARY SUITES

- a) Secondary suites may be constructed within a principal single-detached or duplex dwelling. Only one secondary suite is permitted on each residential site.
- b) A secondary suite shall not be permitted on a site with a garden suite or garage suite.
- c) Secondary suites must have a separate entrance from the principal dwelling, either from a common indoor landing or directly from the exterior of the building.
- d) Secondary suites must contain cooking, eating, living, sleeping, and sanitary facilities.

4.7 DWELLING GROUPS

- a) The site for a dwelling group may include common areas for open space, internal roadways, a building for recreational use for the residents of the development, or other communal uses.
- b) Each unit shall have access to an internal walkway and/or private road that connects to a public road, allow for parking, accommodate large trucks, etc.
- c) Dwelling group developments shall comply with the site standards as stated in the applicable zoning district.
- d) One principal dwelling and one accessory building shall be allowed per dwelling group unit.
- e) The density of a dwelling group shall be comparable to the density of development in the surrounding neighbourhood.

4.8 ROOMING HOUSE (BOARDING HOUSE)

- a) A rooming house may operate in a single-detached dwelling provided it complies with the development standards of the zoning district in which it is located.
- b) No more than three boarder (guest) rooms shall be allowed in any house.
- c) Each boarder room must provide a minimum area of living space of 9.3 sq m (100 sq ft).
- d) One additional off-street parking space shall be provided for each boarder room.

4.9 DAYCARE CENTRES AND PRE-SCHOOLS

- a) Daycare centres may be approved as a principal use or as accessory to a residential principal use. Pre-schools shall only be approved as a principal use.
- b) Daycare centres and pre-schools shall comply with all provincial requirements and regulations.
- c) Pre-schools and daycare centres for children, which are located in a residential district, shall provide a fenced, on-site, outdoor play area.

4.10 RESIDENTIAL CARE HOMES

- a) Residential care homes shall be clearly incidental and secondary to the principal residential use.
- b) No building or structure used for the purpose of a residential care home shall be used for the purpose of keeping boarders or lodgers.
- c) The use shall be conducted entirely within the dwelling unit and there shall not be any exterior evidence of a secondary use, with the exception of signs subject to subsection 3.19 of this Bylaw.
- d) Parking for the residential care home shall be provided on-site.

4.11 MIXED-USE BUILDINGS

- a) Where mixed-use buildings are listed as a permitted or discretionary use, dwelling units may be allowed above commercial establishments, subject to the Town Building Bylaw, construction and building codes, and all relevant provisions of this Bylaw.
- b) The residential portion of the building shall have a main entrance separate from that of the commercial establishments. An emergency exit must be provided in addition to the main entrance.
- c) All dwelling units shall be furnished with facilities for cooking, sleeping, and washing.
- d) One off-street parking space shall be provided for each dwelling unit.

4.12 GAS AND SERVICE STATIONS

- a) Gas pumps shall be set back a minimum of 6.0 m (20 ft) from any site line.
- b) Underground storage tanks shall be located in accordance with *The Fire Safety Act*.
- c) Propane and natural gas pumps (retail or wholesale) shall be set back according to provincial regulations.

- d) There shall be at least two separate points of access/egress points at least 10.0 m (33 ft) apart. Access to the site shall be located so as to not impact traffic flow.

4.12.1 ABOVE-GROUND FUEL TANKS

- a) Above-ground fuel storage tanks may be permitted in association with a service station or other permitted commercial or industrial use where the dispensing of fuel is customarily required provided they comply with this Bylaw and the National Fire Code.
- b) Above-ground fuel storage tanks shall be located a minimum of 3.0 m (9.8 m) away from any property line and 10.0 m (32.8 ft) from the boundary of any site with a residential use or any residential zoning district.
- c) Above-ground fuel storage tanks shall be located where they are accessible for firefighting purposes and must be adequately protected from vehicles with suitable posts, guardrails, or similar safety structures.

4.13 DRIVE-THRU FACILITIES

- a) Drive-thru businesses shall provide sufficient room in the ordering line for a minimum of five (5) vehicles. Vehicles in the drive-thru lane(s) shall be entirely on-site, shall not block access to parking stalls, nor shall they create unsafe conditions for pedestrians.
- b) Drive-thru lanes shall be one-way and shall be designed and located so as not to create congestion within the development site or on an adjacent street.

4.14 COMMUNICATION TOWERS

- a) The development and operation of a communication tower shall comply with all federal and provincial regulations and the Town shall be provided with a copy of all required licenses, permits, and approvals.
- b) The proponent will consult with Industry Canada and the Town to determine a suitable location for new communication towers. In determining the suitability of a proposed communication tower, Council shall consider:
 - i. Availability and suitability of the land;
 - ii. Compatibility of neighbouring land uses;
 - iii. Height, design, and structural integrity of the tower;
 - iv. The potential for any detrimental environmental impacts; and
 - v. The health and safety of the public.

4.15 CAMPGROUNDS

- a) The operator of a campground shall provide the Development Officer with a site plan of the campground. The site plan shall identify all buildings, land uses, and the locations and dimensions of all roadways and trailer coach or tent campsites.
- b) The developer/operator shall submit a new plan and apply for a new permit for any of the following:
 - i. The addition, or rearrangement of campsites;
 - ii. The construction or moving of buildings;
 - iii. The change in the location of land uses; or
 - iv. The filling or clearing of land.
- c) A campground shall have a buffer area of not less than 4.5 m (14.76 ft) in width abutting the parcel boundaries. The buffer may be landscaped but shall contain no buildings.
- d) The operator of a campground shall designate, and clearly stake or mark, a campsite for each trailer coach or tent party. The minimum site area for each campsite, whether subdivided or not, shall be 30 sq m (323 sq ft).
- e) No portion of any campsite shall be located within a roadway or required buffer area.
- f) Each campsite shall have direct access to an internal roadway.
- g) Each trailer coach shall be placed at least 3.0 m (9.84 ft) from any other trailer coach. Each campsite shall have dimensions sufficient to allow such location of trailer coaches.
- h) The space provided for roadways within a campground shall be at least 7.5 m (24.6 ft) in width. Campsites or structures shall not encroach on any roadways internal to the campground.
- i) A campground may include, as accessory uses, a laundromat, washroom and shower facilities, swimming pools, recreational uses, and a confectionary, designed to meet the needs of the occupants of the campsites. One single-detached dwelling for the accommodation of the operator may also be permitted as an accessory use.
- j) All campground operations must meet the requirements of *The Public Health Act*.
- k) The campground must provide an on-site sewage disposal system, which may consist of one communal septic tank with an adequate dumping facility for trailer coaches or any other system, which has been approved by the Municipality and the Saskatchewan Health Authority or Water Security Agency.
- l) The campground shall provide an on-site source of potable water with sufficient quantity to supply the campground when occupied at full capacity.

4.16 SWIMMING POOLS

- a) All swimming pools and related appurtenances shall be setback a minimum of 1.5 m (5 ft) from the rear and side site lines and the principal building.
- b) Any maintenance equipment including heating, filtering, disinfectant, and re-circulation equipment shall not be located within 1.5 m (5 ft) from the site lines, and shall be effectively screened and enclosed so as to not adversely affect the character of surrounding properties
- c) No swimming pool shall be located in a required front or side yard.
- d) For the protection of the general public, all swimming pools shall be covered with a secure, hard cover lid, with a lock, or completely enclosed by a fence of 1.8 m (6 ft) in height. The fence may surround all or a portion of the surrounding yard, or the pool only. Any openings in the fence shall have a gate with a locking device affixed in such a manner so as to prevent the entry of small children. Hot tubs, as defined by this Bylaw, may be exempt from the requirement for a safety fence provided the hot tub is securely covered with a locking lid.
- e) Lights for the illumination of swimming pools shall be designed, constructed, and maintained so that no direct ray shall cross any property line.
- f) Equipment which may result in the emission of noise, vibrations, dust, odours, or which would otherwise be considered obnoxious or dangerous to the health and safety of the public, shall not be allowed.

4.17 SOLAR ENERGY SYSTEMS

- a) The installation and operation of a free-standing solar energy system, and their supporting structures, shall be permitted in all zoning districts, subject to the following:
 - i. In any district, such structures, if freestanding, shall not exceed a height of 10.0 m (32.8 ft) above ground level.
 - ii. In any zoning district, such structures, if attached to a principal or accessory building, shall not exceed the maximum height allowed in the zoning district.
 - iii. Any solar energy system not attached to a building shall adhere to the same setback from the property line as accessory buildings.
 - iv. The solar energy system shall be suitably installed and structurally secured according to the manufacturer's or professional engineer's certificate of structural safety.

4.18 SHIPPING (SEA AND RAIL) CONTAINERS

- a) A development permit is required prior to placing a shipping container on any site.
- b) Shipping containers must meet the setback distances of the applicable zoning district.
- c) Shipping containers may not be placed in the front yard of any site.

- d) Shipping containers may only be used for storage. Human or animal habitation will not be permitted within a shipping container.
- e) Shipping containers shall not be stacked on top of one another.
- f) Dangerous or hazardous materials or containers shall not be stored in any shipping container.

4.19 CANNABIS PRODUCTION FACILITIES

- a) Cannabis production and micro-production facilities are subject to the following conditions (applies to medical, non-medical, and micro-facilities):
 - i. Cannabis production facilities shall meet all applicable federal, provincial, and municipal regulations. Proof of compliance and applicable federal licenses will be required as part of the development permit application.
 - ii. Any structural or electrical alterations to the building(s) must comply with building code regulations and regulations.
 - iii. Council shall determine and consider the compatibility of all neighbouring land uses with the proposed cannabis production facility before issuing a decision.
 - iv. Council may place any additional conditions deemed necessary to ensure the health, safety, and welfare of the public.
 - v. The development must be carried out in a manner where all processes and functions are fully enclosed within a building. This shall include all loading stalls, docks, garbage containers and waste material. There shall be no outdoor storage or display of goods, materials or supplies.
 - vi. In order for the safety and security of the public, all buildings and related structures shall be securely fenced. Council may require additional security measures, such as a locking gate or limited site access, as a condition of the development permit.
 - vii. Where a licensed cannabis production facility ceases operation, the facility and buildings shall be decommissioned and remediated in accordance with applicable provincial and federal regulations. A decommissioning plan may be required at the time the development permit application is made.
 - viii. Nothing shall be done which is, or will become, a nuisance to the surrounding areas by reason of unsightliness, the emission of odours, liquid effluence, dust, fumes, smoke, vibration, noise or glare nor shall anything be done which creates or causes a health, fire or explosion hazard, electrical interference or undue traffic congestion. The proponent shall submit to Council a plan to mitigate potential nuisances.
 - ix. Any change to the operation as approved, including but not limited to an increase in size or intensity, the addition of new buildings or additions to existing buildings, shall require a new development permit.

4.20 CANNABIS RETAIL OPERATION

4.20.1 STANDARDS

- a) A retail operation shall comply with all requirements of the federal and/or provincial cannabis legislation. Applicants shall provide proof of all required operating licenses as part of the permit application or as a condition of permit approval.
- b) A retail operation shall, in no way, interfere with the amenities or change the character of the neighbourhood nor shall it interfere with or affect the use and enjoyment of adjacent properties.
- c) Subject to provincial and federal regulations, a retail operation may, be ancillary to a cannabis production facility.
- d) In the event of a discrepancy between the Town's regulations and those of the federal or provincial government, the more stringent regulations shall apply.
- e) As a condition of development permit approval, Council may require additional security measures including but not limited to fencing, limited entrance to the building, etc.
- f) Council shall consider the compatibility of all neighbouring land uses with the proposed cannabis retail operation before issuing a decision.
- g) Council may apply additional conditions or development standards deemed necessary, based on the application, to maintain the health, safety, and general welfare of the public.
- h) Any change to the operation as approved shall require a new development permit.

4.20.2 SEPARATION CRITERIA

- a) Cannabis retail stores shall be set back a distance of 200 m (656 ft) from the following:
 - i. High schools;
 - ii. Elementary schools;
 - iii. Parks/playgrounds;
 - iv. Public recreational facilities;
 - v. Daycare centres;
 - vi. Community centres and youth centres;
 - vii. Places of worship; and
 - viii. Other cannabis retail stores
- b) Setbacks shall be measured from the property line of the proposed retail store site to the nearest property line of any of the above listed uses.

4.21 SOLID AND LIQUID WASTE DISPOSAL FACILITIES

4.21.1 GENERAL

- a) Liquid, solid, or gaseous waste shall only be disposed of in accordance with the legislation and regulations administered by the appropriate federal or provincial agency, the Water Security Agency, the Saskatchewan Health Authority, and the RM.
- b) Dumping of chemicals or other noxious materials into the sanitary sewer system is strictly prohibited and shall be considered an offence.
- c) Storage:
 - i. New and existing facilities: All chemicals, substances and material storage shall be installed, stored, constructed and maintained in an environmentally safe manner and according to all federal, provincial, and municipal requirements.
 - ii. Abandoned, underground and surface storage facilities shall be removed, to avoid pollution potential, at the request of Council or the provincial government.

4.21.2 SOLID AND LIQUID WASTE FACILITIES

- a) The following standards do not apply to private on-site wastewater treatment systems, manure storage facilities, or the application of manure on agricultural lands where the use is deemed consistent with all other relevant sections of this Bylaw.
- b) Development and site maintenance shall be in accordance with provincial environmental and health regulations.
- c) A buffer strip containing trees, shrubs, fencing, or a berm shall surround a waste disposal area.
- d) Adequate site design shall be required to prevent contamination of ground and surface water.
- e) Solid waste disposal facilities shall be located in proximity to a provincial highway or adjacent to a paved all-weather road.
- f) The development of any new disposal sites shall take into consideration the direction of prevailing winds.
- g) Council may place any development conditions deemed necessary to maintain the health, safety, and amenity of the area.
- h) An approval for a solid or liquid waste disposal facility shall be in accordance with the separation distances required Table 4-1.
- i) Where approval has been deemed appropriate, Council may consider the following requirements as part of a development permit approval:
 - i. A limitation on the years, months, weeks, days and/or hours of operation;

- ii. Maintain sufficient dust and odour control to the satisfaction of the Municipality; and
 - iii. Limitations on the height of a landfill development.
- j) Specific requirements related to any stripping, filling, excavation, and grading associated with a landfill development.

4.21.3 SEPARATION CRITERIA

- a) An approval for a solid or liquid waste disposal facility shall be in accordance with the separation distances required Table 4-1.
- b) Separation distances shall be measured from the parcel boundary of the waste disposal site to the parcel boundary of the residential or commercial use.

Table 4-1

Separation Criteria for Waste Disposal Facilities		
Neighbouring Use	Solid Waste Facility	Liquid Waste Facility
Residence or tourist accommodation	600.0 m (1969.5 ft)	600.0 m (1969.5 ft)
Commercial or industrial use	300.0 m (984.3 ft)	300.0 m (984.3 ft)

5 ZONING DISTRICTS

5.1 DISTRICTS OVERVIEW

- a) For the purpose of applying this Bylaw, the Town is divided into the following zoning districts.

Table 5-1

Zoning District	Symbol
Residential	R1
Country Residential	CR1
Commercial	C1
Railway	RW
Community Service	CS
Future Urban Development	FUD

5.1.1 ZONING DISTRICT MAP

The Town of Bredenbury Zoning District Map, attached to and forming part of this Bylaw, identifies the locations and boundaries of the various zoning districts within the Town. As shown on the map, the boundaries of the districts are contiguous with parcel boundaries, centerlines of streets, lanes, roads or such lines extended, and the boundaries of the municipality.

5.1.2 REGULATIONS

Regulations for the zoning districts are outlined in the following sections:

5.2 RESIDENTIAL DISTRICT (R1)

The purpose of the Residential District is to accommodate the development of single-detached and multiple-unit dwellings. A limited range of public, institutional, and commercial uses may be considered at appropriate locations to promote walkable residential neighbourhoods.

5.2.1 PERMITTED USES

- a) Single-detached dwellings, including modular, mobile, and RTM homes
- b) Duplex and semi-detached dwellings
- c) Parks, playgrounds, and public recreational facilities and uses
- d) Municipal uses and facilities
- e) Public works and utilities, excluding warehouses, storage yards, and solid and liquid waste disposal facilities
- f) Home offices
- g) Daycares and preschools
- h) Residential care homes
- i) Shipping containers as an accessory use for storage, maximum two per site
- j) Uses, buildings, and structures typically associated with the approved principal use

5.2.2 DISCRETIONARY USES

- a) Apartment buildings
- b) Dwelling groups
- c) Accessory dwelling units: secondary suites, garage suites, and garden suites
- d) Home-based businesses
- e) Bed-and-breakfast operations
- f) Schools and educational facilities
- g) Swimming pools as an accessory use
- h) Confectionaries and convenience stores
- i) Community gardens
- j) Places of worship

5.2.3 SUBDIVISION AND SITE STANDARDS

Table 5-2

Residential Uses - Single-detached, Semi-detached, and Duplex				
	Single-detached and Duplex		Semi-detached (per unit)	
Minimum site area	464.0 sq m (4,994.5 sq ft)		278.0 sq m (2,992.4 sq ft)	
Minimum frontage	With a lane	15.0 m (49.2 ft)	With a lane	11.0 m (36.0 ft)
	Without a lane	18.0 m (59.0 ft)	Without a lane	15.0 m (49.2 ft)
Minimum front yard	4.5 m (15.0 ft)		4.5 m (15.0 ft)	
Minimum side yard	1.2 m (4.0 ft)		Corner lot	3.0 m (9.8 ft)
			Between adjoining units	0 m
			All other units	1.2 m (4 ft)
Minimum rear yard	4.5 m (15.0 ft)		4.5 m (15.0 ft)	

Table 5-3

Residential Uses - Multiple-unit			
	Townhouses (per unit)		Apartments
Minimum site area	185.0 sq m (1,991.3 sq ft)		625.0 sq m (6,727.4 sq ft)
Minimum frontage	7.5 m (24.6 ft)		21.0 m (69.0 ft)
Minimum front yard	4.5 m (15.0 ft)		4.5 m (15.0 ft)
Minimum side yard	Corner lot	3.0 m (9.8 ft)	3.5 m (11.5 ft)
	Between adjoining units	0 m	
	All other lots	1.2 m (4.0 ft)	
Minimum rear yard	4.5 m (15.0 ft)		4.5 m (15.0 ft)

Table 5-4

All Other Principal Uses	
Minimum site area	464.0 sq m (4,994.5 sq ft)
Minimum frontage	15.0 m (49.2 ft)
Minimum front yard	4.5 m (15.0 ft)
Minimum side yard	1.2 m (4.0 ft)
Minimum rear yard	6.0 m (19.7 ft)

Table 5-5

Accessory Structures and Buildings	
Minimum front yard	6.0 m (19.7 ft)
Minimum side yard	1.2 m (4.0 ft)
Minimum rear yard	1.2 m (4.0 ft)

Table 5-6

Public Parks, Municipal Uses, and Public Utilities
No minimum site standards, provided the safety and amenity of the area is maintained.

5.2.4 SUPPLEMENTARY REGULATIONS FOR THE RESIDENTIAL DISTRICT

5.2.4.1 REDUCED SETBACKS FOR EXISTING BUILDINGS

Where required to accommodate a proposed subdivision involving a building or buildings that existed at the time of adoption of this Bylaw, the side and rear yard setbacks shall be 1.0 m (3.28 ft).

5.2.4.2 LANDSCAPING

- a) Areas not occupied by buildings, parking, or loading areas, shall be landscaped with trees, shrubs, grasses, pavement, or other similar materials.
- b) All yards and landscaping shall be maintained in a neat and tidy condition.

5.3 COUNTRY RESIDENTIAL DISTRICT (CR1)

The purpose of the Country Residential District is to accommodate new and existing large-lot residential sites. A limited range of public, institutional, and commercial uses may be considered at appropriate locations.

5.3.1 PERMITTED USES

- a) Single-detached dwellings
- b) One accessory dwelling unit: garage, garden, or secondary suite
- c) Home offices
- d) Municipal offices and facilities
- e) Public works and utilities, excluding solid and liquid waste disposal
- f) Shipping containers as an accessory use for storage, maximum two per site
- g) Accessory uses, buildings, and structures typically associated with the approved principal use

5.3.2 DISCRETIONARY USES

- a) Swimming pools as an accessory use
- b) Daycares, which are ancillary to a principal residential use
- c) Home-based businesses
- d) Bed-and-breakfast operations

5.3.3 SITE STANDARDS

Table 5-7

All Principal Buildings	
Minimum site area	0.3 ha (0.74 ac)
Minimum site frontage	20.0 m (65.6 ft)
Minimum front yard	4.5 m (15.0 ft)
Minimum side yard	3.0 m (9.8 ft)
Minimum rear yard	4.5 m (15.0 ft)

Table 5-8

Accessory Structures and Buildings	
Minimum side yard	1.2 m (4.0 ft)
Minimum rear yard	1.2 m (4.0 ft)

Table 5-9

Parks, Municipal Uses, Government Facilities, and Public Utilities
No minimum site standards, provided the safety and amenity of the area is maintained.

5.4 COMMERCIAL DISTRICT (C1)

The purpose of the Commercial District is to accommodate the development of a range of commercial services such as restaurants, retail, professional offices, and similar uses. Mixed-use commercial-residential development may also be accommodated in this zoning district.

5.4.1 PERMITTED USES

- a) Banks and financial institutions
- b) Personal service establishments (hair salons, spas, etc.)
- c) Medical, dental, and other healthcare clinics
- d) Business and professional offices
- e) Restaurants, cafés, bakeries, and other similar food and beverage sales (licensed and unlicensed)
- f) Licensed beverage rooms and other places for the sale and consumption of alcoholic beverages
- g) Confectionaries and convenience stores
- h) Retail stores, grocery stores, convenience stores, and similar uses, excluding cannabis retail operation
- i) Outdoor markets and concessions (permanent, seasonal, or occasional)
- j) Municipal uses and facilities
- k) Public works and utilities, excluding solid and liquid waste disposal facilities
- l) Public parks, playgrounds, day use picnic areas, and municipal recreational facilities
- m) Small-scale arts, crafts, repairs, production, and retail services (tailors, jewelers, art studios, galleries)
- n) Shipping containers as an accessory use for storage, maximum two per site
- o) Accessory uses, buildings, and structures typically associated with the approved principal use

5.4.2 DISCRETIONARY USES

- a) Cannabis retail operations
- b) Mixed-use commercial-residential developments
- c) Motels, hotels, and other tourist accommodations

- d) Theatres, cinemas, and performance venues
- e) Public and commercial recreational facilities
- f) Garden centres and commercial greenhouses
- g) Shopping centres and strip malls
- h) Service stations (gas stations)
- i) Salvage yards
- j) Solid and liquid waste disposal facilities
- k) One accessory dwelling unit for the owner, operator, caretaker, etc. of an approved commercial principal use

5.4.3 SUBDIVISION AND SITE STANDARDS

Table 5-10

All Principal Uses Except Hotels, Motels, and Service Stations	
Minimum site area	278.0 sq m (2,992.4 sq ft)
Minimum frontage	7.5 m (24.6 ft)
Minimum front yard	1.5 m (4.9 ft)
Minimum side yard	3.0 m (9.8 ft)
Minimum rear yard	6.0 m (19.7 ft)

Table 5-11

Motels, Hotels, and Service Stations		
	Motels and Hotels	Service Stations
Minimum site area	1,115.0 sq m (12,001.0 sq ft)	930.0 sq m (10,010.0 sq ft)
Minimum frontage	20.0 m (65.6 ft)	20.0 m (65.6 ft)
Minimum front yard	15.0 m (49.2 ft)	6.0 m (19.7 ft)
Minimum side yard	3.0 m (9.8 ft)	3.0 m (9.8 ft)
Minimum rear yard	6.0 m (19.7 ft)	6.0 m (19.7 ft)

Table 5-12

Accessory Structures and Buildings	
Minimum front yard	6.0 m (19.7 ft)
Minimum side yard	3.0 m (9.8 ft)
Minimum rear yard	1.2 m (4.0 ft)

Table 5-13

Public Parks, Municipal Uses, and Public Utilities
No minimum site standards, provided the safety and amenity of the area is maintained.

5.4.4 SUPPLEMENTARY REGULATIONS FOR THE COMMERCIAL DISTRICT

5.4.4.1 REDUCED YARD SETBACKS

Where required to accommodate a proposed subdivision involving a building or buildings that existed at the time of adoption of this Bylaw, the side and rear yard setbacks shall be 1.0 m (3.28 ft).

5.4.4.2 ACCESSORY DWELLING UNITS FOR THE OWNER/OPERATOR

- a) One dwelling unit is permitted as an accessory use to an approved commercial or industrial use.
- b) Dwelling units shall have a floor area smaller than, or equal to, the floor area of the principal use in the building.
- c) Dwelling units shall be located above or at the rear of the principal building and may be attached or separate from the principal building.
- d) If attached to the principal building, the dwelling unit shall have an entrance that is separate from that of the commercial establishment.
- e) Residences, which are accessory to a commercial or industrial use, shall meet all provincial and municipal requirements for health, safety, utilities, and fire regulations.

5.4.4.3 ACCESS AND LOADING

- a) Where a commercial use involves the receipt, distribution, or dispatch of materials, goods, or merchandise, adequate space for such vehicles to park for loading and unloading shall be provided on the site.
- b) Access shall be located to ensure that heavy truck traffic does not have to utilize residential streets for entrance or exit.

5.5 RAILWAY DISTRICT (RW)

The purpose of the Railway District is to provide for the use and development of the railway and related operations and activities.

5.5.1 PERMITTED USES

- a) Railway lines and other uses related to the railway operation
- b) Grain elevators
- c) Seed cleaning plants
- d) Bulk fertilizer sales
- e) Public works uses, buildings, and structures, excluding solid and liquid waste disposal facilities
- f) Shipping containers as an accessory use for storage, maximum two per site
- g) Uses, buildings, and structures typically associated with the approved principal use

5.5.2 DISCRETIONARY USES

- a) Bulk fuel storage

5.5.3 SUBDIVISION AND SITE STANDARDS

Table 5-14

All Principal Uses	
Minimum site area	1,115.0 sq m (12,001.0 sq ft)
Minimum frontage	30.0 m (98.4 ft)
Minimum front yard	6.0 m (19.7 ft)
Minimum side yard	3.0 m (9.8 ft)
Minimum rear yard	6.0 m (19.7 ft)

Table 5-15

Accessory Structures and Buildings	
Minimum front yard	6.0 m (19.7 ft)
Minimum side yard	3.0 m (9.8 ft)
Minimum rear yard	6.0 m (19.7 ft)

Table 5-16

Public Parks, Municipal Uses, and Public Utilities
No minimum site standards, provided the safety and amenity of the area is maintained.

5.5.4 SUPPLEMENTARY REGULATIONS FOR THE RAILWAY DISTRICT

5.5.4.1 REDUCED YARD SETBACKS

Where required to accommodate a proposed subdivision involving a building or buildings that existed at the time of adoption of this Bylaw, the side and rear yard setbacks may be reduced to 1.0 metre (3.28 ft).

5.5.4.2 ACCESS AND LOADING

- a) Where a commercial use involves the receipt, distribution, or dispatch of materials, goods, or merchandise, adequate space for such vehicles to park for loading and unloading shall be provided on the site.
- b) Access shall be located to ensure that heavy truck traffic does not have to utilize residential streets for entrance or exit.

5.6 COMMUNITY SERVICE DISTRICT (CS)

The purpose of the Community Service District is to provide areas for community service-related uses including social, recreational, institutional, parks, and public services.

5.6.1 PERMITTED USES

- a) Schools, learning centres, and other educational facilities
- b) Daycare centres and pre-schools
- c) Municipal offices, libraries, community halls, community centres, and other public facilities
- d) Public utilities and municipal facilities, excluding solid, and liquid waste disposal facilities
- e) Hospitals, medical clinics, and other healthcare facilities
- f) Fire halls and police stations
- g) Community gardens and greenhouses
- h) Places of worship and cemeteries
- i) Care homes
- j) Curling rinks, skating rinks, arenas, public swimming pools, and similar uses
- k) Sports fields, skateboard parks, baseball diamonds, basketball courts, tennis courts, lawn bowling greens, and other similar uses
- l) Parks, playgrounds, trails, and pathways
- m) Social clubs and lodges
- n) Shipping containers as an accessory use for storage, maximum two per site
- o) Uses, buildings, and structures typically associated with the approved principal use

5.6.2 DISCRETIONARY USES

- a) Campgrounds and RV parks
- b) Golf courses

5.6.3 SUBDIVISION AND SITE STANDARDS

Table 5-17

All Principal Uses Except Schools	
Minimum site area	500.0 sq m (5,382.0 sq ft)
Minimum frontage	15.0 m (49.2 ft)
Minimum front yard	6.0 m (19.7 ft)
Minimum side yard	3.0 m (9.8 ft)
Minimum rear yard	6.0 m (19.7 ft)

Table 5-18

Elementary Schools and High Schools	
Minimum site area	No minimum
Minimum frontage	30.0 m (98.4 ft)
Minimum front yard	15.0 m (49.2 ft)
Minimum side yard	6.0 m (19.7 ft)
Minimum rear yard	6.0 m (19.7 ft)

Table 5-19

Accessory Structures and Buildings	
Minimum front yard	6.0 m (19.7 ft)
Minimum side yard	3.0 m (9.8 ft)
Minimum rear yard	6.0 m (19.7 ft)

Table 5-20

Public Parks, Municipal Uses, and Public Utilities	
No minimum site standards, provided the safety and amenity of the area is maintained.	

5.6.4 SUPPLEMENTARY REGULATIONS FOR THE COMMUNITY SERVICE DISTRICT

5.6.4.1 REDUCED YARD SETBACKS

Where required to accommodate a proposed subdivision involving a building or buildings that existed at the time of adoption of this Bylaw, the side and rear yard setbacks may be reduced to 1.0 metre (3.28 ft).

5.7 FUTURE URBAN DEVELOPMENT (FUD)

The purpose of the Future Urban Development District is to reserve lands that are not immediately required for urban development and where the future use and timing of development has not yet been determined. Interim or transitional land uses, such as agricultural crop production and other passive uses may continue, provided the use or activity will not jeopardize or restrict future development in the area.

5.7.1 PERMITTED USES

- a) Agricultural crop production and other passive agricultural uses, excluding intensive livestock operations (ILOs)
- b) Passive recreational uses
- c) Community gardens
- d) Public utilities and municipal facilities, excluding offices, warehouses, and solid and liquid waste disposal facilities
- e) Uses, buildings, and structures typically associated with the approved principal use

5.7.2 DISCRETIONARY USES

- a) Campgrounds and RV parks
- b) Garden centres and greenhouses

5.7.3 SUBDIVISION AND SITE STANDARDS

Table 5-21

All Principal Uses	
Minimum site area	8.0 ha (19.8 ac)
Minimum frontage	30.0 m (98.4 ft)
Minimum front yard	15.0 m (49.2 ft)
Minimum side yard	6.0 m (19.7 ft)
Minimum rear yard	6.0 m (19.7 ft)

Table 5-22

Accessory Structures and Buildings	
Minimum front yard	15.0 m (49.2 ft)
Minimum side yard	6.0 m (19.7 ft)
Minimum rear yard	6.0 m (19.7 ft)

Table 5-23

Public Parks, Municipal Uses, and Public Utilities
No minimum site standards, provided the safety and amenity of the area is maintained.

5.7.4 SUPPLEMENTARY REGULATIONS FOR THE FUTURE URBAN DEVELOPMENT DISTRICT

5.7.4.1 INSTALLATION OF NEW ROADS AND INFRASTRUCTURE

Where a development proposal, which does not require re-zoning but requires the installation of new roads or other infrastructure, is being considered in the Future Urban Development District, Council may require a concept plan in accordance with section 3.24 of this Bylaw. The purpose of the concept plan is to demonstrate how the proposed development and infrastructure will allow for future development beyond the proposed development.

6 DEFINITIONS

Whenever the subsequent words or terms are used in the Official Community Plan, and this Bylaw, they shall, have the following definition unless the context indicates otherwise.

Accessory	A building, structure, or use of a specific site which is subordinate and exclusively devoted to the principal building, principal structure, or principal use of the same site.
Accessible Building Design	A building and its facilities can be approached, entered, and used by persons with physical or sensory disabilities.
Act	<i>The Planning and Development Act, 2007</i> Province of Saskatchewan, as amended from time to time.
Adjacent	Contiguous or would be contiguous if not for a river, stream, railway, road, or utility right-of-way or reserve land; and any other land identified in this Bylaw as adjacent land for the purpose of notifications.
Administrator	The Administrator of the Town of Bredenbury.
Agricultural	A use of land, buildings, or structures for the purpose of animal husbandry, fallow, field crops, forestry, market gardening, pasturage, private greenhouses, and includes the growing, packing, treating, storing, and sale of produce produced on the premises and other similar uses customarily carried on in the field of general agriculture, but does not include cannabis operations.
Agricultural Industry	<p>Those processing and distributing industries providing products or services directly associated with the agricultural business sector and without restricting the generality of the above may include:</p> <ul style="list-style-type: none">a) Grain elevators;b) Feed mills;c) Abattoirs;d) Seed cleaning plants;e) Pelletizing plants;f) Bulk fertilizer distribution plants;g) Bulk agricultural chemical distribution plants;h) Anhydrous ammonia storage and distribution;i) Bulk fuel plants;j) Livestock holding stations; ork) Retail sales of the goods produced or stored as part of the dominant use on the site.
Agricultural	A tourism oriented commercial land use related to the retail sale of products or the

Tourism	provision of entertainment associated with an agricultural operation or a rural environment, and without limiting the generality of the above includes: historical and vacation farms, farm zoos, gift shops, restaurants, art galleries and cultural entertainment facilities.
Alteration or Altered	With reference to a building, structure, or site means a change from one major occupancy class or division to another, or a structural change such as an addition to the area or height, or the removal of part of a building, or any change to the structure such as the construction of, cutting into or removal of any wall, partition, column, beam, joist, floor or other support, or a change to or closing of any required means of egress or a change to the fixtures, equipment, cladding, trim, or any other items regulated by this Bylaw such as parking and landscaping.
Ancillary	A building, structure, or use of a specific site, which is related in a subsidiary manner to the principal building, principal structure, or principal use of the same site.
Applicant	A developer, landowner, or other person/party applying to the Municipality for a development permit for a permitted or discretionary use under this Bylaw, or a bylaw amendment to the Official Community Plan or Zoning Bylaw, or to an approving authority for subdivision approval under <i>The Planning and Development Act, 2007</i> .
Auto Wrecker	An area where motor vehicles are disassembled, dismantled or junked, or where vehicles not in operable condition, or used parts of motor vehicles, are stored or sold to the general public.
Basement	That portion of a building between two floor levels, which is partly underground and has not more than one-half its height from the finished floor to finished ceiling, above finished grade.
Bed-and-Breakfast	A dwelling unit, licensed as a tourist home under The Tourist Accommodation Regulations, 1969, in which overnight accommodation within the dwelling unit, along with one meal served before noon, is provided to the travelling public for a charge.
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.
Buffer	A strip of land, vegetation, or land use that physically separates two or more different land uses.
Building	A structure used for the shelter or accommodation of persons, animals, or chattels and includes any structure covered by a roof supported by walls or columns.

Building Bylaw	The Bylaw of the Town of Bredenbury regulating the erection, alteration, repair, occupancy, maintenance, or demolition of buildings and structures.
Building Floor Area	The sum of the gross horizontal area of all floors of a building excluding the floor area used for or devoted to mechanical equipment, laundry, storage, swimming pools, and enclosed or underground parking facilities. All dimensions shall be measured between exterior faces of walls or supporting columns, or from the centre line of the walls or supporting columns separating two buildings. For the purpose of this Bylaw, the term ‘storage’ means the keeping or placing of trunks, luggage or similar articles in a place designed therefore, but shall exclude clothes closets, linen closets, broom cupboards, kitchen and bathroom cupboards of whatsoever nature.
Building Height	The vertical distance measured from the grade level to the highest point of the roof surface, if a flat roof; to the deck line of a mansard roof; and to the mean height level between eaves and ridge for a gable, hip or gambrel roof.
Building Permit	A permit, issued under the Building Bylaw of the Town of Bredenbury, authorizing the construction of all or part of any building or structure.
Building, Principal	A building in which the main or primary use of the site is conducted.
Bulk Fuel Sales and Storage	Includes lands, buildings, and structures for the storage and distribution of fuels and oils including retail sales or key lock operations.
Bylaw	The Town of Bredenbury’s Zoning Bylaw.
Cannabis	The cannabis plant, fresh cannabis, dried cannabis, cannabis oil, cannabis plant seeds, edible products that contain cannabis, and any other substance defined as cannabis in the <i>Cannabis Act</i> (Canada) and the associated regulations, as amended from time to time and includes edible products that contain cannabis.
Cannabis Micro-Production Facility	A federally licensed small-scale cannabis production facility, which is reduced in size and with a maximum canopy area of 200 sq. m, or which meets the requirements of the federal government for micro-production facility.
Cannabis Production Facility	A federally licensed operation, comprised of land, buildings and structures used for the purpose of growing, harvesting, producing, cultivating, testing, processing, researching, destroying, storing, packaging and shipping of cannabis and cannabis products destined for sale to consumers for recreational purposes, and the intra-industry sale of these products, including provincially authorized distributors.

Cannabis Retail Operation	A retail business operating from a storefront operation and authorized by <i>The Cannabis Control Act</i> (Saskatchewan) to sell any part of the cannabis plant, processed or unprocessed, including any derivative, concentrate, or edible product originating from the cannabis plant.
Campground	An area used for a range of overnight camping experiences, from tenting to serviced trailer sites, including accessory facilities which support the use, such as administration offices and laundry facilities, but not including the use of mobile homes or trailers on a permanent year-round basis.
Cemetery	Land that is set apart or used as a place for the interment of the dead or in which human bodies have been buried. "Cemetery" may include a structure for the purpose of the cremation of human remains and may include facilities for storing ashes or human remains that have been cremated or the interment of the dead in sealed crypts or compartments.
Chord Line	A straight-line segment joining two points on a curve.
Cluster	Where design allows for the concentration of development in pockets to preserve ecological areas and other open space while providing lower servicing cost and alternative development patterns (i.e.: housing).
Commercial	The use of land, buildings, or structures for the purpose of buying and selling commodities, and supplying professional and personal services for compensation.
Commercial Indoor Storage	A building or series of buildings comprising multiple storage bays intended for lease or rent by the general public for the purpose of indoor storage of private goods.
Community Facilities	A building or facility used for recreational, social, educational, or cultural activities, and that is owned by a municipal corporation, non-profit corporation, or other non-profit organization.
Concept Plan (Comprehensive Development Review)	A land use concept plan for a specific local area that identifies social, environmental, health, and economic issues which the proposed development must address.
Concrete and Asphalt Plant	An industrial facility used for the production of asphalt or concrete, or asphalt or concrete products, used in building or construction, and includes facilities for the administration or management of the business, the stockpiling of bulk materials used in the production's process or of finished products manufactured on the premises and the storage and maintenance of required equipment.

Condominium	As defined by <i>The Condominium Property Act, 1993</i> , means the land included in a condominium plan together with the buildings and units and the common property and common facilities belonging to them.
Conservation	The planning, management, and implementation of an activity with the objective of protecting the essential physical, chemical and biological characteristics of the environment against.
Convenience Store	A store offering for sale primarily food products, beverages, tobacco, personal care items, hardware and printed matter and which primarily provides a convenient day to day service to residents in the vicinity.
Council	The Council of the Town of Bredenbury.
Country Residential Development	Residential development contained within a severance from an agricultural holding where the essential land requirement is for a residential building site and space rather than for productive agricultural purposes.
Cultural Resources	Any item a community identifies as important for supporting and expressing their shared values, identity and way of life, and can include community events, community organizations, museums, galleries, libraries, rituals, languages, customs, stories, local arts and crafts, publishing music, and film.
Daycare Centre	<p>Any kind of group daycare programs, including:</p> <ul style="list-style-type: none"> a) Eldercare or aged adults; b) Nurseries for children of working parents; c) Nursery schools for children under minimum age for education in public school; d) Parent cooperative nursery schools; and e) Programs covering after-school care for school children; <p>Provided such an establishment is approved by the provincial government and conducted in accordance with provincial requirements.</p>
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 of any building or land, the moving of any building or structure onto land, the moving of a mobile home or trailer coach onto land, and the opening or stripping of land for the purpose of removing therefrom sand, gravel or other aggregate resources.
Development Agreement	The legal agreement between a developer and the Municipality which specifies the obligations and the terms and conditions for the approval of a development pursuant

to section 172 of *The Planning and Development Act, 2007*.

Development Officer	The Administrator shall be the Development Officer, or in his/her absence an employee of the Municipality appointed by the Administrator; or someone appointed by the Council to act as a Development Officer to administer this Bylaw.
Development Permit	A permit issued by the Council of the Town of Bredenburg that authorizes development, but does not include a building permit.
Directional Signage	Signage located off site providing direction to and information about a specific enterprise or activity, which does not contain general advertising.
Discretionary Use	A use of land, buildings, or form of development that is prescribed as a discretionary use in the Zoning Bylaw and requires the approval of Council pursuant to Section 56 of <i>The Planning and Development Act, 2007</i> .
Distribution Line	Any pipeline, wires or cables, and support structures needed to connect end uses to a pumping station, pressure regulator, electrical transformer, telecommunications or computer network facility, or similar utility installation, for the delivery of water, heat, gas, electrical, telecommunications, television, or internet service.
Dwelling	A building or part of a building designed exclusively for residential occupancy.
Dwelling Group	A group of single-detached, semi-detached, or multiple-unit dwellings clustered on one lot or site, built as one development.
Dwelling, Duplex	A building divided horizontally into two dwelling units as herein defined.
Dwelling, Multiple-unit	A building containing three or more dwelling units and shall include condominiums, townhouses, row houses, and apartments as distinct from a rooming house, hotel, or motel.
Dwelling, Semi-Detached	A building divided vertically into two (2) dwelling units by a common wall extending from the base of the foundation to the roofline.
Dwelling, Single-Detached	A building containing only one dwelling unit, as herein defined, and occupied or intended to be occupied as a permanent residence, including a RTM when attached to a foundation on the site, but not including a mobile or modular home as defined.
Dwelling, Townhouse	A building, which is divided vertically into three or more dwelling units, each with its own entrance.

Dwelling Unit	A separate set of living quarters, whether occupied or not, containing sleeping facilities, sanitary facilities, and a kitchen or kitchen components, but does not include boarding houses or rooming units. For the purposes of this definition, "kitchen components" include, but are not limited to, cabinets, refrigerators, sinks, stoves, ovens, microwave ovens, or other cooking appliances and kitchen tables and chairs.
Elevation	The height of a point on the Earth's surface above sea level.
Engagement	An action or process that provides an opportunity for a person or organization, outside of any legal constitutional obligation, to inform, learn from, involve and cooperate with individuals and organizations that are interested in, and may be affected by, potential actions or decisions.
Environmental Reserve	Lands that have been dedicated to the Municipality by the developer of a subdivision as part of the subdivision approval process. Environmental reserves are those lands that are considered undevelopable and may consist of a swamp, gully, ravine, coulee or natural drainage course, or may be lands that are subject to flooding or are considered unstable. Environmental reserve may also be a strip of land, abutting the bed and shore of any lake, river stream or other body of water for the purposes of preventing pollution or providing access to the bed and shore of the water body.
Environmentally sensitive lands and areas	Means lands or areas with natural features where precautions, mitigation or constraints are needed to minimize impacts. These include the following: <ul style="list-style-type: none"> a) A ravine, coulee, swamp, natural drainage course, or creek bed; b) Wildlife habitat, environmentally-sensitive, or significant natural or heritage areas; c) Flood-prone or potentially unstable land; or d) Land abutting lakes, streams or rivers for pollution prevention, bank preservation or development protection from flooding.
Existing	In place or taking place, on the date of the adoption of this Bylaw.
Facility, Oil, and Gas	Any building, structure, installation, equipment, or appurtenance that is connected to or associated with the recovery, development, production, storage, handling, processing, treatment, or disposal of oil, gas, water, productions, or other substances, that are produced from or injected into a well, but does not include a pipeline.
Farm Building	Improvements such as barns, granaries, workshops etc., used in connection with the growing and sale of trees, shrubs, and sod or the raising or production of crops, livestock or poultry or in connection with fur production or bee keeping and situated on a parcel of land used for farm operation.

Farmers' Market	An occasional or periodic sales activity held in an open area where groups or individual sellers offer new and used goods, crafts or produce for sale directly to the public but does not include a retail store, shopping centre or greenhouse.
Farmstead/Farmyard	The buildings and adjacent essential grounds surrounding a farm.
Fill	Soil, rock, rubble, or other approved, non-polluting waste that is transported and placed on the existing, usually natural, surface of soil or rock, following the removal of vegetation cover, topsoil, and other organic material.
Flood	A temporary rise in the water level that results in the inundation of an area not ordinarily covered by water.
Flood Fringe	The portion of the flood plain where the waters in the 1:500 year flood are projected to be less than a depth of 1.0 metre or a velocity of 1.0 metre (3.28 ft) per second.
Flood Plain	Means the area prone to flooding from a water body or watercourse that comprises the combined area of the flood way and flood fringe.
Flood Proofing	Any combination of structural and non-structural measures, incorporated into the design of a structure to reduce or eliminate the risk of flood damage to a defined elevation.
Floodway	The portion of the flood plain adjoining the channel where the waters in the 1:500 year flood are projected to meet or exceed a depth of 1.0 metre or a velocity of 1.0 metre per second.
Floor Area	The total area of all floors of a building or structure, excluding stairwells, elevator shafts, equipment rooms, interior vehicular parking, unloading areas, and all flows below the first or ground floor, except when used or intended to be used for human habitation or service to the public.
Free-Standing Sign	A sign, except a billboard, independently supported and visibly separated from a building or other structure and permanently fixed to the ground.
Frontage	The full length of a site measured alongside the road onto which the site fronts.
Garage	A building or part of a building used for or intended to be used for the storage of motor vehicles and wherein neither servicing nor repairing of such vehicles are carried on for remuneration.

Garage/Garden Suite	A small accessory dwelling unit located in the rear yard of a single-detached dwelling or within a detached accessory building that may have cooking, food preparation, sleeping, and sanitary facilities which are separate from those of the single-detached dwelling. Typically, garden suites are stand-alone structures while garage suites are either attached to or located above a detached garage.
Geotechnical Assessment	An assessment or estimation by a qualified expert of the earth's subsurface and the quality and/or quantity of environmentally mitigative measures that would be necessary for development to occur.
Golf Course	A public or private area operated for the purpose of playing golf, and includes a par 3 golf course, clubhouse and recreational facilities, accessory driving ranges, and similar uses.
Greenhouse	A building with glass or clear plastic walls and roof for the cultivation and exhibition of plants under controlled conditions.
Greenhouse, Commercial	A greenhouse that includes a retail aspect and caters to the general horticultural needs of the public for financial gain and may include outdoor storage of landscaping supplies, but does not include the growth of cannabis.
Gross Surface Area	The area of the rectangle or square within which the face of a sign can be completely contained, exclusive of any supporting structure or, where a sign has more than one face or the face of the sign is not flat, the rectangle within which the largest area of the face of the sign in profile can be completely contained exclusive of any supporting structure.
Hall	A building or part of a building, in which facilities are provided for such purposes as meetings for civic, educational, political, religious, or social purposes, and may include a banquet hall, private club, or fraternal organization.
Hazard Land	Land that is contaminated, unstable, prone to flooding, or otherwise unsuited for development or occupation because of its inherent danger to public health, safety, or property.
Hazardous Substance	A substance that, because of its quality, concentration, or physical, chemical or infectious characteristics, either individually or in combination with other substances on the site is an existing or potential threat to the physical environment, to human health, or to other living organisms.

Hazardous Uses	<p>A development which may generate any of the following characteristics:</p> <ul style="list-style-type: none"> a) Excessive noise, odour, dust, vibration; b) Offensive emissions; c) Involves dangerous or toxic materials, chemicals, and wastes; d) Air, water, or soil pollution; e) Land use incompatibility; and f) Reduced public safety, and may include auto-wrecking, fertilizer, asphalt, chemical, and grain handling uses.
Height of the Sign	The vertical distance measured from the highest point of the sign to grade level at the centre of the sign.
Heritage Property	<p>As defined by <i>The Heritage Property Act</i>. Heritage properties may include:</p> <ul style="list-style-type: none"> a) Archaeological objects; b) Palaeontological objects; c) Any property that is of interest for its architectural, historical, cultural, environmental, archaeological, paleontological, aesthetic, or scientific value; and d) Any site where any object or property mentioned in subclauses a, b, or c is or may be reasonably expected to be found.
Heritage Resource	Includes archaeological sites containing cultural objects and features relating to (pre-contact period) human activities, as well as fur trade and early European settlement and sites, as well as paleontological localities containing the remains of fossil vertebrate and invertebrate animals and plants. Heritage Resources can include Heritage Properties.
Heritage-Sensitive Land	Any land or site, which has been identified or is likely, to contain heritage resources.
Home-Based Business	A development consisting of the use of a portion of a dwelling unit or residential accessory building for a business by a resident. The business must be secondary to the residential use of the building and shall not change the residential character of the dwelling unit or accessory building. This shall not include the retail of cannabis, vacation rentals (bed-and-breakfasts or vacation farms), or other businesses deemed by Council to pose off-site impacts.
Home Office	An office located within a residence where a resident may carry out work for remuneration but does not meet with clients or customers on-site. The home office shall be secondary to the principal residential use of the site.
Horticulture	The culture or growing of garden plants. Horticulturists work in plant propagation, crop production, plant breeding and genetic engineering, plant biochemistry, plant physiology, and the storage, processing, and transportation of fruits, berries, nuts,

vegetables, flowers, trees, shrubs, and turf.

Hot Tub	An artificially created basin, lined with concrete, fiberglass, vinyl or similar material, intended to contain water to be used by persons for recreation or physical therapy, which is 600 millimeters or more in depth and which is 2.5 m or less across the widest portion of the water surface.
Hotel/Motel	A building or buildings or part thereof on the same site used to accommodate the traveling public for gain or profit, by supplying them with sleeping accommodations, with or without meals.
Industrial Park	An industrial park is an area of land set aside for industrial development. Industrial parks are usually located close to transport facilities, especially where more than one transport modality (inter-modal) coincides: highways, railroads, airports, and navigable rivers.
Industrial Use	The use of land, buildings, or structures for the manufacturing, assembling, processing, fabrication, warehousing, or storage of goods and materials.
Institutional Use	A use of land, buildings, or structures for a public or non-profit purpose, and without limiting the generality of the foregoing, may include such uses as schools, places of worship, indoor recreation facilities, community centres, and government buildings.
Landfill	A specially engineered site for disposing of solid waste on land, constructed so that it will reduce hazard to public health and safety.
Landscaping	<p>The provision of horticultural and other related compatible features or materials designed to enhance the visual amenity of a site or to provide a visual screen consisting of any combination of the following elements:</p> <ul style="list-style-type: none">a) Soft landscaping consisting of vegetation such as trees, shrubs, vines, hedges, flowers, grass and ground cover; and/orb) Hard landscaping consisting of non-vegetative materials such as concrete, unit pavers, brick pavers or quarry tile, but does not include gravel, shale, or asphalt.
Land Use Map	A comprehensive document compiled by a local government that identifies goals and strategies for future development or preservation of land. In its projections, the map specifies certain areas for residential growth and others for agriculture, industry, commercial and conservation.
Land Use Zoning District	Divisions identified in the Zoning Bylaw establishing permitted and discretionary uses of land or buildings with attendant regulations.

Legal Access	A lot or parcel shall be considered as having legal access for the purposes of development when the lot or parcel is adjacent to a municipally maintained road, and meets the frontage requirements of appropriate Zoning District hosting the development.
Livestock	Domesticated animals used primarily as beasts of burden or for the production of fur, hides, meat, milk, eggs, or other product, or as breeding stock, but excluding companion animals.
Lot	An area of land with fixed boundaries on record with the Information Services Corporation (ISC) by Certificate of Title. For the purposes of this Bylaw the terms “lot” and “site” shall not be deemed to mean the same.
Manufacturing Establishment	A firm or business engaged in the mechanical or chemical transformation of materials or substances into new products including the assembling of components parts, the manufacturing of products and the blending of materials.
Mayor	The Mayor of the Town of Bredenburg.
Medical Cannabis Production Facility	A facility, including land, buildings, and structures, used solely for the purpose of growing, producing, manufacturing, processing, testing, packaging, and shipping of cannabis and cannabis products for medical purposes, as authorized by a license issued under the Federal Government of Canada’s Marijuana for Medical Purposes Regulations (MMPR) or any subsequent legislation and amendments thereto.
Minimum Distance Separation	In respect to intensive livestock operations and heavy industrial land uses, the minimum distance separation required in the Zoning Bylaw from non-complementary uses.
Minister	The Minister as defined in <i>The Planning and Development Act, 2007</i> .
Mixed-Use	Mixed-use developments involve one or more compatible uses within the same building, typically divided horizontally (e.g.: commercial at grade with residential above).
Mobile Home	A trailer coach that may be used as a dwelling all year round, has water faucets and shower or other bathing facilities that may be connected to a water distribution system, and has facilities for washing and a water closet or other similar facility that may be connected to a sewage system. CSA Number Z240 MH.
Mobile Home Park	A site under single management for the placement of two or more mobile homes and

shall include all accessory buildings necessary to the operation.

Modular Home (RTM)	A building that is manufactured in a factory as a whole or modular unit to be used as one single dwelling unit and is certified by the manufacturer that it complies with the Canadian Standards Association Standard No. CSA-A277, and is placed on a permanent foundation.
Municipality	The Town of Bredenbury.
Municipal Reserve	Dedicated lands: <ul style="list-style-type: none">a) That are provided to a Municipality pursuant to clause 181(a) of <i>The Planning and Development Act, 2007</i>; orb) Which were dedicated as public reserve and transferred to a Municipality pursuant to section 191, whether or not title to those lands has been issued in the name of the Municipality.
Municipal Road	A public road, which is subject to the direction, control, and management of the municipality, and includes an internal subdivision road.
Museum	An institution that is established for the purpose of acquiring, conserving, studying, interpreting, assembling, and exhibiting to the public for its instruction and enjoyment, a collection of artifacts of historical interest.
Natural Areas:	An area relatively undisturbed by human activities and characterized by indigenous species including remnant or self-sustaining areas with native vegetation, water, or natural features.
Natural Resources	The renewable resources of Saskatchewan and includes: <ul style="list-style-type: none">a) Fish within the meaning of <i>The Fisheries Act</i>;b) Wildlife within the meaning of <i>The Wildlife Act, 1998</i>;c) Forest products within the meaning of <i>The Forest Resources Management Act</i>;d) Resource lands and provincial forest lands within the meaning of <i>The Resource Lands Regulations, 1989</i>;e) Ecological reserves within the meaning of <i>The Ecological Reserves Act</i>; andf) Other living components of ecosystems within resource lands, provincial forest lands, and other lands managed by the department.
Non-Conforming Building	A building that: <ul style="list-style-type: none">a) 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

	<p>the building is situated or will be situated becomes effective; and</p> <p>b) 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.</p>
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	<p>A lawful specific use:</p> <p>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 a Zoning Bylaw or any amendment to a Zoning Bylaw affecting the land or building becomes effective; and</p> <p>b) 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 with respect to which all required permits have been issued will not, comply with the Zoning Bylaw.</p>
Office or Office Building	A building or part of a building uses primarily for conducting the affairs of a business, profession, service, industry, or government in which no goods or commodities of business or trade are stored, trans-shipped, sold, or processed.
Open Space	Passive and structured leisure and recreation areas that enhance the aesthetic quality and conserve the environment of the community. Urban and rural open space includes parks, recreation and tourism nodes, and natural areas.
Parcel	A parcel of land as defined in <i>The Land Titles Act, 2000</i> .
Park Model Trailer/Unit	A unit designed to facilitate occasional relocation, with living quarters for a temporary or seasonal use; has water faucets and shower or other bathing facilities that may be connected to a water distribution system; and has facilities for washing and a water closet or other similar facility that may be connected to a sewage system. It has a gross floor area not exceeding 50 m ² (540 ft ²). CSA Number Z241.
Parking	An open area, other than a street, used for the temporary parking of more than four vehicles and available for public use and the use of employees working on, or from, the site.
PDA	<i>The Planning and Development Act, 2007</i> Province of Saskatchewan, as amended from time to time.
Permanent	The lower portion of a building; usually concrete, masonry, or an engineered wood

Foundation	basement which renders the structure fixed and immobile.
Permitted Use	The use of land, buildings, or other structures that shall be permitted in a Zoning District where all requirements of this Zoning Bylaw are met.
Places of Worship	A place used for worship and related religious, philanthropic or social activities and includes accessory rectories, manses, meeting rooms and other buildings. Typical uses include churches, chapels, mosques, temples, synagogues and parish halls.
Principle (building, structure, or use)	The main or primary activity, for which a site or its buildings are designed, arranged, developed or intended, or for which it is occupied or maintained.
Primary Access	The principal means of vehicular entry to or from a site or building, but shall not include a lane.
Public Utility	<p>A system, work, plant, equipment, or service (whether owned or operated by the Municipality, or by a corporation under Federal or Provincial statute), that furnishes any of the following services and facilities to, or for the use of, the inhabitants of the Municipality:</p> <ul style="list-style-type: none"> a) Communication by way of telephone lines, optical cable, microwave, and cable television services; b) Delivery of water, natural gas, and electricity; c) Public transportation by bus, rail, or other vehicle d) Production, transmission, collection, and disposal of sewage, garbage, and other wastes; and e) Fire and Police Services.
Public Utility (Linear)	Linear or private utilities including, but not limited to, roads, communication lines, rail, power and natural gas lines, and similar linear uses.
Public Utility (Service)	Those non-linear utilities which may potentially conflict with other Land uses including, but not limited to, airports, microwave or communication towers, wind towers, water reservoirs, sewage lagoons, landfills, gas compressor stations, large electrical transformer stations and similar, potentially conflicting service utilities.
Public Works	A facility as defined under <i>The Planning and Development Act, 2007</i> .
Quarter Section	64.8 ha (160 ac) or a lesser amount that remains due to the original township survey; road widening; road right-of-way or railway plans; drainage ditch; pipeline or transmission line development; or other public utility; or natural features such as water courses or water bodies.

Railway Freight Yards	The use of land; or building, structure, or part thereof for activities directly associated with the operation of a railway. Without limiting the generality of the foregoing, such activities may include loading and off-loading freight, and maintenance and repair of railway cars.
Ready-to-Move (RTM) Dwelling	A new single-detached dwelling constructed off-site to National Building Code or CSA-277 standards to be moved onto a new permanent residential site building foundation.
Real Estate Signage	Signage directly associated with the sale of property in which it is located and which maintains a gross surface area of less than 1 square metre (10.76 sq ft).
Re-designation	Re-zoning.
Recreational Use	A public or private facility or amenity, a joint-use site, or a park or playground that serves the surrounding neighbourhood or community.
Recreational (Commercial)	A private facility or amenity, a joint-use site, or a park or playground the serves the surrounding neighbourhood, with an intent to produce financial gain.
Recreational Vehicle	<p>A vehicle used for personal pleasure or travels by an individual or a family, which may or may not be towed behind a principle vehicle. Notwithstanding, the generality of the above may include:</p> <ul style="list-style-type: none"> a) Motor homes; b) Camper Trailers; c) Boats; d) Snowmobiles; and e) Motorcycles,
Recycling and Collection Depot (Commercial)	A building or series of buildings intended to accommodate the collection, sorting, processing, and temporary storage of recyclable materials, including the collection and storage of oil, solvents, or other hazardous materials; processing of recyclable material other than compaction; and accommodates outdoor compaction or storage.
Remnant Parcel	The land remaining and resulting from the subdivision of a source parcel.
Residence	A single-detached dwelling, mobile home, or modular home.
Residential	The use of land, buildings, or structures for human habitation.

Residential Care Home	<p>A facility which:</p> <ul style="list-style-type: none"> a) Provides meals, lodging, supervisory personal, or nursing care to persons who reside therein for a period of not less than thirty days; b) Is duly licensed by the Province of Saskatchewan or certified as approved by the Province of Saskatchewan under an Act which provides for such licensing or certification; and c) May include only the principal residence of the operator or administrator.
Restaurant	A building or part of a building wherein food is prepared and offered for sale to the public primarily for consumption within the building. However, limited facilities may be permitted to provide for a take-out food function provided such facility is clearly secondary to the primary restaurant use.
Right-of-Way	The right-of-way is the land set aside for use as a roadway or utility corridor. Rights-of-way are purchased prior to the construction of a new road or utility line, and usually enough extra land is purchased for the purpose of providing mitigating features. Sometimes, road rights-of-way are left vacant after the initial roadway facility is constructed to allow for future expansion.
Riparian	The areas adjacent to any streams, rivers, lakes, or wetlands.
Rooming House (Boarding House)	A building which contains rooms available to rent for short-term accommodation other than a dwelling unit or other form of accommodation defined elsewhere in this Bylaw, where meals may or may not be provided, with sleeping facilities and that may or may not include private toilet facilities.
Salvage Yard (Wrecking)	A parcel of land where second-hand, discarded, or scrap materials are bought, sold, exchanged, stored, processed, or handled. Materials include scrap iron, structural steel, rags, rubber tires, discarded goods, equipment, appliances, or machinery. The term also includes a site for collection, sorting, storing, and processing of paper products, glass, plastics, aluminum, or tin cans prior to shipment for remanufacture into new materials.
School	A body of pupils that is organized as a unit for educational purposes under the jurisdiction of a board of education or of the Saskatchewan Ministry of Education and 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.
Screening or Screening Device	The use of vegetation, berms, fences, walls, and similar structures to visually shield, block, or obscure one development from another, or from the public.

Secondary Suite	An additional dwelling unit located within a principal single-detached dwelling.
Service Station	A building or place used for, or intended to be developed primarily for supplying vehicles with gasoline, diesel fuel, grease, tires, or other similar items and for the repair, rental, greasing, washing, servicing, adjusting, or equipping of automobiles or other motor vehicles, including painting, body work, and major repairs.
Setback	The distance required to obtain the front yard, rear yard, or side yard provisions of this Bylaw.
Shipping Container	A cargo container that is a prefabricated metal container or box constructed for the transportation of goods by ship, train, or highway tractor (e.g.: sea can).
Should, Shall, or May	<p>“Shall” is an operative word meaning the action is obligatory.</p> <p>“Should” is an operative word meaning that in order to achieve plan objectives, it is strongly advised that the action be taken.</p> <p>“May” is an operative word meaning a choice is available, with no particular direction or guidance intended.</p>
Sign	A display board, screen, structure, or material having characters, letters, or illustrations applied thereto or displayed thereon, in any manner not inside a building, and includes the posting or painting of an advertisement or notice on a building or structure.
Site	One or more contiguous surface parcels, as defined under <i>The Land Titles Act, 2000</i> , and used as a unit for the purpose of regulation under this bylaw.
Site Area	The total horizontal area within the site lines of a site.
Site Coverage	The percentage of the site area covered by all the buildings above the ground level.
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.

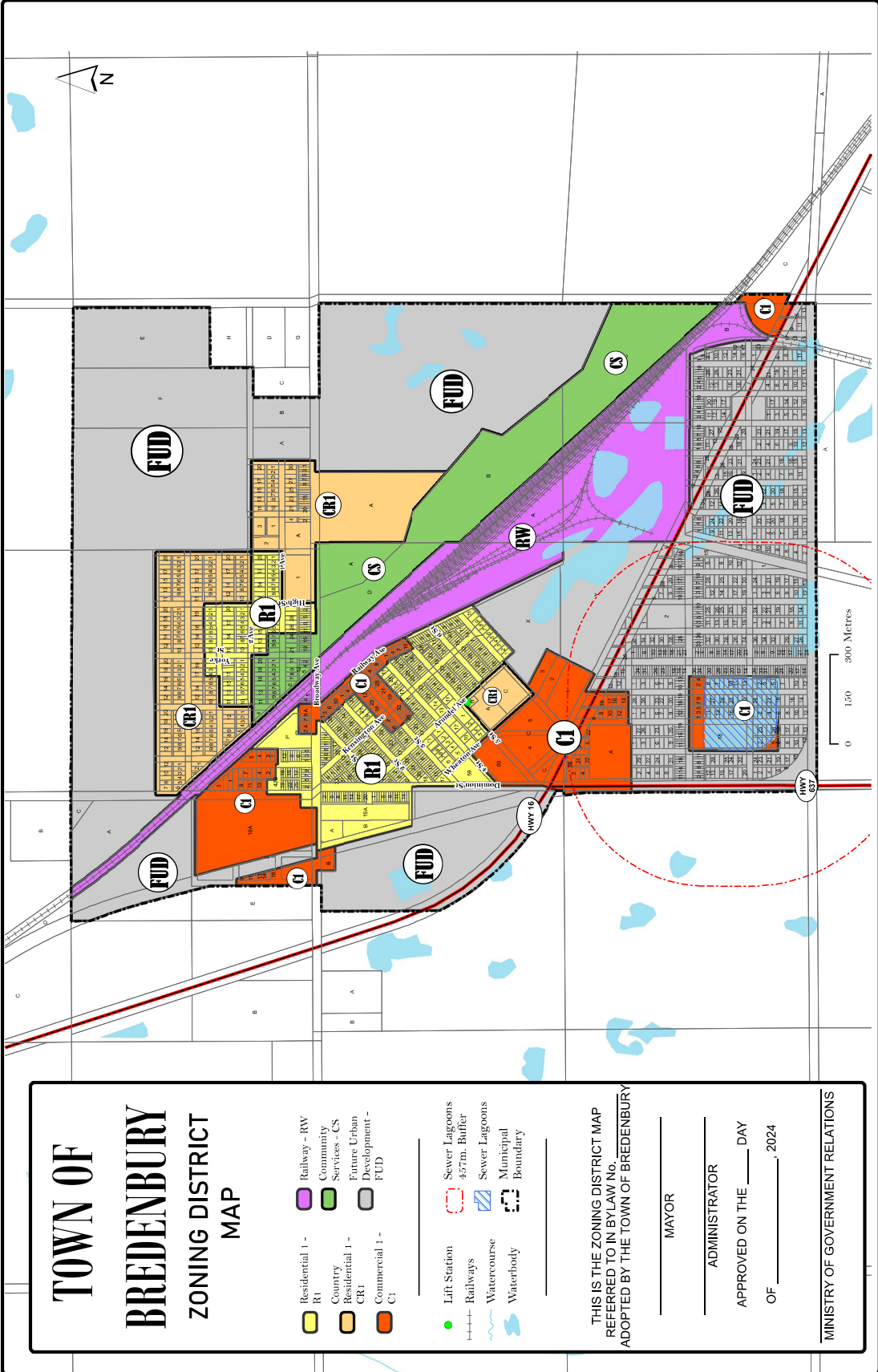
Site, Oil, and Gas	When used in relation to an oil or gas well, means a structure test hole, oil shale core hole or facility, the site of the well, structure test hole, oil shale core hole or facility and the area immediately adjacent to that site.
Solar Energy System (Private)	A solar energy conversion system consisting of solar panels and associated control or conversion electronics, where the priority and intention is to provide electrical power for use on-site (metred or off-grid).
Solar Energy System (Commercial)	A solar panel energy conversion system consisting of solar panels and associated control or conversion electronics, which is intended to produce power for resale or offsite distribution.
Sport Field	An open space set aside for the playing of sports and may include benches or bleachers for observers but where there is no charge made for spectators.
Structure	Anything that is erected, built or constructed of parts joined together and supported by the soil or any other structure requiring a foundation to hold it erect, but not including pavement, curbs, walks or open-air surfaced areas.
Stakeholders	Individuals, groups, or organizations who have a specific interest or 'stake' in a particular need, issue, situation, or project, and may include members of the local community (residents, businesses, workers, and representatives such as Councillors or politicians); community groups (services, interest groups, cultural groups clubs, associations, churches, mosques, temples); or local, state, and federal governments.
Storey	The space between the top of any floor and the top of the next floor above it, and if there is no floor above it, the portion between the top of the floor and the ceiling above it.
Street (Road)	A site owned by the Provincial Crown, which provides the principal legal public vehicular access to abutting sites, but shall not include an easement or lane.
Street, Arterial	A street that serves major traffic flows between the principal areas of traffic generation with direct access to adjacent development being limited.
Street, Local	A street providing direct access to abutting properties along its length and not intended to carry through traffic, other than to adjoining streets.
Structure	A combination of materials constructed, located, or erected for use, occupancy ornamentation, whether installed on, above, or below the surface of land and water.

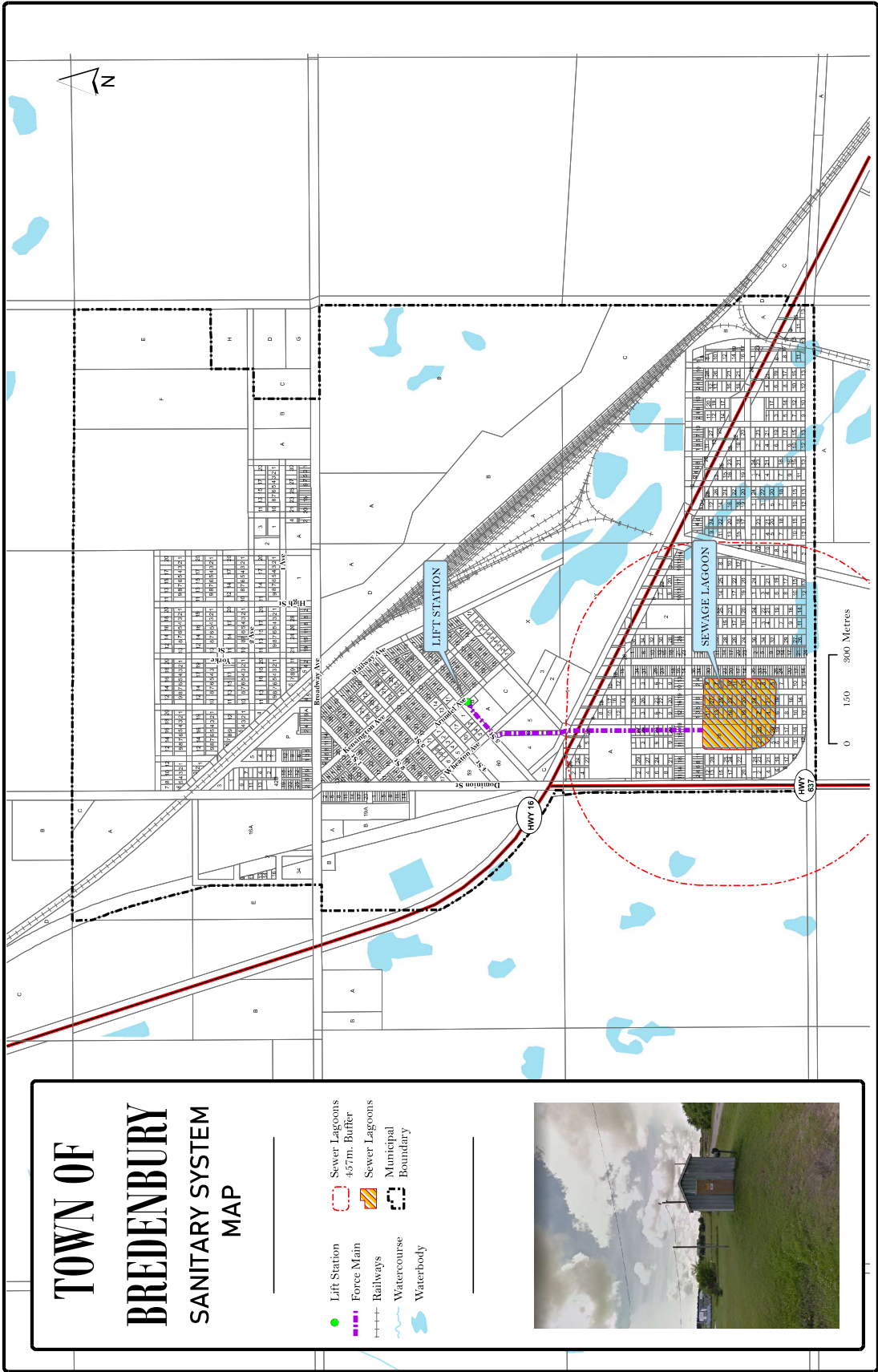
Subdivision	A division of land, and includes a division of a quarter section into legal subdivisions as described in the regulations made pursuant to <i>The Land Surveys Act, 2000</i> .
Swimming Pool	An artificially created basin, lined with concrete, fiberglass, vinyl, or similar material, intended to contain water to be used by persons for swimming, diving, wading or other similar activity, which is 600 millimeters or more in depth, and includes pools situated on top of the ground and hot tubs.
Tavern	An establishment, or portion thereof, where the primary business is the sale of beverage alcohol for consumption on the premises, with or without food, and where no live entertainment or dance floor is permitted. A brew pub may be considered a tavern if beverage alcohol is manufactured and consumed on site under a valid manufacturer's permit in accordance with the Alcohol Control Regulations.
(Tele) Communication Facility	A structure situated on a non-residential site that is intended for transmitting or receiving television, radio, or telephone communications, excluding those used exclusively for dispatch communications.
Temporary Sign	A sign which is not permanently installed or affixed in position, advertising a product or activity on a limited basis.
Tower	Any structure used for the transmission or reception of radio, television, telecommunications, mechanical, or electrical energy for industrial, commercial, private or public uses, or for the storage of any substance of liquid.
Tower Height	The height above-ground of the fixed portion of the tower, excluding any wind turbine and rotors.
Traffic Control Signage	A sign, signal, marking, or any device placed, or erected by the Municipality or Saskatchewan Department of Highways and Transportation.
Trailer Coach	Any vehicle used or constructed in such a way as to enable it to be used as a conveyance upon public streets or highways and includes a self-propelled or non-selfpropelled vehicle designed, constructed, or reconstructed in such a manner as will permit the occupancy thereof as a dwelling or sleeping place for one or more persons, notwithstanding that its running gear is removed or that it is jacked up.
Trailer Court	Any site on which two or more occupied trailer coaches are permitted to be harboured, whether or not a charge is made or paid, and includes any building or structure used or intended for use as a part of the equipment of such trailer court, but shall not include an industrial or construction camp, or a mobile home park.

Trucking Firm Establishment	The use of land, buildings, or structures for the purpose of storing, servicing, repairing, or loading trucks, transport trailers, and/or buses, but does not include automobile service stations or transportation sales or rental outlets.
Use	The purpose or activity for which any land, building, structure, or premises, or part thereof is arranged, designed, or intended, or for which these may be occupied or maintained.
Value-added	The increase in value generated by a company or individual through the additional processing or sale of raw materials along the production chain.
Veterinary Clinics	A place for the care and treatment of small animals involving outpatient care and medical procedures involving hospitalization, but shall not include the keeping of animals in outdoor pens.
Warehouse	A building used for the storage and distribution of wholesaling of goods and materials.
Waste Disposal Facility, Liquid	A facility to accommodate any waste which contains animal, aggregate or vegetable matter in solution or suspension, but does not include a septic system for a single residence or farmstead, or a manure storage area for an intensive livestock operation.
Wind Energy System	Any wind energy conversion system consisting of a wind turbine, a tower and associated control or conversion electronics, which has a rated capacity of not more than 300 kW, and is intended to provide electrical power for use on-site (either behind the metre or off-grid) and is not intended or used to produce power for resale.
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.
Wholesale	The sale of commodities to retailers and shall include the sale of commodities for the purpose of carrying on any trade or business.
Waterbody	Any location where water flows or is present, whether or not the flow or the presence of water is continuous, intermittent or occurs only during a flood, and includes but is not limited to, wetlands, and aquifers.

Watercourse	A river, stream, creek, gully, ravine, spring, coulee, valley floor, drainage ditch or any other channel having a bed and sides or banks in which water flows either permanently or intermittently.
Watershed	The land area from which surface runoff drains into a stream, channel, lake, reservoir, or other body of water; also called a drainage basin.
Well, Oil, and Gas	<ul style="list-style-type: none"> a) Any opening in the ground made within Saskatchewan from which any oil, gas, oil and gas, or other hydrocarbon is, has been, or is capable of being produced from a reservoir; b) Any opening in the ground that is made for the purpose of: <ul style="list-style-type: none"> i. Obtaining water to inject into an underground formation; ii. Injecting any substance into an underground; iii. Storing oil, gas or other hydrocarbons underground; iv. Monitoring reservoir performance and obtaining geological information; or c) Any opening in the ground made for informational purposes pursuant to <i>The Subsurface Mineral Conservation Regulations</i>.
Wetland	Land having the water table at, near, or above the land surface or which is saturated for a long enough period to promote wetland or aquatic processes as indicated by hydric soils, hydrophytes (“water loving”) vegetation, and various kinds of biological activity which are adapted to the wet environment.
Wind Turbine/Wind Power Unit	A rotating machine which converts kinetic wind energy into mechanical energy and then electrical energy primarily for private use.
Windmill	A rotating machine which converts kinetic wind energy directly to mechanical energy for traditional agricultural purposes such as pumping water.
Wind Farm	A group of wind turbines in the same location used for the production of electric power. Individual turbines are generally interconnected with voltage power collection and transmission systems.
Work Camp	A temporary facility for the use of employees affiliated with a resource-based use where meals and overnight accommodations are typically provided.
Yard	The open, unoccupied space on a lot between the property line and the nearest wall of a building and any part of a site unoccupied and unobstructed by a principal building or structure, unless authorized in this Bylaw.

Yard, Front	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. Where a site abuts a lake, the rear yard shall be the lakeside of the site.
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. Where a site abuts a lake, the rear yard shall be the lakeside of the site.
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.





TOWN OF BRECKENBURY

SANITARY SYSTEM MAP

- Lift Station
- Force Main
- Railways
- Watercourse
- Waterbody
- Sewer Lagoons 457m Buffer
- Sewer Lagoons
- Municipal Boundary