



Zoning Bylaw RM of Calder No. 241

Prepared by: Autumn Dawson, PPS, MCIP
Ron Balacko, LL.B.

Table of Contents

Part 1: Introduction

- 1.1 Title
- 1.2 Purpose
- 1.3 Scope
- 1.4 Severability

Part 2: Interpretation / Definitions

Part 3: Administration

- 3.1 Development Officer
- 3.2 Development Permit
- 3.3 Development Appeals
- 3.4 Fees and Advertising
- 3.5 Offenses and Penalties

Part 4: General Regulations

- 4.1 Licenses, Permits and Compliance with Other Bylaws & Legislation
- 4.2 Construction of Access Road
- 4.3 One Principal Building or Use Permitted On a Parcel
- 4.4 Non-conforming Buildings, Site and Uses
- 4.5 Required Yards
- 4.6 Projections in Yards
- 4.7 Minor Variances
- 4.8 Development Permit Required To Move or Demolish Buildings
- 4.9 Relocating Buildings into the RM
- 4.10 Mobile Homes
- 4.11 Signs and Billboards
- 4.12 Parking Requirements
- 4.13 Loading Facilities Requirements for Commercial Developments
- 4.14 Home-based Business
- 4.15 Development on Hazard Lands
- 4.16 Servicing Agreements / Off-Site Servicing Levies
- 4.17 Water and Sewage
- 4.18 Holding Provision
- 4.19 Campgrounds and Trailer Courts
- 4.20 Development Standards
- 4.21 Buffer Strips between Lots in Developments
- 4.22 No Camper Trailer or Storage on Vacant Resort Lots

Part 5: Zoning Districts and Zoning Maps

- 5.1 Zoning Districts
- 5.2 The Zoning District Map
- 5.3 Boundaries of Zoning Districts
- 5.4 District Schedules

Part 6: Agricultural District (“A”)

- 6.1 Intent
- 6.2 Permitted Uses
- 6.3 Uses Permitted at Council’s Discretion (Discretionary Uses)
- 6.4 Accessory Uses
- 6.5 Subdivision in the Agricultural District
- 6.6 Access Requirements
- 6.7 Building Setback Requirements
- 6.8 Standards and Criteria for Discretionary Use and Development

Part 7: Residential District (“R”)

- 7.1 Intent
- 7.2 Permitted Uses
- 7.3 Uses Permitted at Council’s Discretion (Discretionary Uses)
- 7.4 Subdivision in the Residential District
- 7.5 Access Requirements
- 7.6 Building Setback Requirements
- 7.7 Other Building Requirements
- 7.8 Standards and Criteria for Discretionary Use and Development

Part 8: Resort Residential District (“RRD”)

- 8.1 Intent
- 8.2 Permitted Uses
- 8.3 Uses Permitted at Council’s Discretion (Discretionary Uses)
- 8.4 Subdivision in the Resort District
- 8.5 Access Requirements
- 8.6 Building Setback Requirements
- 8.7 Other Building Requirements
- 8.8 Standards and Criteria for Discretionary Use and Development

Part 9: Effective Date of the Bylaw

Part 10: Attachments: Zoning Map & Development Permit Application

Part 1: Introduction

Under the authority granted by The Planning and Development Act, the Reeve and Council of The Rural Municipality of Calder No. 241 in the Province of Saskatchewan, in an open meeting, hereby enact as follows:

1.1 Title

The Bylaw shall be known and may be cited as the “Zoning Bylaw” of The Rural Municipality of Calder No. 241.

1.2 Purpose

The purpose of this Bylaw is to regulate development in The Rural Municipality of Calder No. 241 so as to provide for the amenity of the area and for the health, safety and general welfare of the inhabitants of the Municipality. The intent of this Bylaw is to enable Council to manage land use, the provision of services and the natural environment within the Municipality.

1.3 Scope

Development shall hereafter be permitted within the limits of The Rural Municipality of Calder No. 241 only when in conformity with the provisions of this Bylaw.

1.4 Validity

If any section, clause, or provision of this Bylaw, including anything shown on the Zoning Map, is for any reason declared by a court of competent jurisdiction to be invalid, the same shall not affect the validity of the Bylaw as a whole or any part thereof, other than the section, clause, or provision, including anything shown on the Zoning Map, so declared to be invalid.

Part 2: Interpretation / Definitions

Accessory Building or Use - a use, separate building or separate structure normally incidental and subordinate to, and located on the same site as the principal use, building or structure, and shall include private garages and sheds but shall not include a building or structure used for human habitation incidental and subordinate to the principal use.

Agricultural Holding – the total of all sites owned by an agricultural operator and designated Agricultural within the Municipality and does not include a hobby farm or country residence.

Agricultural Operator – a farmer or a person who derives a principal source of income from the agricultural production of his/her agricultural holding.

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

Administrator - the Administrator of The Rural Municipality of Calder No. 241

Ancillary Use – a use that is secondary and subordinate in size, extent and purpose to the principal use on the same site but is not necessary for the operation of the principal use on that site.

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

Kind of Animal	Number of Animals = 1 Animal Unit
Poultry Hens, cockerels, capons	100
Chicks, broiler chickens	200
Turkeys, geese, ducks	50
Exotic birds	25
Hogs Boars and sows	3
Gilts	4
Feeder pigs	6
Weanling pigs	20
Sheep Rams or ewes	7
Lambs	14
Goats llamas, alpacas, etc.	7
Cattle Cows and bulls	1
Feeder cattle	1
Replacement heifers	2
Calves	4

Horses	Colts and ponies	2
	other horses	1
Other	Bison	1
	elk, reindeer	4
	deer	7

Building - a structure constructed or placed on, in or over land, but does not include a public highway.

Building Height – the vertical distance measured from the grade level in front of the building to:

- the highest point of a flat roof exclusive of a chimney;
- the highest point of pitched roof exclusive of a chimney; or
- the deck line of a mansard roof exclusive of a chimney.

Council - the Council of The Rural Municipality of Calder No. 241.

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

Development Permit - a document authorizing a development, issued pursuant to this Bylaw.

Discretionary Use Development - a development specified in this Bylaw, which may be allowed following application to and approval of the Council; and which complies with the development standards, as required by Council, contained in this Bylaw.

Dwelling, Duplex - a building consisting of two separate dwelling units as herein defined, and occupied or intended to be occupied as a residence, and constructed one above the other or side by side with a common wall.

Dwelling, Single Detached - a detached building consisting of one dwelling unit as herein defined, and occupied or intended to be occupied as a residence, but shall not include a mobile or modular home as herein defined.

Dwelling Group – a group of principal buildings used as dwellings, located on a single parcel, developed as

a project, that may include condominium or bare land condominium forms of tenure.

Dwelling Unit - one or more rooms constituting a self-contained unit that may be used as a residence, each unit having provision for sleeping, cooking and access to toilet facilities.

Garage, Private - a building or part of a building used or intended to be used for the storage of motor vehicles for the dwelling unit to which the garage is accessory.

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

Home-Based Business - an occupation, trade, profession or craft conducted entirely within a dwelling unit or in an accessory building on the property and carried on by the inhabitants thereof, which use is clearly incidental and secondary to the residential use of the property and does not change the character of the property or neighbourhood.

Hotel – a building or structure or part of a building or structure used or advertised as a place where sleeping accommodation, with or without meals, is provided for transient lodgers, but does not include a motel, lodging house, or tourist home.

Intensive Livestock Operation (I.L.O.) –the operation of facilities for the permanent or temporary rearing, confinement or feeding of poultry, hogs, sheep, goats, cattle, horses, or domesticated game animals in such numbers that the facility and portion of a site used for the operation:

- a) Will contain 100 or more animal units; and
- b) Provides less than 370 square metres (4000 sq. ft.) of space for each animal unit contained herein.

Lot or Parcel or Site –an existing area of land with fixed boundaries which is on recording with the ISC Land Registry as a surface parcel, and may include adjacent surface parcels that are legally tied together in the ISC Land Registry.

Lot Line, Front - the line that divides the lot from the street. In the case of a corner lot, the front lot line shall mean the line separating the narrowest street frontage of the lot from the street.

Lot Line, Rear - the line at the rear of the lot and opposite the front lot line.

Lot Line, Side - a lot line other than a front or rear lot line.

Minister - the member of the Executive Council to whom, for the time being, the administration of the Act is assigned.

Mobile Home - a trailer coach or modular home that contains a complete dwelling unit and is certified by the manufacturer that it complies with the Canadian Standards Association Code CSA-Z240 standard or revisions thereto.

Modular Home - a complete dwelling or structure designed and constructed in 2 or more sections to be transported and located on a site separate from the site of their construction, and is certified by the manufacturer that it complies with the Canadian Standards Association Code CSA-A277 standard or revisions thereto.

Modular Home Development (Trailer Court) – any tract or parcel of land on which two or more occupied mobile homes are harboured or are permitted to be harboured whether or not any charge is made or paid for the use thereof, and includes any building or structure used or intended to be used as part of the equipment of such mobile home park, but does not include an industrial or construction camp or any such park if a tent or trailer coach that is not a mobile home is also harboured or is permitted to be harboured thereon.

Motel – shall mean a series of dwelling units intended for the use of transient lodgers.

Non-Conforming Building - a building:

- a) that is lawfully constructed or lawfully under construction, or in respect to which all required permits have been issued, on the date that this Bylaw or any amendment to the Bylaw affecting the building or land on which the building is situated or will be situated, becomes effective, and

b) that on the date this Bylaw or any amendment hereto becomes effective does not or when constructed will not comply with this Bylaw.

Non- Conforming Site – a site, consisting of one or more contiguous parcels, that, on the date this Zoning Bylaw or amendment to this Zoning Bylaw became effective, contained a use conforming to this Bylaw, but the site area or dimensions no longer conformed to the standards.

Non-Conforming Use – a lawfully specific use:

a) being made of land or a building or intended to be made of a building lawfully under construction, or in respect to which all required permits have been issued, on the date this Bylaw or any amendment hereto becomes effective, and

b) that on the date this Bylaw or any amendment hereto becomes effective does not, or in the case of a building under construction or in respect of which all required permits have been issued, will not comply with this Bylaw.

Permitted Use Development - uses or developments allowed in a zoning district, subject to the regulations contained in this Bylaw.

Principal Building - the building which is used for the principal use of the lot on which the building is situated.

Principal Use – the main activity conducted on a site.

Public Works

a) systems for the production or distribution of electricity;

b) systems for the distribution of natural gas or oil;

c) facilities for the storage, transmission, treatment, distribution or supply of water;

d) facilities for the collection, treatment, movement or disposal of sanitary sewage; or

e) telephone or light distribution lines that are owned or operated by the Crown or a municipality

f) Roads; right of ways; ditches; culverts and approaches.

Reeve - the Reeve of The Rural Municipality of Calder No. 241.

Rural Municipality - the Rural Municipality of Calder No. 241.

Seasonal Campground - a campground or trailer court for the provision of space for trailer coaches and tents as short term living accommodation for daily, weekly or annual rental fees.

Sign - any device, letters, figures, symbols, emblems, or picture which is affixed to, or represented directly or indirectly upon a building or structure, which identifies or advertises any object, product, place, activity, person, organization or business in such a way as to be visible to the public on any street or thoroughfare.

Site Frontage - the full length of a parcel of land measured alongside the right of way on to which the parcel fronts.

Street - a public thoroughfare which affords the primary means of access to the abutting property.

Structure - something built or constructed.

Structural Alteration - the alteration of the size or the construction or reconstruction of supporting elements of a building.

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-self-propelled vehicle designed, constructed or reconstructed in such a manner as to 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.

Yard - any part of a lot unoccupied or unobstructed by any building.

Yard, Front - a yard extending across the full width of a lot between the front lot line and the nearest main wall of the principal building or structure on the lot.

Yard, Rear - a yard extending across the full width of the lot between the rear lot line and the nearest main wall of the principal building.

Yard, Required - the minimum yard or yards required by this Bylaw in a part of a lot within which, unless specifically allowed, no building or part of a building shall be located.

Yard, Side - a yard extending from the front yard to the rear yard between the side lot line and the nearest main wall of a building.

Part 3 Administration

3.1 Development Officer

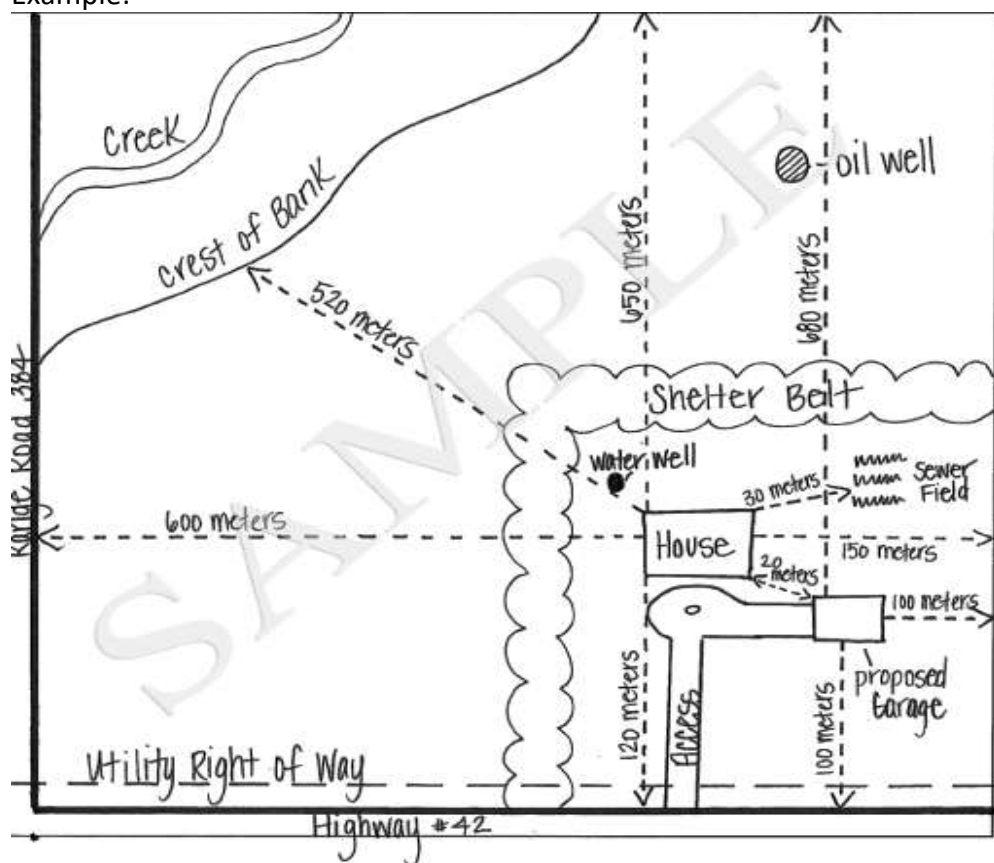
The Administrator of The Rural Municipality of Calder No. 241 or such other official of The Rural Municipality of Calder No. 241 designated from time to time by resolution of Council shall be the Development Officer responsible for the administration of this Bylaw.

3.2 Development Permit

(1) Except as provided in Section 3.2(3), no person shall undertake a development or commence a use unless a Development Permit is obtained for that development or use. A Development Permit is not valid unless it conforms to this Bylaw and *the Act*.

(2) An application for a Development Permit shall be made in the form as approved by resolution of Council, and may be amended from time to time. The application shall have attached a layout or site plan as well as detailed information about the development or use.

Example:



(3) A Development Permit is not required for the following uses, provided all other provisions and regulations of this Bylaw are complied with:

- (a) the maintenance and construction of a public work by The Rural Municipality of Calder No. 241;
- (b) the installation of public works on any street or other public right-of-way;
- (c) the construction of fences less than 1.22 metres (4 feet) in height which does not obstruct the view or site lines from public roads or accesses;
- (d) maintenance and repairs that do not include structural alterations;
- (e) farm buildings and structures accessory to agricultural operations such as barns and granaries;
- (f) principal agricultural uses, exclusive of any Intensive Livestock Operation (ILO) or intensive agricultural use;
- (g) "Signs not requiring a permit" as listed in Section 4.11(5);
- (h) Accessory buildings less than 10m² in area that do not contain habitable rooms such as sheds and storage buildings.
- (i) Approaches and road crossing on public right-of-ways; however approval is required from Council.

(4) If the development authorized by a Development Permit is not commenced within twelve (12) months from the date of its issue, and completed within twenty four (24) months of its issue, the permit is deemed to be void, unless an extension to this period shall first have been granted by Council through a development permit application.

(5) Development applications within the boundaries of any Organized Hamlet shall be referred to the current Organized Hamlet board for their review and input prior to a decision being rendered.

(6) Decision:

- (a) Every decision of Council or the Development Officer on an application for a development permit shall be in writing, and a copy shall be sent to the applicant. The RM will keep a copy of the development permit on file.
- (b) Upon completion of the review of an application for a permitted use or development, which includes referring the application to internal and external departments to obtain information if necessary, the Development Officer shall:

- i. where the application conforms to all provisions and regulations of this Bylaw, issue a development permit, or;
 - ii. where the application complies with this Bylaw and is subject to special regulations, performance standards or development standards specified in this Bylaw, issue a development permit incorporating the special regulations, performance standards or development standards, or;
 - iii. where the application does not comply with a provision or regulation of this Bylaw, issue a refusal stating the reason for the refusal.
- (c) Where an application is made for a discretionary use or development, the Development Officer shall refer the application to internal and external departments to obtain information if necessary. Once all the information is received, the application shall be advertised as per Section 3.4.2 of this Bylaw and then submitted to the Council for review. Upon completion of its review, Council shall pass a resolution directing the Development Officer to:
 - i. issue a development permit incorporating any development standards set forth by Council in accordance with the provisions of this Bylaw; or
 - ii. issue a notice of refusal to the applicant, stating the reasons for the refusal.
- (d) The development officer may submit any application to Council for a decision on the interpretation of this Bylaw, or upon special conditions provided for in this Bylaw, and shall inform the applicant of this action.

3.3 Development Appeals

(1) A Development Appeals Board of The Rural Municipality of Calder No. 241 is appointed in accordance with Sections 213 through 216 of *the Act*.

(2) After review of a Development Permit Application, the Development Officer will notify the applicant in writing of the decision made on the application, and of the right to appeal the decision. The decision may be appealed by any person affected by:

- (a) the approval of development permit where it is alleged the Development Officer misapplied this Bylaw in approving the proposal;
- (b) the refusal of the Development Officer to issue a development permit because the proposal contravenes this Bylaw;
- (c) the standards or conditions for Council's approval of a discretionary use

- (d) the refusal of, approval with terms and conditions of, or revocation of an approval to, an application of a minor variance;
- (e) an order to repair or correct contraventions under a Nuisance Bylaw, Property Maintenance Bylaw and/or Zoning Bylaw adopted under *The Municipalities Act* (Sections 364 and 365) or *The Planning and Development Act, 2007* (Section 242)
- (f) the refusal of Council to remove a holding provision or if Council fails to deliver a decision on a request to remove a holding provision within 60 days.

(3) An application for a Development Permit shall be deemed to be refused when a decision therein is not made within forty (40) days after the receipt of the application in its complete and final form by the Development Officer and all information has been received from referrals, and an appeal may be made as provided in Section 3.3(2) as though the application had been refused.

3.4 Fees and Advertising

(1) Amendment of the Zoning Bylaw or Official Community Plan

- (a) Where a person makes a request to Council that requires an amendment to either the Zoning Bylaw or the Official Community Plan, that person shall pay to the municipality a fee equal to the costs associated with the proposed amendment, which includes public
- (b) The amendment to the Bylaw must be advertised in accordance with Section 207 of *the Act*.

(2) Public Notice of a Discretionary Use Application.

- (a) As per the Act, at least seven days before a discretionary use application is to be considered by Council, public notice of the discretionary use shall be provided to the assessed owners of property within 75 meters of the boundary of the applicant's land where the discretionary use is being applied for.
- (b) The notice shall describe the use applied for, describe the location of the use, and specify the date, time, and location of the council meeting at which the application will be considered.

(3) Application fees

An applicant for a development permit shall pay an application fee in accordance with the following:

(a) Development Permit Application Fee - \$25.00

(b) Development Permit Application Fee for a discretionary use - \$50.00

(c) Development Appeal Fee - \$50.00

3.5 Offences and Penalties

Any person or corporation who violates this Bylaw is guilty of an offence and liable, on summary conviction, to the penalties set forth in *the Act*.

Conviction of a person or corporation for breach of any provision of this Bylaw shall not relieve that person or corporation from compliance therewith.

Part 4 General Regulations

4.1 Licenses, Permits and Compliance with Other Bylaws And Legislation

Nothing in this Bylaw shall exempt any person from complying with the requirement of any other municipal or provincial regulations or legislation or from obtaining any license, permission, permit, authorization or approval required by such requirements or regulations, including but not limited to the Building Bylaw.

4.2 Construction of Access Road

No development permit shall be issued unless the site in question is directly adjacent to an existing constructed all-weather road located on a public road allowance, unless the applicant agrees to pay for the cost of construction of the access road as determined by the Rural Municipality of Calder No. 241 and the Rural Municipality of Calder No. 241 has the capacity to maintain the road.

4.3 One Principal Building or Use Permitted on a Parcel

Not more than one principal building or use shall be permitted on any one parcel, except that: a principal agricultural or industrial use, public use, mobile court use, private institution or grouped residence may be conducted in more than one principal building or structure on the same parcel.

4.4 Non-Conforming Buildings, Sites and Uses

(1) Existing non-conforming buildings may be repaired and maintained, but shall not have reconstruction performed to them such as wall removal/addition, pursuant to all the requirements of *the Act*.

(2) Where two principal buildings exist on site and this Bylaw only allows for one, if one of the two buildings is destroyed or removed, it shall not be replaced.

(3) Any lands which do not conform to the site requirements as set out in this Bylaw shall be deemed to be conforming with regards to site size, provided that a registered title for the site existing prior to the coming into force of this Bylaw.

(4) All other regulations for non-conforming buildings, sites and uses shall be dealt with subject to the provisions of *the Act*.

4.5 Required Yards

Where minimum required front, side or rear yards are required in any district, no building or part of a building shall be located in the required yard unless the required yard separation

distance is provided for between the lot line and the adjacent wall of the building or part of a building located in the required yard or unless a Minor Variance as described in Section 4.7 of this Bylaw has been applied for and approved.

4.6 Projections in Yards

Where minimum required front or rear yards are required in any district, such minimum requirements shall not apply to prevent the construction or location of an open deck or open terrace (no roof or walls) having a maximum projection of 2 metres into the required front or rear yard. Where minimum required yards are required in any district, such requirements shall not apply to prevent the construction or location of a chimney of .5 metres or less into the required yard or prevent the construction of a fence on the property line.

4.7 Minor Variances

(1) Council is authorized to provide for minor variances as per the conditions and procedures outlined in *the Act*:

- (a) a 10% variance for the minimum required distance of a building from the lot line
- (b) a 10% variance for the minimum required distance of a building to any other building on the lot.

(2) Applications for a minor variance may be made on the Development Permit Application Form, giving specifics as to the request, and that application shall be brought to the next regular meeting of The Rural Municipality of Calder No. 241. Council can:

- (a) approve the minor variance;
- (b) approve the minor variance and impose terms and conditions on the approval; or
- (c) refuse the minor variance.

(3) Written notice shall be provided to the application and adjacent properties as outlined in Section 60 of *the Act*.

(4) A record shall be maintained by the Rural Municipality of Calder No. 241 of all minor variance applications in accordance with *the Act*.

4.8 Development Permit Required To Move In or Demolish Buildings

No building or structure shall be moved into or within the Rural Municipality of Calder No. 241 or demolished without first obtaining a Development Permit from the Development Officer. An exception is accessory agricultural buildings in the Agricultural District.

4.9 Relocating Buildings into the R.M.

(1) All buildings that are to be re-located in or into The Rural Municipality of Calder No. 241 boundaries, whether from an original location within or outside of The Rural Municipality of Calder No. 241 boundaries, shall be of a size and nature consistent with the existing buildings situated in the immediate neighbourhood the building(s) are to be re-located into.

(2) Buildings that are, in the opinion of the Development Officer, dilapidated, derelict, in a state of disrepair or unsuitable for the intended use shall not be re-located within The Rural Municipality of Calder No. 241 boundaries. Approval by the Development Officer shall not be unreasonably withheld.

(3) When making an application to move an existing building into or within the Rural Municipality of Calder No. 241, the applicant must provide at least 2 photographs of the outside of the building to be re- located.

(4) For mobile homes proof of compliance with C.S.A. standard Z240 or CSA standard - A277 for modular homes.

4.10 Mobile Homes

All mobile homes shall be equipped with a skirting, the hitch shall be removed and the wheels taken off / trailer blocked up within 30 days of the mobile home being placed on the site.

4.11 Signs and Billboards

All signs and billboards shall be subject to the following requirements:

(1) No more than one permanent sign is permitted on any residential lot, and no more than two permanent signs are permitted on any commercial lot;

(2) Additional temporary signs bearing notice of sale or lease, sale of produce, or other information relating to a temporary condition affecting the lot are permitted as long as that condition exists on the lot;

(3) No residential or home occupation sign shall have a facial area exceeding 1.5 sq. m, and no commercial sign shall have a facial area in excess of 4.6 sq. m;

(4) No sign shall be located in any manner that may obstruct or jeopardize the safety of the public.

(5) Signs exempt from Development Permit approval include: government signs, directional signs, memorial signs, address designation signs, and temporary signs including elections signs, construction signs and real estate signs as long as that condition exists on the lot and as long as the sign does not obstruct the view of site lines for public road or accesses.

4.12 Parking Requirements

(1) Provision of off-street parking spaces is required when a new development is applied for.

(2) Parking site standards: parking stall dimensions shall be a minimum of 3 metres (10 feet) wide, 5.5 metres (18 feet) long, and 15 square meters (161 square feet) in area.

(3) Number of spaces required:

(a) Residential – 1 per dwelling unit

(b) All other uses – 1 per 10 sq. m of building floor space

(4) Access to parking from the municipal right-of-way shall be in a location that provides for safe entrance and egress.

4.13 Loading Facilities Requirements for Commercial Developments

(1) For any new commercial development or when such an existing use is changed or enlarged, a minimum of one off-street vehicular loading and unloading spaces shall be provided abutting the building containing the use, but not within its minimum front yard.

(2) Standards: The minimum size of an off-street loading space shall be 17 sq. m minimum area, with a 3 m minimum width.

4.14 Home-Based Business

All home-based businesses are subject to the following conditions:

(1) Only the residents of the dwelling and one assistant shall be employed in the business.

(2) The use shall be restricted to the dwelling or accessory building.

(3) There shall be no variation in the normal character of the dwelling, the accessory building and the land, including outside storage of materials or equipment.

(4) The character of the Zoning District shall not be disturbed by dust, noise, smell or smoke generated by the use.

(5) The use shall only be permitted for the period of time that the property is occupied by the applicant for the use.

(6) All permits issued for home-based business shall be subject to the condition that the permit may be revoked at any time if, in the opinion of the Rural Municipality of Calder No. 241, the conditions under which the permit was originally issued are no longer met.

4.15 Development on Hazard Lands

(1) Topographic and/or geotechnical information will be required as part of the Development Permit Application if the development is proposed within 50 m of a steep slopes (>15%).

(2) No development will be permitted in flood way of the 1:500 year flood event of any river, lake or stream or any other land that may be subject to flooding or poor drainage. To determine flood level, the applicant may need to provide professional information, at the developers cost. If information is requested by the Development Officer and not provided by the developer, the Development Application will be considered incomplete.

(3) All development proposed within the flood fringe of the 1:500 year flood event will be subject to flood proofing requirements.

(4) Actions to avoid, prevent, mitigate or remedy hazards may be incorporated as conditions of development permit. Council shall refuse an application for any development where, in Council's opinion, the actions proposed are inadequate to address the adverse conditions or will result in excessive municipal costs.

(5) Seasonal conditions, such as ice and snow, will be taking into consideration when determining if lands are hazard lands.

4.16 Servicing Agreements / Off-Site Servicing Levies

(1) Where a development involves the subdivision of land, The Rural Municipality of Calder No. 241 may require the applicant to enter into a servicing agreement pursuant to *the Act*, and will require off-site servicing levies as per policy set by resolution of Council.

(2) The Official Community Plan contains policies for servicing requirements including but not limited to the requirements for water and sewer.

4.17 Holding Provision

(1) Council may choose to use the holding provision as allowed for under *the Act* to designate the future use of land. The holding provision is represented by the symbol “H” in addition to any zoning district.

(2) The holding provision ensures that:

- (a) development is orderly, phased and timely;
- (b) subdivision, land use, environmental, development, servicing and other concerns are addressed by the developer to the Council’s satisfaction before development proceeds;
- (c) that Council has opportunities to review the development as each phase proceeds.

(3) To begin a phase of a development, the developer must apply to Council to have the holding provision removed from that phase and have the phase rezoned. Council will not remove a holding provision and allow development to proceed until:

- (a) Council is satisfied with the developer’s proposed development phases and proposed order of development; and
- (b) The developer has addressed subdivision, land use, environmental, development, servicing and any other concerns that Council may have to Council’s satisfaction.

4.18 Campgrounds

Where permitted Campgrounds shall conform to the following regulations:

(1) The developer shall provide the Development Officer with a plan, as part of the Development Permit Application, identifying any buildings, uses of land and the location of all roadways and sites with dimensions. The addition or rearrangement of sites, the construction or moving of buildings, the material change in use of portions of land, or the filling or clearing of land shall require a development permit, and the operator shall submit for approval an amended plan incorporating the development.

(2) The development shall have within its boundaries a buffer area abutting the boundary of not less than 4.5 metres, which shall contain no buildings, to minimize land use conflict with uses on adjacent lands.

(3) Each site shall have a minimum area of not less than 150 sq. m and provide dimensions sufficient to allow trailer coaches to be located at least 4.5 m from any other trailer coach,

unless the site is restricted to tents only where the minimum area shall be 60 sq. m. All sites shall have its corners clearly marked upon the ground.

(4) No portion of any site shall be located within a roadway or required buffer area.

(5) Each site shall have direct and convenient access to a developed roadway, which is not located in any required buffer area.

(6) The space provided for roadways shall be at least 7.5 m in width and be able to accommodate emergency vehicles. No portion of any site, other use or structure shall be located in any roadway.

(7) The development may include accessory such as a laundromat and confectionery designed to meet the needs of the occupants of the sites.

(8) The Public Health Act, and the Regulations passed there under, shall be complied with in respect to all operations and development.

(9) Washrooms connected to a sewage holding tank are to be established on-site.

4.19 Intensive Livestock Operation (ILO)

(1) Any new ILO or expansion of an ILO to provide for a greater number of animal units, or any change in an operation that alters the species of animal, shall require the approval of Council.

(a) Development of any temporary facility, or of part of a site, shall also require a Development Permit as a discretionary use if it meets the definition of an ILO.

(2) Council will advertise any ILO application and may hold a public meeting on the proposal at the cost of the developer.

(3) The applicant shall demonstrate to the satisfaction of Council that the water supply is sufficient for the development and the supply for neighbouring developments will not be adversely affected by the proposed operation. This may require professional analysis.

(4) The ILO shall be located adjacent to an all-weather access road and no more than 4.8 km (3 miles) from a paved highway.

(4) No new ILO will be considered if the operation will be less than 800 metres from a dwelling not located on the site, or associated with the proposed ILO.

(5) The minimum separation distances in the following table will be applied to determine acceptable locations:

Development	Animal Units				
	10-49	50-299	300-499	500-2000	>2000
Residence, tourist accommodation or campground	800m	800m	1200m	1600m	1600m
Residential subdivision or hamlet	1200m	1200m	1600m	2400m	2400m
Village or Town	1600m	1600m	2400m	3200m	3200m

(a) A greater separation may be needed from any liquid manure storage lagoon involved in the operation, to residential and other developments. The criterion of a separation distance to the lagoon from a residence of 1.5 times the distance in the above table in Part 5A 5. Section 4 i) c) will be considered adequate.

(b) At their discretion, Council may consider lesser separation distances than given in the table in Part 5A 5. Section 4 i) c) where the proponent of the ILO obtains a written consent in the form of an agreement from the owners of the affected developments, or in the case of a hamlet, village or town, the respective hamlet, village or town council.

(5) Disposal of Manure

(a) The use of agricultural land for the disposal and recycling of manure produced by an ILO shall meet the following:

- (i) Liquid manure is spread by direct injection into the soil;
- (ii) Solid manure is incorporated into the soil within 24 hours
- (iii) Solid or liquid manure is not spread on snow covered or frozen ground.

(b) Upon application to Council, other procedures for disposal of manure may be considered where the applicant establishes to the satisfaction of Council that the disposal procedure will achieve similar results as those procedures listed in Section 4.19(5)(a) above.

(c) Council may exempt in whole or in part an applicant from requirements of this Section 4.19(5) respecting the disposal of manure from an ILO where:

- (i) the manure to be spread comes from an ILO of less than 300 animal units;
- (ii) the manure will be spread on land owned by the operator of the ILO; and

- (iii) adverse weather conditions prevent the incorporation of manure in which case incorporation of the spread manure may be delayed until weather conditions permit.

4.20 Development Standards

Any development standards / conditions contained within this Bylaw may be specified on a permitted or discretionary development permit to help achieve conformity with this Zoning Bylaw and to ensure compatible development takes place within all Districts.

4.21 No Camper Trailers or Storage on Vacant Resort Lots

(1) Trailer Coaches (camper trailers), whether occupied or unoccupied, or storage of any licensed or unlicensed vehicle, boat or trailer, or material or object on a vacant residential lot in the RR District is not allowed as a Principal Use.

(2) This section can be considered as clarification that only the permitted and discretionary Principal Uses listed in the District are allowed.

(3) A vacant residential lot is hereby defined as where no actual physical construction of the foundation and walls of a permitted or discretionary Principal use for which a valid Development Permit exists is occurring.

4.22 Modular Home Development (Trailer Court)

(1) The operator of the development shall provide the development officer with a plan of the proposed development, identifying any buildings, uses of land and the location of all roadways and home sites with dimensions. The addition or rearrangement of sites, the construction or moving of buildings, the material change in use of portions of land, or the filling or clearing of land shall require a new development permit, complete with an updated plan.

(2) A site shall be designated for each home.

(3) No portion of any site shall be located within a roadway or required buffer area.

(4) Each site shall have direct and convenient access to a developed roadway, which is not located in any required buffer area.

(5) Each home shall be located at least 4.5 metres from any other home (and subject to applicable building codes), and each site shall have dimensions sufficient to allow such location of homes.

(6) The space provided for roadways within the development shall be at least 15 metres in width where the roadway is located between home sites.

(7) The Public Health Act and other regulations shall be complied with in respect to the operation and development of the site.'

Part 5 Zoning Districts and Zoning Maps

5.1 Zoning Districts

For the purpose of this Bylaw, the Municipality is divided into the following zoning districts, the boundaries of which are shown on the "Zoning District Map". Such districts may be referred to by the appropriate symbols.

Districts Symbols:

- (a) Agricultural District – A
- (b) Residential District – R
- (c) Resort Residential District – RRD

5.2 The Zoning District Map

The map, bearing the statement, "This is the Zoning District Map referred to in Bylaw No. _____", adopted by the R.M of Calder No. 241" signed by the Reeve and the Administrator under the seal of the R.M. of Calder No. 241, shall be known as the "Zoning District Map", and such map is hereby declared to be an integral part of this Bylaw.

5.3 Boundaries of Zoning Districts

This refers to the boundaries of such Districts referred in 5.1 together with explanatory legend, notification and reference, as shown on the "Zoning District Map". Unless otherwise shown, the boundaries of the Districts are site lines, centre lines of roads, lanes, road allowances or such lines extended and, the boundaries of the R.M. of Calder No. 241. In un-subdivided land, the boundaries of the Districts shall be determined by the use of the scale shown on the map.

Part 6 Agricultural District (“A”)

6.1 Intent

Agriculture is the core industry and way of life for residents in the RM and it is the intention of Council to give a high priority to the protection and management of the agricultural resource base through the regulations in this Bylaw.

6.2 Permitted Uses

Subject to all other provisions of this Bylaw, on any site defined, designated or described in this Bylaw as being in an Agricultural District, the following uses shall be considered Permitted Uses or Development:

(1) Agricultural

- (a) Field crops, animal and poultry raising, ranching, grazing dairy farming, tree and garden nurseries, beekeeping, green housing, market gardening, hatcheries, mushroom farms, P.M.U. operations, feedlots and similar uses (excluding Intensive Livestock Operations) customarily carried on in the field of general agriculture, including the sale on the agricultural holding of any produce grown or raised on the agricultural holding.
- (b) Single Detached Dwelling (up to two on a parcel of 80 acres or more).
- (c) Accessory uses and buildings to agricultural or residential principal uses:
 - (i) Farm buildings and structure for a permitted principal agricultural use on the site.
 - (ii) Private garages, sheds and buildings accessory to any single detached dwelling on the site.

(2) Recreational

- (a) Sports fields, parks, and other similar public uses.

(3) Agricultural Related Commercial

- (a) Implement and machinery sales and service;
- (b) Small scale seed processing and sales;
- (c) Storage and mixing of agricultural chemicals and fertilizers.

(4) Other

- (a) Places of worship, cemeteries, private institutions, and public halls and buildings, and grain elevators existing at the date of approval of this Bylaw.
- (b) Mineral resource exploration and development.

6.3 Uses Permitted at Council's Discretion (Discretionary Uses)

(1) The following principal and their respective accessory uses may be permitted but only by resolution of Council and only in locations specified in such resolution of Council:

- (a) Gravel pits;
- (b) Abattoirs;
- (c) Auction marts;
- (d) Historic and archaeological sites;
- (e) Private airstrips;
- (f) Temporary construction camps;
- (g) Intensive Livestock Operations;
- (h) Solid and liquid waste disposal sites;
- (i) Additional residential dwellings on the same parcel of land;
- (j) Auto Body Shops;
- (k) Salvage Yards;
- (l) Anhydrous Ammonia Facilities;
- (m) Drive-In Theatres;
- (n) Grain Elevators;
- (o) Machinery and Equipment repair and sales;
- (p) Mobile Home Development;

- (q) Radio, Television and microwave towers;
- (r) Campgrounds;
- (s) Single Detached Dwelling (more than two on a parcel of 80 acres or more)

6.4 Accessory Uses

Subject to the requirements of this Bylaw, a residential building may be considered as an accessory use to an agricultural use permitted in Part 5A 2(1) above, including an Intensive Livestock Operation but shall not be considered as accessory to other uses unless otherwise specifically stated in this Bylaw.

6.5 Subdivision in the Agricultural District

(1) Parcel Requirements for Principal Uses:

- (a) Density – A quarter section located within this district may contain:
 - (i) A maximum of 2 separate parcels of land for any of agricultural, residential or commercial principal uses.
 - (ii) One additional separate parcel of land for agricultural, residential or commercial principal use where the parcel to be added is physically separated from the remainder of the section by a registered road plan or by a railway on registered right of way, and the parcel has direct access to a developed road.
 - (iii) Parcels for uses as outlined in Section 6.2.4 listed as “Other” under the permitted use section.
- (b) The minimum site frontage shall be 30 m, except for parcels of land for uses as outlined in Section 6.2.4 listed as “Other” under the permitted use section which are exempt.
- (c) The minimum parcel size for a subdivided parcel in this District shall be 2 acres.
- (d) The maximum parcel size for a subdivided parcel in this District shall be 10 acres.
- (e) No minimum or maximum parcel size for public works uses.

(2) For all new subdivisions, a 6 metres wide buffer strip is required between the rear site lines of the subdivision of otherwise abutting lots, the lots of which may be either existing or proposed.

6.6 Access Requirements

(1) Development of a farmstead, residence, commercial use, institutional use, or other development requiring public access is prohibited unless the parcel of land abuts a developed road.

(2) For the purposes of this section "developed road" shall mean an existing paved or graded all-weather road on a registered right of way, or a road for which arrangements have been made with Council to provide for the construction of the road on a registered right of way to a standard approved by Council.

(3) A parcel of land to be created by subdivision shall not be permitted unless, where required for the proposed use, the proposed parcels and the remainder of the parcel being subdivided abuts, or has frontage on a registered developed road, including any road to be developed under a signed servicing agreement.

6.7 Building Setback Requirements

(1) The minimum setback of buildings, including dwellings, from the centreline of a developed road, municipal road allowance, or provincial highway shall be 45.6 m (150 ft) unless a greater requirement is required by Saskatchewan's Department of Highways.

(2) The minimum setback of buildings, including dwellings, from the centreline of any intersection shall be 90 m (250 ft) unless a greater requirement is required by Saskatchewan's Department of Highways.

(3) The minimum setback of buildings, including dwellings, from any undeveloped road allowance shall be 6 m (20 ft).

(4) The minimum setback of buildings, including dwellings, from any property line shall be 3 m (10 ft).

(5) No trees, shrubs, stone, earth or gravel piles, portable structures, corrals, board and post wire fences, machinery or other similar objects shall be within 90 m (250 ft) from the intersection of two or more roads or within 45m (150 ft) from the centerline of a provincial highway, grid road, main farm access road, or road allowance which is used as access to the lands.

(6) No dwelling shall be located with less than a minimum separation distance to an operation of other than the residence of the operation as follows:

(a) The separation distance to an intensive livestock operation as regulated in Section 6.8 of this Bylaw.

(b) 500 m (1640 ft) from a public or licensed private solid or liquid waste disposal facility.

(c) 305 m (1000 ft) from a honey processing facility.

(d) Council may accept a lesser minimum separation distance to the above operations than required by clauses (a), (b), and (c), as a special standard in the issuing of a development permit, where the applicant submits a written agreement to Council between the land owner of the dwelling and the owner of the operation relating to such lesser distance. Council will maintain a register of all such agreements.

(e) 305 m (1000 ft) to a non-refrigerated anhydrous ammonia facility licensed by Province of Saskatchewan.

(f) 600 m (1970 ft) to a refrigerated anhydrous ammonia facility licensed by the Province of Saskatchewan.

(7) No dwelling or other building shall be located within the approach surface for any functional airport or airstrip.

6.8 Standards and Criteria for Discretionary Use and Development

(1) The proposed discretionary use shall not negatively change the character of the immediate area or the use and enjoyment of adjacent lands for their existing use.

(2) All requirements of this Bylaw shall be met.

(3) Intensive Livestock Operation (ILO) Specific Development Standards

(a) Council is governed by the location criteria contained in Section 4.19 of this Bylaw when reviewing and issuing discretionary approval for an ILO.

(b) Council may impose conditions and standards to reduce the potential for conflict with neighbouring uses which specify the location of holding areas, building or manure storage facilities on the site and buffers that may be required to separate the uses at the cost of the developer.

- (c) Council may impose standards to reduce the risk of manure ending up in watershed channels draining into Lake of the Prairies depending on the location of the proposed ILO facilities.
 - (d) Approval of an ILO shall be for a specific maximum number of animal units specified by Council as a condition of the development permit.
 - (e) Council may specify a limited time during which the approval will be valid.
 - (f) Council may specify that the development may only occur in accordance with the application submitted and in accordance with the accompanying site plan.
- (4) Any proposed commercial development or commercial agricultural development must have access to provincial highway within 4.8 km (3 miles) of driving distance, unless the development is tied to the particular location by a natural resource or rail infrastructure.
- (5) Council may require the developer to provide a buffer through landscaping or berming.
- (6) Council may require an upgrade to the site access to provide for safe entrance and egress.
- (7) Development shall only take place if all servicing requirements can be met.
- (8) Development shall not take place if adequate emergency services cannot be provided to the site.
- (9) For more than two single detached dwellings on a parcel of land 80 acres or more, the dwelling must be used in association with the agricultural use on the property.

Part7 Residential District (“R”)

7.1 Intent

It is the intention of Council to accommodate concentrated urban development within the R.M. of Calder No. 241 so as to protect the agricultural land resource and to provide a residential and service community to the surrounding area.

7.2 Permitted Uses

Subject to all other provisions of this Bylaw, on any site in any district defined designated, or described in this Bylaw as Residential District, only the following uses shall be permitted:

(1) Residential

- (a) Single-detached dwellings, including mobile homes
- (b) Duplex Dwelling
- (c) Dwelling Group
- (d) Accessory uses

(2) Institutional

- (a) Schools, educational institutions
- (b) Places of worship, religious institutions
- (c) Public halls
- (d) Government buildings

7.3 Uses Permitted at Council’s Discretion (Discretionary Uses)

(1) Commercial

- (a) Retail stores
- (b) Restaurants, confectioneries, and other places for the sale and consumption of food and related items
- (c) Establishments for the servicing, storage, and sale of motor vehicles, farm machinery and equipment

(d) Hotels, motels

(e) Grain elevators

(f) Dwelling Unit within a commercial building at the rear or above the commercial use

(2) Recreational

(a) Sports fields; rinks; parks; golf courses and other similar uses.

7.4. Subdivision in the Residential District

(1) Site Area Minimum

(a) Service Stations 1,000m (10,764 sq. ft.);

(b) Hotels, Motels 1,000 m (10,764 sq. ft.);

(c) Other Commercial Uses 225 m (2,422 sq. ft.);

(d) Single detached dwellings:

(i) with lane 360 m (3,875 sq. ft.);

(ii) without lane 450 m (4,844 sq. ft.)

(e) Semi-detached dwellings and duplexes:

(i) Per dwelling unit with lane 255 m (2,745 sq. ft)

(ii) Per dwelling unit without lane 315 m (3,391 sq. ft.)

(f) All Other Uses 450 m (4,844 sq. ft.)

(2) Site Frontage Minimum

(a) Commercial Uses - 7.5 metres (25 feet) except that hotels, motels and service stations shall have a minimum frontage of 30.4 metres (100 feet)

(b) Single detached Dwelling:

(i) with lane - 12 m (40 ft.);

(ii) without lane - 15m (50 ft.);

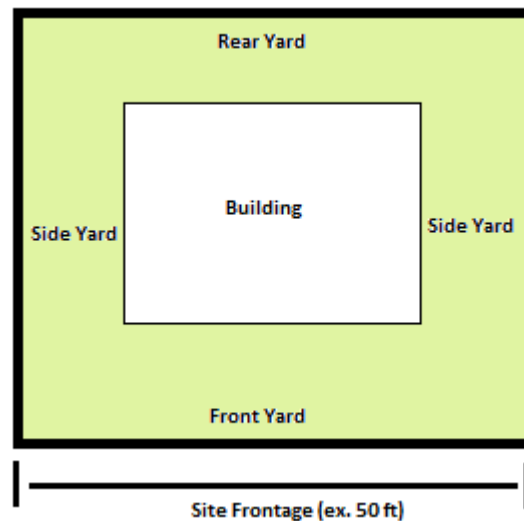
(c) Semi – detached Dwellings and duplexes:

(i) per dwelling unit with lane - 8.5 m (28 ft.);

(ii) per dwelling unit without lane - 10.5 m (35 ft.);

(d) All Other Uses - 15m (50 ft.)

Example of Site Frontage



7.5 Access Requirements

(1) Development requiring public access is prohibited unless the parcel of land abuts a developed municipal road.

(2) For the purposes of this section "developed road" shall mean an existing municipal right-of-way or a road for which arrangements have been made with Council to provide for the construction of the road on a registered right of way to a standard approved by Council.

(3) A parcel of land to be created by subdivision shall not be permitted unless, where required for the proposed use, the proposed parcels and the remainder of the parcel being subdivided abuts, or has frontage on a registered developed road, including any road to be developed under a signed servicing agreement.

7.6 Building Setback Requirements

(1) Yard, Front Minimum

(a) Commercial Uses - No requirement except that service stations, Hotels, motels shall have a minimum front yard of 7.5 metres (25 feet)

(b) All Other Uses - 7.5 metres (25 feet)

(2) Yard, Side Minimum

(a) Institutional uses and apartments - A width on each side of the main building of not less than one-half the height of the building but not less than 3 metres (10 feet).

(b) All Other Uses - 1.5 metres (5 ft on each side)

(3) Yard, Rear Minimum

(a) Commercial Uses - 6 metres (20 feet)

(b) All Other Uses - 7.5 metres (25 feet) or 25% of the depth of the site, whichever is the greater.

(4) Accessory Uses:

(a) Minimum front yard 3 meters

(b) Minimum rear yard 0.6 meters;

(c) Minimum side yard 0.6 meters.

7.7 Other Building Requirements

(1) The minimum size of any Dwelling Unit shall be 55 sq. m (592 sq. ft)

7.8 Standards and Criteria for Discretionary Use and Development

(1) The proposed discretionary use shall not negatively change the character of the immediate area or the use and enjoyment of adjacent lands for their existing use.

(2) All requirements of this Bylaw shall be met.

(3) Council may require the developer to provide a buffer from adjacent land uses through landscaping.

(4) Council may require an upgrade to the site access to provide for safe entrance and egress.

(5) Development shall only take place if all servicing requirements can be met.

(6) Development shall not take place if adequate emergency services cannot be provided to the site.

Part 8 Resort Residential District (“RRD”)

8.1 Intent

It is the intention of Council to manage resort development, particularly around lakes.

Council may provide for remedies to concerns regarding environmental quality and sensitivity, land use conflicts, access conflict, the effects on existing developments, water safety conflicts, financial effects on the municipality as a condition to giving consent for a development permit.

Council shall not permit the development of any new leasehold summer resort development, and existing leasehold summer resort development shall be considered non-conforming.

8.2 Permitted Uses

(1) Principal Uses

- (a) Single detached dwellings constructed on site or newly constructed Ready To Move single detached dwellings being used on a permanent or seasonal basis
- (b) Public and private recreational uses, excluding those listed as a Discretionary Use.
- (c) Historical and archaeological uses
- (d) Public utility structures and uses

(2) Accessory Uses

- (a) Other buildings, structures or uses secondary to the permitted principal use and located on the same site.

8.3 Uses Permitted at Council’s Discretion (Discretionary Uses)

(1) Principal Uses

- (a) Residential
 - (i) Re-located buildings
 - (ii) Mobile homes
- (b) Recreational (public or private)

- (i) Boat launches
- (ii) Campgrounds
- (iii) Community halls
- (iv) Drive-in theatres
- (v) Go-cart tracks
- (vi) Golf courses
- (vii) Gun and archery ranges
- (viii) Marinas
- (ix) Parks and sports fields
- (x) Picnic areas
- (xi) Riding stables
- (xii) Waterslides

(c) Commercial

- (i) Restaurants and other eating establishments
- (ii) Conveniences stores including gas bars
- (iii) Hotels and Motels
- (iv) Commercial and administrative offices
- (v) Workshops
- (vi) Laundromats

(d) Shoreline Development

(e) Tree removal

(2) Accessory Uses

- (a) Other buildings, structures or uses secondary to the discretionary principal use and located on the same site, or a directly adjacent site under the same ownership.
- (b) Bed-and-Breakfast ancillary to a residential use
- (c) Home-based businesses ancillary to a residential use
- (d) Fences exceeding a height of four (4) feet, and
- (e) Dwellings ancillary to a recreational or commercial use.

8.4 Subdivision in the Resort District

(1) Residential Site Standards

- (a) Minimum site area: 0.046 hectare (5000 sq. ft.)
- (b) Minimum site frontage
 - (i) Rectangular sites: 15.0 metres (50 feet)
 - (ii) Non-rectangular sites: 11.0 metres (36 feet)

(2) Commercial Site Standards

- (a) Minimum site area: 0,093 hectare (0.23 acre)
- (b) Minimum site frontage: 25 metres (82 feet)

(3) Recreational Site Standards to be determined by demonstrated need.

8.5 Access Requirements

- (1) Development requiring public access is prohibited unless the parcel of land abuts a developed municipal road.
- (2) For the purposes of this section "developed road" shall mean an existing municipal right-of-way or a road for which arrangements have been made with Council to provide for the construction of the road on a registered right of way to a standard approved by Council.
- (3) A parcel of land to be created by subdivision shall not be permitted unless, where required for the proposed use, the proposed parcels and the remainder of the parcel being subdivided

abuts, or has frontage on a registered developed road, including any road to be developed under a signed servicing agreement.

8.6 Building Setback Requirements

(1) Residential:

(a) Minimum front yard:

- (i) Principal uses: 6.0 metres (20 feet)
- (ii) Accessory uses: 6.0 metres (20 feet)

(b) Minimum rear yard:

- (i) Principal uses: 6.0 metres (20 feet)
- (ii) Accessory uses: 0.6 metres (2.0 feet)

(c) Minimum side yard:

- (i) Principal uses: 2 metres (6 feet)
- (ii) Accessory uses: 0.6 metres (2.0 feet)

(2) Commercial:

(a) Minimum front yard:

- (i) Principal uses: 7.5 metres (25 feet)

(b) Minimum rear yard:

- (i) Principal uses: 7.5 metres (25 feet)
- (ii) Accessory uses: 4.5 metres (15 feet)

(c) Minimum side yard:

- (i) Principal uses: 3.0 metres (10 feet)
- (ii) 1.0 metres (3.2 feet) including overhang

8.7 Other Building Requirements

(1) Residential:

- (a) Maximum floor area for accessory uses: 100 square metres (1,076 sq. ft.)
- (b) Minimum floor area for principal uses: 67 square metres (720 sq. ft.)
- (c) Maximum building height
 - (i) Principal uses: 10.5 metres (35 feet)
 - (ii) Accessory uses: 5.3 metres (17.3 feet)

(2) Commercial:

- (a) Maximum floor area for accessory uses: 75 square metre (807 sq. ft.)
- (b) Maximum building height:
 - (i) Principal uses: 10.5 metres (35 feet)
 - (ii) Accessory uses: 5.3 metres (17.3 feet)

(3) A garage, porch, deck or other structure which is attached to the principal building shall be considered as part of the principal building and be subject to the regulations of the principal building.

(4) Flood Proofing

- (a) All low-lying sites or sites in proximity to Lake of the Prairies shall be flood proofed to the calm water level safe elevation, which includes 0.5 metres of freeboard, for a 1:500 flood event as determined by the Saskatchewan Watershed Authority, or that flood proofing measures be undertaken for the structure or building on such sites by providing that the bottom of the joist of the first floor or the bottom surface of the slab on grade of any building or structure is above the estimated safe building elevation, and no basements shall be permitted on such sites.

8.8 Standards and Criteria for Discretionary Use

(1) The proposed discretionary use shall not negatively change the character of the immediate area or the use and enjoyment of adjacent lands for their existing use.

- (2) All requirements of this Bylaw shall be met.
- (3) Council may require the developer to provide a buffer from adjacent land uses through landscaping.
- (4) Council may require an upgrade to the site access to provide for safe entrance and egress.
- (5) Development shall only take place if all servicing requirements can be met.
- (6) Development shall not take place if adequate emergency services cannot be provided to the site.
- (7) Shoreline development will occur in compliance with *the Dedicated Land Regulations*.
- (8) Tree removal will be prohibited unless considered necessary by Council due to safety reasons or financial burden.

Part 9 Effective Date of the Bylaw

This Bylaw shall come into force on the date of final approval by the Minister of Government Relations.

Reeve

Seal

Administrator

Part 10 Attachments

“Form A” Development Permit Application

DEVELOPMENT PERMIT APPLICATION – RM of Calder No. 241

Applicant Name: _____ **Phone** _____ **Cell** _____
Address: _____ **Postal Code** _____
E-mail Address: _____

Legal Land Description: _____ **W2M**

Existing use of land & buildings: (vacant, residential, commercial, etc)

Proposed development and use of land & buildings: (single detached dwelling, home based business, etc.)

Dimensions: _____ **Height** (ground elevation to highest point of roof): _____

Proposed start date: _____, 20____
Proposed date of completion: _____, 20____

All development in low lying areas / in close proximity to Lake of the Prairies shall be flood proofed in accordance with the Zoning Bylaw.

Proposed sewage system and water supply for new construction:

Declaration of the applicant:

I, _____ of the _____ of _____ in the
Province of _____, solemnly declare that the statements and site sketch
contained within this application are true, and I make this solemn declaration conscientiously
believing it to be true, and know that it is of the same force and effect as if made under oath,
and by virtue of the *Canada Evidence Act*.

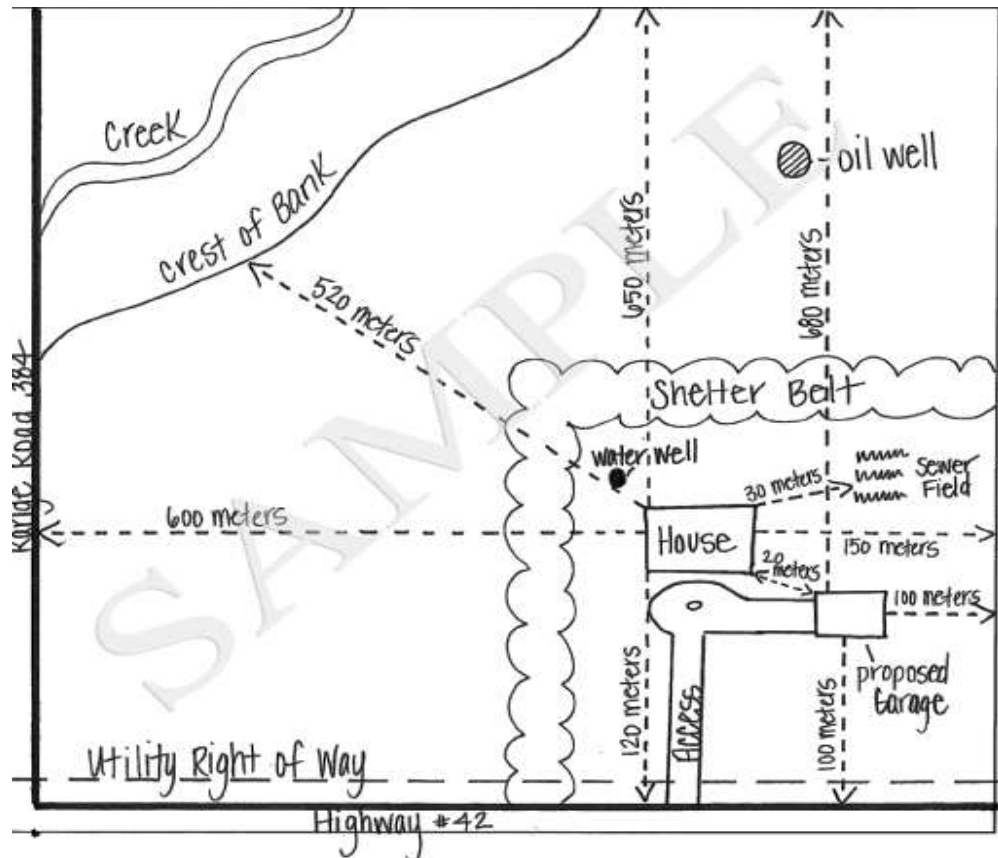
Applicant's Signature: _____ **Date:** _____

The Rural Municipality of Calder No. 241
Box 10, Wroxton, Sask. SOA 4S0
phone (306) 742-4233 fax (306) 742-4559 e-mail calderrm@sasktel.net

Provide a site sketch, showing:

1. The site and its dimensions
2. "North" arrow.
3. Location of Road
4. Location and size of all existing buildings & structures
5. Location and size of all proposed new structures
6. Proposed distances of the new development from the property lines; you will need to know where your survey pins are in order to determine where your property lines are.
7. For new construction, the proposed location of sewage system & water supply.

Sample Sketch



Please refer to the R.M. Zoning Bylaw for the minimum distances that your new development is required to be set back from the property lines.

For relocating existing buildings, please provide photographs of the building to be relocated and disclose any previous damage to the structure.

For mobile homes , provide proof of compliance with C.S.A. standard Z240 or CSA standard A277 for modular.

