

**Rural Municipality of
Perdue No. 346
Zoning Bylaw**

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1 Introduction

1.1 Title:

- 1.1.1 This Bylaw shall be known as the "Zoning Bylaw of the Rural Municipality of Perdue No. 346."

1.2 Scope:

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

1.3 Severability:

- 1.3.1 If any part of this Bylaw, including anything shown on the Zoning District Map, is declared to be invalid for any reason, by an authority or competent jurisdiction, that decision shall not affect the validity of this Bylaw as a whole, or any other part, section or provision of this Bylaw.

2 Administration

2.1 Development Officer:

- 2.1.1 The Administrator of the Rural Municipality of Perdue No. 346 shall be the Development Officer responsible for the administration of this Bylaw and in their absence, by such other employee of the Municipality as the Council designates from time to time. The Administrator may appoint a Development Officer subject to the approval of Council to whom duties for the administration of the Zoning Bylaw may be delegated.

2.2 Council:

- 2.2.1 Council shall make all decisions regarding discretionary uses, contract zoning and zoning bylaw amendments.
- 2.2.2 Council shall make a recommendation regarding all subdivision applications circulated to it by the Ministry of Municipal Affairs, prior to a decision being made by the Minister.
- 2.2.3 Council shall act on discretionary use, rezoning, and subdivision applications in accordance with the procedures established by the Act and in accordance with the Official Community Plan.

2.3 Application for a Development Permit:

- 2.3.1 Except as provided in Section 2.4, every person shall obtain a development permit prior to commencing any development within the Municipality.
- 2.3.2 The application shall have attached a layout or site plan, as required in the application form or by the Development Officer, together with any information deemed necessary by the Development Officer to assess the application.

2.4 Development not requiring a Permit:

- 2.4.1 Development permits are not required for the following:
 - a. principle agricultural uses, exclusive of any Intensive Livestock Operation (ILO) or intensive agricultural use;
 - b. farm buildings and structures where accessory to a permitted agricultural use or existing farmstead; excluding any ILO structure, intensive agricultural structure, or a new dwelling;
 - c. manure application in accordance with Section 3.16;
 - d. public utilities: any operation for the purposes of inspecting, repairing, or renewing sewage systems, water mains, cables, pipes, wires, tracks or similar public works as required by a public utility, and the installation of service connections to property in the Municipality (excluding the installation of new transmission lines);
 - e. municipal facilities: any facility installed and operated by the Municipality;
 - f. signs: subject to the provisions of Section 3.13;
 - g. internal alterations, and maintenance to a building, provided that the use, building footprint or intensity of use of the building including the number of dwelling units within the building or on the site does not change; or
 - h. the erection of any fence, wall, gate, single residence wind turbine, satellite dish, television antennae, or radio antennae.

2.5 Building Permits, Licences, and Compliance with Other Bylaws:

- 2.5.1 Nothing in this Bylaw shall exempt any person from: complying with a building bylaw or any other bylaw in force within the Municipality; or from obtaining any permission required by this or any other bylaw of the Municipality, the province or the federal government.
- 2.5.2 A building permit, where required, shall not be issued for a development unless a required development permit has been issued.

- 2.5.3 Where the provisions in this Bylaw conflict with those of any other municipal, provincial or federal requirement, the higher or more stringent standards shall prevail.

2.6 Development Permit Application Process:

- 2.6.1 An application for a development permit shall be in the form prescribed by the Development Officer.
- 2.6.2 When an application for a development permit is made for a permitted or accessory use in conformity with this Bylaw, the Act and all other municipal bylaws, the Council shall hereby direct the Development Officer to issue a development permit.
- 2.6.3 As soon as an application has been made for a development permit and prior to making a decision, the Development Officer may refer the application to whichever government agencies or departments Council may consider appropriate. The Development Officer may also require the application to be reviewed by planning, engineering, legal, or other professionals, with the cost of this review to be borne by the applicant.
- 2.6.4 Upon approval a development permit shall be issued by the Development Officer for the use at the location and under such terms and development standards specified by the Official Community Plan and this Bylaw.
- 2.6.5 The applicant shall be notified in writing of the decision of their application. The applicant shall be advised of their right to appeal a decision to the Development Appeals Board on a permitted or accessory use application and any terms and conditions attached to an application.
- 2.6.6 A development permit shall expire one (1) year from the date of issue if the development is not commenced within that period except where written authorization is provided by the Development Officer to extend this time period.
- 2.6.7 Where the Development Officer determines that a development is being carried out in contravention of any condition of Council's approval, the Official Community Plan or any provision of this Bylaw, the Development Officer shall issue an order pursuant to Section 242 of the Act to suspend or revoke the development permit and notify the permit holder that the permit is no longer in force.
- 2.6.8 Where the Municipality is satisfied that a development in which a permit has been suspended or revoked, will be carried out in conformity with the conditions of the permit and the requirements of this Bylaw the Municipality may reinstate the development permit and notify the permit holder that the permit is valid and in force.

2.7 Referrals to Council:

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

2.8 Comprehensive Development Review:

- 2.8.1 A Comprehensive Development Review (CDR) is a land use plan for a specific local area that has been identified for potential development requiring its submission as provided within the Official Community Plan. The purpose of this plan is to identify and address social, environmental, health and economic issues appropriately and to encourage high quality developments. A CDR is completed by the intended developer and intends to address the following topics:
- a. proposed land use(s) within the subject property area;
 - b. the effect of the proposed development on adjacent land uses;
 - c. potential integration of the natural landscape within the planning and design of the subject property area;
 - d. the location of, and access to, major transportation routes and utility corridors;
 - e. the provision of services and its relationship to existing infrastructure within the Municipality; and
 - f. sustainable development and environmental management practices regarding surface and groundwater resources, storm water management, flooding and protection of significant natural areas.
- 2.8.2 The CDR must be prepared in accordance with the goals, objectives and policies of the Official Community Plan.
- 2.8.3 The geographical area and required detail of the CDR will be based on the scale of the proposed development, the complexity of the application and its location. The quality and type of development shall be addressed in the CDR.
- 2.8.4 The following items shall be included in the preparation of a CDR:
- a. identification of the purpose and objectives of development;
 - b. provision of an inventory of current land uses within the development review area and evidence of compliance with the Official Community Plan policies and Zoning Bylaw regulations.
 - c. identification of the subject property area characteristics including:

- i. physical site characteristics, regional context, and the size and intensity of development proposed;
 - ii. an inventory of natural and heritage resources including screening of environmental, archaeological, and historically significant areas within and adjacent to the development;
 - iii. identification of potential hazard lands within the subject property area; and the proposed methods for mitigating the hazards; and
 - iv. identification of the potential impact of the proposed development on existing infrastructure and adjacent land uses.
- d. identification of the concept for development including a thorough description and explanation, illustrations, and any technical and professional analysis required to identify:
- i. proposed land uses;
 - ii. the economic and social benefits and the impact on the development review area and the region providing evidence of positive community integration;
 - iii. the subdivision design including phasing, identification of natural and constructed open space amenities, and allocation of Municipal and Environmental Reserve;
 - iv. the identification of existing and required utility capacity including but not limited to power, natural gas, telecommunications, water supply, and onsite wastewater disposal systems;
 - v. evidence that the carrying capacity of the soil within the subject property area is sufficient to accommodate the proposed structures and waste water created by the development with minimal anticipated effect on the regional surface and groundwater systems quality;
 - vi. the local hydrology, providing evidence that the design provides sufficient capacity to contain storm water and surface runoff locally to accommodate a 1:100 year flood event, with no significant increase in offsite flows resulting from development of the area;
 - vii. the proposed buffering from, or integration with, adjacent land uses;
 - viii. the impact of human activity and development on the natural environment and plans for the conservation and management of existing natural features within the subject property area;
 - ix. a transportation plan for the area, identifying roadway requirements, major commuting routes and the potential impact of development on current roadway infrastructure; and

- x. the local capacity of fire and protective services, schools and other supportive community and recreational facilities.
- e. The applicant shall provide evidence of significant and effective public consultation acknowledging and attempting to incorporate the findings within the development proposal wherever possible to ensure that the development is perceived as beneficial to the area. The information required as part of the review process includes but is not limited to:
 - i. submission of a consultation plan, identifying the program and timing of engagement;
 - ii. submission of a summary of findings, clearly identifying ideas and areas of support and challenges presented through the engagement process; and
 - iii. identification of strategies to respond to the challenges presented within the engagement process, and how potential solutions maybe incorporated within the proposal including necessary conflict resolution.

2.9 Application Review:

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

- a. for a permitted use, issue a development permit where the application conforms with the Zoning Bylaw, incorporating any special regulations, performance standards or development standards authorized by this Bylaw;
- b. for a permitted use, issue a refusal, where the application does not comply with a provision or regulation of this Bylaw, stating the reason for refusal;
- c. for a discretionary use, prepare a report for Council on the proposal discussing or examining the criteria for consideration of that discretionary use and submit the application to Council for decision; or
- d. issue a refusal, where the application is for a use that is not provided for in this Bylaw.

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

- a. issue a development permit incorporating any specific development standards set by Council, where the development complies with the standards of this Bylaw; or
- b. issue a development permit incorporating any specific development standards set by Council, where the applicant submits an amended application so that development will comply with the standards of this Bylaw; or

- c. issue a notice of refusal to the applicant stating the reasons for the refusal, referencing the specific discretionary use criteria the application did not meet, and advising the applicant of any right of appeal that he may have respecting the application.

2.9.3 The permit or notice shall be in "Form B" as adopted or amended by resolution of Council.

2.10 Discretionary Use Applications:

2.10.1 The following procedures shall apply to discretionary use applications:

- a. Applicants must file with the Development Officer the prescribed application form, a site plan, any other plans and supplementary information as required by the Development Officer and pay the required application fee.
- b. The application will be examined by the Development Officer for conformance with the Official Community Plan, this Bylaw, and any other applicable policies and regulations and shall advise the Council as soon as practical.
- c. Council may refer the application to whichever government agencies or departments, as Council may consider appropriate. Council also may require the application to be reviewed by planning, engineering, legal, or other professionals, with the cost of this review to be borne by the applicant.
- d. The Development Officer will provide written notice to all assessed landowners within 1.6 kilometres of the subject property and will provide a minimum of 14 days for public comment prior to formal consideration of the application.
- e. The Development Officer will prepare a report concerning the application which may contain recommendations, including conditions of approval to be applied in accordance with the Act.
- f. The Development Officer will set a date for the public hearing at which time the application will be considered by Council and if deemed necessary, provide notice to assessed landowners within 1.6 kilometres of the subject property within the information packages provided as part of the notification process.
- g. Council shall consider the application together with the report of the Development Officer and any written or verbal submissions received by Council.
- h. Council may reject the application or approve the application with or without conditions, including a condition limiting the length of time that the use may be conducted on the site in order to secure the objectives of this Bylaw with respect to:
 - i. the nature of the proposed site, including its size and shape and the proposed size, shape and arrangement of buildings;

- ii. the accessibility and traffic patterns for persons and vehicles, the type and volume of that traffic and the adequacy of proposed off-street parking and loading;
- iii. the safeguards afforded to minimize noxious or offensive emissions including noise, glare, dust and odour; or
- iv. any treatment given, as determined by the Council, to aspects including landscaping, screening, open spaces, parking and loading areas, lighting and signs, but not including the colour, texture or type of materials and architectural detail.
- i. Discretionary uses, discretionary forms of development, and associated accessory uses shall conform to the development standards and applicable provisions of the zoning district in which they are located.
- j. Where, in Council's opinion, there is a need to consider the effects of a development further in the future with the benefit of direct observation of its features and effects in the approved location and setting, or where Council believes there is potential for changes in the vicinity of the development that may alter its fit, Council may approve the development for a specified length of time.
- k. Where Council has approved a discretionary use for a limited time as provided in this Bylaw, and that time has expired, that use of land or use of buildings on that property shall cease until such time as Council gives a new discretionary use approval and a new development permit is issued.
- l. Upon approval of a discretionary use by resolution of Council, the Development Officer shall issue a development permit for the discretionary use at the location and under such terms and development standards specified by Council in its resolution.
- m. Council's approval of a discretionary use application is valid for a period of 12 months from the date of the approval. If the proposed use or proposed form of development has not commenced within that time, the approval shall no longer be valid. The Development Officer shall advise the applicant and Council when a prior approval is no longer valid.
- n. The applicant shall be notified of Council's decision by regular mail addressed to the applicant at the address shown on the application form and the applicant shall be advised of their right to appeal any terms and conditions attached to a discretionary use application to the Development Appeals Board.
- o. Council is deemed to have granted discretionary approval to an existing permitted use, or specific intensity of use, that becomes a discretionary use on a site as a result of the adoption or amendment of this Bylaw, as of the date that this Bylaw or amendment comes into effect.

2.10.2 Discretionary Use Evaluation Criteria

- a. Council may designate discretionary uses in any zoning district where, in Council's opinion, the type of development may have one or more features or potential effects that warrant a proposal-specific review in terms of the considerations identified in Figure 1.
- b. Council assumes that discretionary uses are typically appropriate and or necessary in the zoning district that applies but may have features or effects that warrant Council's consideration to determine if the proposed development is suitable as proposed, can be better onto its site and setting by applying specific development standards by means of a development agreement, or is so different as to preclude reasonable fit into the proposed site or setting.
- c. In exercising its discretion Council will consider those factors identified as pertinent to each type of development as identified in Figure 1. Council will determine the extent and nature of the information and analysis required to render a decision and may, upon initial review of an application, request specific additional information and analysis.

Figure 1: Discretionary Use Evaluation Criteria

Evaluation Criteria	Summary Statement
1. Roadways	Council will assess and consider the capacity of existing roadway infrastructure to accommodate the proposed use.
2. Air Resources	Council will assess and consider the potential effects of the proposed discretionary use on air resources.
3. Soil Resources	Council will assess and consider the potential effects of the proposed discretionary use on soil resources.
4. Water Resources	Council will assess and consider the potential effects of the proposed discretionary use on water resources.
5. Waste Management	Council will assess and consider the generation of waste resulting from the proposed use and the capacity of existing waste management services to accommodate the proposed use.
6. Natural and Heritage Resources	Council will assess and consider the potential effects of the proposed discretionary use on natural and heritage resources.
7. Sustainability	Council will assess and consider how the proposed discretionary use contributes to social, economic and physical sustainability for the Municipality.

- d. Where, in Council's opinion, the proposed development has one or more features or effects that warrant the application of specific development standards to achieve the fit Council desires, these standards shall be set out in a development agreement.
- e. Where, in Council's opinion, the location or setting of the proposed development has characteristics that warrant specific protection that Council does not believe can be achieved by applying specific development standards the application will be denied.

Validity of a Development Permit:

2.10.3 A development permit shall be automatically invalid and development shall cease, as the case may be:

- a. if the proposed development is not commenced within the period for which the development permit is valid;
- b. if the proposed development is legally suspended, or discontinued, for a period of six or more months, unless otherwise indicated by Council or the Development Officer;
- c. when development is undertaken in contravention of this Bylaw, the development permit and specified development standards; and or
- d. when a written appeal notice is received by the Development Appeals Board secretary regarding the development permit.

2.10.4 Where a development or building permit has been issued for an approved use or building and the completion of the project will extend beyond the stated 12 month time period, an additional 12 month extension may be provided upon receipt of a written request conditional upon construction or the activity being initiated prior to the expiration of the original permit.

2.11 Amendment of the Zoning Bylaw:

2.11.1 Council may amend this Bylaw at any time, upon its own initiative or upon request, provided that the amendments are in keeping with the intent of the Official Community Plan.

2.11.2 Council shall require applicants requesting an amendment to this Bylaw, or approval of a discretionary use that Council wishes to advertise prior to issuance of a development permit, to pay Council all of the cost associated with public advertisement of the application in addition to any application fee as provided by this Bylaw passed pursuant to the Act.

2.11.3 Where an application is made to rezone land to permit the carrying out of a specified proposal, the Municipality may, for the purpose of accommodating the request, enter into an agreement with the applicant pursuant to the Act.

2.11.4 The following provisions shall apply in the review of an application for rezoning by agreement:

- a. Terms of Agreement: The Municipality may enter into an agreement with the applicant setting out a description of the proposal and reasonable terms and conditions with respect to:
 - i. the uses of the land and buildings and the forms of development;

- ii. the site layout and external design, including parking areas, landscaping, and entry and exit ways; and
 - iii. any other development standards considered necessary to implement the proposal, including all appropriate standards from the requested zoning district.
- b. Use Limitations: The Municipality may limit the use of the land and buildings to one or more of the uses permitted or discretionary in the requested zoning district.
- 2.11.5 A zoning designation which is subject to an agreement entered into pursuant to the provisions of the Act shall be indicated on the Zoning District Map by the addition of the bylaw number authorizing the agreement after the zoning district designation.

2.12 Development Appeals Board:

- 2.12.1 Council shall appoint a Development Appeals Board (the Board) in accordance with Sections 49 and 214 to 218 of the Act.
- 2.12.2 Council shall, by resolution, adopt a policy specifying the terms of office, the manner of filling of vacancies, remuneration and expenses to be paid, provision for the appointment of a secretary, the duties of the secretary, and the remuneration expenses to be paid to the secretary.
- 2.12.3 Council shall, by resolution, appoint a board and secretary to the board in accordance with the policy.
- 2.12.4 Should Council enter into an agreement to appoint a District Development Appeals Board in conjunction with one or more other municipalities to be the Development Appeals Board for the Municipality, members shall be appointed in accordance with that agreement, and the local Development Appeals Board shall cease to exist.
- 2.12.5 On "Form B", the Development Officer shall advise the applicant of the rights of appeal granted by the Act.
- 2.12.6 A person who wishes to appeal to the Development Appeals Board shall file a written notice of his/her intention to appeal within 30 days of receiving the permit or notice along with the appeal fee to the secretary of the Board.

2.13 Minor Variances:

- 2.13.1 The Development Officer may vary the requirements of this Bylaw subject to the following requirements:
- a. A minor variance may be granted for the relaxation of the minimum required distance of a building from a lot line.

- b. The maximum amount of a minor variance shall be a 10% variation from the requirements of this Bylaw.
- c. The development must conform to all other requirements of this Bylaw.
- d. The relaxation of this Bylaw requirement must not injuriously affect a neighbouring property.
- e. No minor variance shall be granted for a discretionary use or form of development in connection with an agreement to rezone pursuant to the Act.

2.13.2 An application form for a minor variance shall be in a form prescribed by the Development Officer and shall be accompanied by an application fee as provided by this Bylaw and pursuant to the Act.

2.13.3 Upon receipt of a minor variance application the Development Officer may:

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

2.13.4 Terms and conditions imposed by the Development Officer shall be consistent with the general development standards in this Bylaw.

2.13.5 Where a minor variance is refused, the Development Officer shall notify the applicant in writing, providing reasons for the refusal.

2.13.6 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.

2.13.7 The written notice shall contain:

- a. a summary of the application;
- b. reasons for and an effective date of the decision;
- c. notice that an adjoining assessed owner has 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
- d. where there is an objection and the approval is revoked, the applicant shall be notified of the right to appeal to the Development Appeals Board.

2.13.8 A decision to approve a minor variance, with or without terms and conditions, does not take effect until 23 days from the date the notice was provided.

2.13.9 If an assessed owner of a property having an adjoining property with the applicant's land objects to the minor variance in writing to the Development Officer within the prescribed 20 day time period, the approval is deemed to be revoked and the Development officer shall notify the applicant in writing:

- a. of the revocation of the approval; and
- b. of the applicant's right to appeal the revocation to the Development Appeals Board within 30 days of receiving the notice.

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

2.14 Fees:

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

- a. permitted principal use: \$50.00
- b. discretionary principal use: \$150.00
- c. development appeal fee: \$50.00
- d. minor variance: \$25.00

2.14.2 Where a person applies to Council to amend the Zoning Bylaw, that person shall pay to the Municipality the following fees, where applicable:

- a. textual amendments: \$200.00
- b. zoning map amendment: \$200.00

2.14.3 Where an amendment to the Zoning Bylaw involves a textual amendment in addition to a zoning map amendment, the sum of the amendment fees shall apply.

2.15 Offences and Penalties:

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

3 General Regulations

3.1 Number of Principal Uses, Buildings or Structures on a Site:

- 3.1.1 No person shall construct or cause to be constructed, more than one principal building or use per site excepting:
- a. public works or municipal facilities;
 - b. institutional uses; and
 - c. agricultural uses

3.2 Accessory Uses, Buildings or Structures:

- 3.2.1 Subject to all other requirements of this Bylaw, an accessory building, use or structure is permitted in any district when accessory to an established principal use which is permitted or discretionary in that same district, and for which a development permit has been issued.
- 3.2.2 No accessory building or structure may be constructed, erected or moved on to any site prior to the time of construction of the principal building to which it is accessory unless the accessory building is essential for the completion of the construction of the principal building and where a building and development permit for the principal use has been issued.
- 3.2.3 Where a building on a site is attached to a principal building by a solid roof or by structural rafters, and where the solid roof or rafters extend at least one third of the length of the building wall that is common with the principal building, the building is deemed to be part of the principal building.

3.3 Non-conforming Uses, Buildings or Structures:

- 3.3.1 Any use of land or any building or structure lawfully existing at the time of passing of this Bylaw that is rendered non-conforming by the enactment of this Bylaw or any subsequent amendments, may be continued, transferred, or sold.
- 3.3.2 An existing non-conforming use or intensity of use may be continued if the use conformed to this Bylaw that was in effect at the time of the development and has not been discontinued for 12 consecutive months.
- 3.3.3 Non-conforming buildings or sites may continue to be used, maintained and repaired in their present form.

3.3.4 No enlargement, additions, or reconstruction of a non-conforming use, building or structure shall be undertaken, except in conformance with the applicable sections of the Act.

3.3.5 Beyond the provision of accessible municipal records, the burden of establishing a use, building or structure was lawfully established and remains as a legal non-conforming use, building or structure shall be upon the owner of the use, building or structure.

3.4 Access Requirements:

3.4.1 Development of a farmstead, residence, commercial use, institutional use, or other development requiring public access is prohibited unless the site abuts a developed road.

3.4.2 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.

3.4.3 A site to be created by subdivision shall not be permitted unless the proposed parcels and the remainder of the parcel being subdivided abuts, or has frontage on a registered developed road, including any road to be developed under a signed servicing agreement.

3.5 Landscaping Requirements for Commercial, Industrial and Recreational Developments:

3.5.1 Development permit applications shall include a landscape plan clearly indicating and accurately identifying the following:

- a. a site plan drawn to scale, including dimensions and distances, a north arrow and necessary interpretive legends;
- b. boundaries and dimensions of the site; location and name of adjacent roads;
- c. location of all buildings or structures and all structure-to-property line setback distances;
- d. location and type of all light fixtures both attached and detached;
- e. the location of all attached and detached signage;
- f. location of off-street parking and loading areas;
- g. location of proposed screening including materials and height;
- h. type and quantity of existing plant materials to be retained;

- i. location of all soft landscaping proposed, identifying the common and botanical name, location, quantity and spacing; and
 - j. any other information requested by the Development Officer to accurately and thoroughly evaluate the proposed development.
- 3.5.2 Every attempt should be made to preserve and protect existing trees and vegetation during construction.
- 3.5.3 All plant material shall be hardy and of a species capable of healthy growth in the R.M of Perdue.
- 3.5.4 On site lighting shall be located, orientated and shielded to avoid negatively affecting adjacent properties or producing unnecessary light pollution.
- 3.5.5 All waste materials or unsightly elements shall be enclosed by buildings, or screened by landscape features, fences or a combination thereof to the satisfaction of the Development Officer.
- 3.5.6 The owner of the property, or his agent, or tenant shall be responsible for the maintenance of all landscaping. Plants shall be maintained in good condition so as to present a healthy, neat and orderly appearance and shall be kept free from refuse, debris and weeds.
- 3.5.7 Plants, trees and vegetation which are required by the approved landscape plan and which are diseased or have died shall be replaced with like kind and size in a timely manner.
- 3.5.8 An applicant shall be required to enter into an agreement with the Municipality to ensure the landscape plan complies with all relevant requirements of this Bylaw.
- 3.5.9 A development permit shall not be issued until all landscape requirements are complied with in accordance with the approved landscape plan.
- 3.5.10 All landscaping requirements shall be completed in accordance with the municipally approved scheduled date of completion.
- 3.5.11 Any significant changes to an approved landscape plan must be authorized by the Development Officer.

3.6 Water:

- 3.6.1 No development or use of land shall be permitted where the proposal will adversely affect domestic and municipal water supplies, or where a suitable, potable water supply cannot be furnished to the requirements of the Regional Health Authority and/or the Saskatchewan Watershed Authority.

3.7 Lighting:

- 3.7.1 All outdoor lighting for any development shall be located and arranged so that no direct rays of light are directed at any adjoining properties; interfere with the use and enjoyment of neighbouring lands; or interfere with the effectiveness of any traffic control devices or the vision or safety of motorists.
- 3.7.2 Appropriate lighting of recreational, commercial and industrial development shall be undertaken to provide security and to add visual interest. Lighting standards and fixtures shall be of consistent design and complimentary to the overall architecture.
- 3.7.3 Public access areas shall be lit in keeping with the principles of crime prevention through environmental design and require site lighting as is necessary to encourage pedestrian safety and allow casual surveillance from adjacent buildings and roads of parking and walkways.

3.8 Waste Disposal:

- 3.8.1 No development or use of land which requires sewage disposal or landfill facilities shall be permitted unless those facilities are approved by the Regional Health Authority and/or Saskatchewan Environment. Disposal of liquid, solid, or gaseous waste shall be governed by Acts administered by the Ministries of Agriculture, Environment, Health and the Saskatchewan Watershed Authority.
- 3.8.2 Upon receipt of an application for multi-parcel country residential subdivision, the application will be evaluated based upon the *Saskatchewan Onsite Wastewater Disposal Guide* (the Guide) as provided by the Regional Health Authority.
- 3.8.3 All submissions required by the Guide are the responsibility of the developer. The final review of a multi-parcel country residential subdivision will not be completed prior to the receipt and evaluation of all required information by the Development Officer, Regional Health Authority and any other relevant agency deemed necessary by the Municipality.
- 3.8.4 As a condition of approval for all multi-parcel country residential developments relying on private onsite treatment systems, the developer is required to create a septic utility in a legal form acceptable to the Municipality to regulate and oversee the general operation and ongoing maintenance of private onsite wastewater disposal systems within the development to ensure that systems continue to function effectively.

3.8.5 The utility may assess a local user fee collected on behalf of the local residents to fund the regular inspection of individual wastewater disposal systems by a contracted, licensed professional, providing the Municipality with regular inspection reports.

3.8.6 The frequency of the inspection reports shall be determined on a case by case basis by Council in consultation with appropriate provincial regulatory agencies or other qualified professionals as required, based upon:

- a. local soil conditions including its carrying capacity;
- b. density of development within and surrounding the development;
- c. proximity to existing multi-parcel country residential developments; and
- d. the type of potable water supply located on adjacent properties.

3.8.7 Where an inspection report indicates that an individual onsite wastewater disposal system is not functioning properly, the property owner is responsible for undertaking all necessary improvements or repairs in a timely manner at their own expense.

3.8.8 Property owners within multi-parcel country residential subdivisions shall be required to enter into a servicing agreement identifying requirements for onsite wastewater treatment systems.

3.9 Development on Hazard Lands:

3.9.1 Where development of a building is proposed within 150 m of an area defined in the Official Community Plan as potential hazard land, Council may require the applicant to submit sufficient topographic and geotechnical information to determine if the development will be within 50 m of any slopes that may be unstable, within the flood plain of any river or stream, or any other land that may be subject to flooding.

3.9.2 Council may require that before a permit is issued for development on a site referenced in 3.9.1, the applicant shall submit a report prepared by a professional that is competent to assess the suitability of a proposed development site with respect to:

- a. the potential for flooding up to the 1:500 flood elevation;
- b. the potential for slope instability before and after the development and any proposed improvements;
- c. the suitability of the location for the proposed use or building given the site constraints; and
- d. the required mitigation measures for development on areas with a high water table.

3.9.3 Within the flood plain of a river or stream:

- a. residential structures containing habitable or potentially habitable rooms shall be flood proofed to the 1:500 flood elevation;
 - b. Intensive Livestock Operations (ILOs) shall ensure that buildings, permanent ILO animal enclosures, and manure storage facilities are flood proofed to the 1:500 flood elevation;
 - c. intensive agricultural operations shall ensure buildings are flood proofed to the 1:500 flood elevation; and
 - d. habitable structures or buildings not housing animals may employ wet flood proofing techniques.
- 3.9.4 Sanitary landfills and lagoons shall not be located on hazard lands.
- 3.9.5 Actions to avoid, prevent, mitigate or remedy hazards may be incorporated as conditions of a development permit. Council shall refuse a permit for any development where, in Council's opinion, the proposed actions are inadequate to address the adverse conditions or will result in excessive municipal costs.

3.10 Building to be moved:

- 3.10.1 No building shall be moved within, or into, the Municipality, without first obtaining a development permit from the Development Officer.

3.11 Storage of Chemicals, Fertilizers, and Combustible Materials:

- 3.11.1 The storage of chemicals, fertilizers and combustible materials are subject to the requirements of both the federal and provincial governments. All necessary requirements and permits must be met and obtained prior to the storage of hazardous chemicals in excess of what is permitted under *The Hazardous Substances and Waste Dangerous Goods Regulations*.
- 3.11.2 A development permit for residential, commercial, recreational or industrial buildings shall not be permitted except in accordance with the recommended separation distances of the *Regulations Respecting Anhydrous Ammonia-Saskatchewan Regulations 361/77* which may be amended from time to time. Residences and buildings which are an integral part of the fertilizer operation are not subject to the foregoing buffer requirement.

3.12 Mobile Homes:

- 3.12.1 Wherever a single detached dwelling is allowed, it may be in the form of a mobile home, or a modular home.

3.12.2 Every mobile home shall bear CSA Z240 certification, or a replacement thereof, and shall be attached to a permanent foundation, or securely anchored to the ground and skirted, prior to occupancy.

3.12.3 Every modular home shall bear CSA A277 certification, or a replacement thereof, and shall be attached to a permanent foundation.

3.13 Regulations for Signs and Billboards:

3.13.1 Signs located in a Highway Sign Corridor shall be regulated entirely by the requirements of "The Erection of Signs Adjacent to Provincial Highway Regulations, 1986" or amendments thereto, and subsection 3.13.2 shall not apply.

3.13.2 Signs other than those located in a Highway Sign Corridor shall comply with the following:

- a. all signs situated along a highway are required to comply with "The Erection of Signs Adjacent to Provincial Highway Regulations, 1986" as may be amended from time to time;
- b. any sign may only advertise agricultural support services, commercial uses, home based businesses, the principal use of a site, or the principal products offered for sale on the premises;
- c. a maximum of two advertising signs is permitted on any site, or quarter section;
- d. government signs, memorial signs, and directional signs with no advertising, including traffic control, no trespassing, hunting restriction and similar signs, are exempt from restriction;
- e. temporary signs and real estate signs are permitted only as long as the temporary condition exists for the property;
- f. billboard and other off-site advertising signs are prohibited;
- g. signs and sign supporting structures shall not be located where they may interfere with, distract from, obstruct the view of, or be confused with any authorized traffic sign, signal or device;
- h. signs shall not be located in such a manner as to impede the view of any pedestrian or vehicular right of way, or rail crossing;
- i. all illuminated signs shall be designed to cast light downwards and located appropriately to prevent the creation of a hazardous situation related to pedestrian and vehicular traffic;
- j. all private signs shall be located so that no part of the sign is over a public right of way; and
- k. the maximum facial area and height of a sign shall be as specified in the District in which it is located.

3.14 Public Works, Pipelines and Facilities of the Municipality:

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

3.15 Vehicle Storage:

- 3.15.1 Notwithstanding other provisions of this Bylaw, no person shall use any site in any district for the parking or storage of any non registered vehicle or vehicle that is not in running order, except that not more than four (4) such vehicles may be stored on any site in a multi-parcel country residential, agricultural, commercial or industrial district for longer than a 14 day period, except in the case of permitted vehicle storage establishments or auto wreckers.
- 3.15.2 No person shall allow a motor vehicle which has all or part of its super structure removed, or a motor vehicle which is in a dilapidated or unsightly condition to remain or be parked on any site located within a country residential district.
- 3.15.3 Where any outside storage of vehicles is proposed, the site shall be kept in a tidy and neat manner. The Development Officer may require that the outside storage of vehicles be screened from public roadways or neighbouring properties by landscape features or fences or a combination thereof. The screening, where required, shall also include any individual parts of a vehicle and any equipment or machinery involved with the storage of such vehicles.

3.16 Disposal of Manure:

- 3.16.1 The minimum separation distance between occupied dwellings and the location where manure is to be spread is listed within Figure 2.
- 3.16.2 Distances are measured between edge of the manure application area and the edge of a nearest property boundary in metres.

Figure 2: Manure Application

Distance between manure application and the nearest property boundary	Method of Manure Application		
	Injected	Incorporated within 24 Hours	No Incorporation
Communities of 1- 1000 People	200	400	800
Communities of 1001-5000 People	400	800	1200
Communities Greater than 5001 People	400	800	1600

4 Standards For Development

4.1 Intensive Livestock Operations:

Notwithstanding other provisions of this Bylaw, an Intensive Livestock Operation (ILO) is subject to the following development standards:

4.1.1 For the purpose of this section, an Intensive Livestock Operation (ILO) shall be defined as the rearing, sustaining, finishing or breeding by means other than grazing of more than 100 animal units of livestock or where the space per animal unit is less than 371.6 m² (4000 ft²), including buildings and structures directly related to the operation but not including a residence, seasonal feeding or bedding sites.

4.1.2 When considering the operational and or environmental aspects of an application, the Municipality shall refer all development permit applications to the Saskatchewan Ministry of Agriculture for review and recommendation regarding water supply (quality and quantity considerations), manure and mortality management plans and any other issues that the Municipality may require the proponent to address.

4.1.3 In addition to any requirements contained herein, all applications for the creation of a new or expansion of an existing ILO shall conform to the regulations provided within *The Agricultural Operations Act, 1995* and Council may require the proponent to provide written evidence of compliance with applicable provincial regulations including formal approval from the Ministry of Agriculture.

4.1.4 As a condition of approval, the Municipality shall specify the maximum number of animal units for which the approval is made, specify land which may or may not be used for the disposal or storage of manure from an ILO in order to minimize potential land use conflicts with neighbouring uses and may require execution of a development agreement to formalize these conditions.

4.1.5 The Council may require the applicant to post a performance bond to guarantee adherence to the above noted agreements.

4.1.6 Council will consider an approval in conjunction with the location separation criteria contained herein and as provided within the Official Community Plan.

4.1.7 The operator may be required to enter into a road maintenance agreement to contribute to the maintenance of roads required to provide access to the development.

4.1.8 As a condition of approval, Council may:

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

4.1.9 Application of manure will be carried out in accordance with the Section 3.16 of this Bylaw.

4.2 Home Based Businesses:

Notwithstanding other provisions of this Bylaw, a Home Based Business is subject to the following development standards:

- 4.2.1 The use shall be clearly incidental and secondary to the use of the dwelling unit as a private residence.
- 4.2.2 The use shall be conducted entirely within the dwelling unit or an accessory building to the dwelling unit.
- 4.2.3 The use shall not create or become a public nuisance.
- 4.2.4 Not more than two persons other than the residents of the dwelling unit shall be employed in the home based business.
- 4.2.5 No use shall cause an increase in the demand placed on one or more utilities (water, sewer, electricity, telephone, garbage, etc.) such that the combined total consumption for a dwelling and its home based business substantially exceeds the average for residences in the area.
- 4.2.6 The use shall not generate substantially more traffic and parking than is normal for the district in which the use is located.
- 4.2.7 No use requiring electrical or mechanical equipment shall cause a substantial fire rating change in the structure or the district in which the home based business is located.
- 4.2.8 The use shall be valid only for the period of time the property is occupied by the applicant for such use. Council may place a limit on the time period for the approval of the discretionary use.

4.2.9 All permits issued for home based businesses shall be subject to the condition that the development permit may be revoked at any time, if in the opinion of Council, the operation has not met the regulations and standards applicable to home based businesses contained in this Bylaw, or the special standards applied by Council at the time of approval.

4.2.10 Council shall place any additional conditions for approval deemed necessary based upon a specific application to secure the objectives of this Bylaw.

4.3 Bed and Breakfast Homes:

Notwithstanding other provisions of this Bylaw, a Bed and Breakfast Home is subject to the following development standards:

4.3.1 A bed and breakfast home shall be located in a single detached dwelling used as the operator's principal residence developed as a farmstead site or country residence.

4.3.2 No more than three (3) guest rooms shall be allowed in a bed and breakfast home.

4.3.3 The only meal to be provided to registered guests shall be breakfast. No food preparation or cooking for guests shall be conducted within any bedroom made available for rent. All facilities shall meet public health regulations and be kept in a manner satisfactory to the Regional Health Authority.

4.3.4 The operation of the bed and breakfast home shall be subordinate and incidental to the principal use of a single detached dwelling as an owner occupied residence.

4.3.5 Council shall place any additional conditions for approval deemed necessary based upon a specific application to secure the objectives of this Bylaw.

4.4 Animal Kennels:

Notwithstanding other provisions of this Bylaw, an Animal Kennel is subject to the following development standards:

4.4.1 For the purpose of this section, an animal kennel shall include a facility for boarding, breeding or training of domesticated animals.

4.4.2 The maximum number of animals not normally attributed to the host site to be kept on-site shall be determined at the discretion of Council.

4.4.3 No building or exterior exercise area(s), to be used to accommodate the animals shall be allowed within 300m (1000 ft.) of any dwelling located on adjacent lots.

4.4.4 All facilities, including buildings and exterior exercise areas, shall be sited behind the principal building unless otherwise approved by Council.

- 4.4.5 Council may require all pens, rooms, exercise runs and holding stalls to be soundproofed to their satisfaction.
- 4.4.6 All pens, rooms, exercise runs and holding stalls shall be visually screened from existing dwellings on adjoining lots through the use of appropriate landscaping and fencing.
- 4.4.7 No animals shall be allowed outdoors between the hours of 9:00 p.m. to 7:00 a.m. daily. During this time period, all animals shall be kept indoors.
- 4.4.8 A boarding use shall at no time unduly interfere with the character of the neighbourhood or the general enjoyment of adjoining sites.
- 4.4.9 Council shall place any additional conditions for approval deemed necessary based upon a specific application to secure the objectives of this Bylaw.
- 4.4.10 Animal kennels shall be subject to relevant bylaws and legislation governing noise and public health.
- 4.4.11 Failure to comply with any of the above regulations or the conditions of a development permit may result in the revoking of the permit by the Municipality.

4.5 Gravel Pits and Gravel Crushing Operations:

Notwithstanding other provisions of this Bylaw, Gravel Pits and Gravel Crushing Operations are subject to the following development standards:

- 4.5.1 For the purpose of this section, gravel extraction shall mean, excavation other than for construction, building or for purposes of creating an artificial body of water, including but not limited to, sand and gravel mining, and topsoil stripping.
- 4.5.2 In reviewing an application, the environmental implications of the operation including plans for site restoration shall be considered.
- 4.5.3 In addition to the public notification provisions for discretionary uses contained in this Bylaw, Council shall require that the application be circulated to property owners adjacent to the proposed haul roads to obtain public input on the proposed site.
- 4.5.4 The applicant shall ensure that dust and noise control measures are undertaken to prevent such items from becoming an annoyance to neighbouring land owners.
- 4.5.5 The applicant shall conduct on and offsite dust control procedures at the request of and to the satisfaction of the Municipality. In this regard stock piles shall be located in a position to act as a sound barrier from nearby occupied properties.
- 4.5.6 The applicant shall apply methods for minimizing the noise created from machinery and equipment through proper location and property screening.

- 4.5.7 The applicant shall keep the area subject to the development permit in a clean and tidy condition free from rubbish and non-aggregate debris.
- 4.5.8 Wherever possible, property access routes shall be located away from existing residences.
- 4.5.9 A disturbed area shall be reclaimed to a land capability equivalent to the pre-disturbance land capability (i.e. agricultural land) or a post-disturbance condition and land use (e.g. conversion to wetland) which are satisfactory to the Municipality. These conservation and reclamation procedures shall be in accordance with Saskatchewan Environment Reclamation Guidelines for Sand and Gravel Operators.
- 4.5.10 The applicant may, if deemed necessary by Council, be responsible for providing an estimate and a corresponding financial guarantee for the cost of reclamation of the pit in a form acceptable to the Municipality to be held for the lifespan of the operation.
- 4.5.11 Gravel pits shall have regard to adjacent land uses and no material is to be stored or piled on any road allowance or within 30 m (100 ft) of the bank of any river or watercourse.
- 4.5.12 The gravel operator and any person who hauls the aggregate may be required by Council to enter into a road maintenance agreement.

4.6 Equestrian Centre:

Notwithstanding other provisions of this Bylaw, an Equestrian Centre is subject to the following development standards:

- 4.6.1 The maximum number of animals to be kept on-site shall be determined at the discretion of Council.
- 4.6.2 An animal is kept, for purposes of this section, when it is on the site overnight.
- 4.6.3 The development agreement shall set out conditions that address garbage and manure control, pasture management, on site stock trailer parking, participant and spectator parking,
- 4.6.4 The application shall include a storm water management plan for all areas of the parcel of land disturbed during or as a result of the development of the equestrian centre and supporting facilities.
- 4.6.5 Council may require the submission of a report identifying the potential traffic resulting from the proposed development.

4.6.6 A condition of the development permit may require there be a contribution towards upgrading of access roads should the public road network require upgrading because of the impact of the facility.

4.6.7 As a condition of approval, Council may:

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

4.6.8 Council shall place any additional conditions for approval deemed necessary based upon a specific application to secure the objectives of this Bylaw.

4.7 Solid and Liquid Waste Disposal Facilities:

Notwithstanding other provisions of this Bylaw, Solid and Liquid Waste Disposal Facilities are subject to the following development standards:

4.7.1 Development and site maintenance shall be in accordance with provincial environmental and health regulations.

4.7.2 Solid waste disposal facilities shall be located 457 m (1500 ft.) from any residence unless relaxation of this requirement is agreed to by affected parties subject to compliance with all relevant Provincial Acts and Regulations.

4.7.3 A buffer strip containing trees, shrubs or a berm shall be located surrounding a disposal area.

4.7.4 Solid or liquid waste disposal facilities shall be fenced.

4.7.5 Adequate precautions shall be taken to prevent pollution of ground water by disposal operations.

4.7.6 Solid waste disposal facilities shall be located in close proximity to a provincial highway and adjacent to an all-weather road.

4.7.7 The development of any new disposal sites shall take into consideration direction of prevailing winds.

4.7.8 Council shall place any additional conditions for approval deemed necessary based upon a specific application.

4.7.9 Where approval has been deemed appropriate, Council may consider the following requirements within a development permit:

- a. place a limitation on the years, months, weeks, days and/or hours of operation;

- b. requirement to provide and maintain sufficient dust control to the satisfaction of the Municipality;
- c. limitations to the height of the landfill development;
- d. specific requirements related to any stripping, filling, excavation and grading associated with any landfill development; and
- e. requiring development to adhere to any appropriate provincial health regulations.

4.7.10 The above standards do not apply to liquid manure storage facilities and the application of manure on agricultural lands where this use is deemed consistent with all other relevant sections of this Bylaw.

4.8 Land Farms:

Notwithstanding other provisions of this Bylaw, Land Farms are subject to the following development standards:

4.8.1 The applicant shall provide evidence of compliance with any applicable provincial and federal legislation or regulations including approvals where required.

4.8.2 Council may require the proponent to provide written evidence of compliance with applicable provincial regulations including formal approval from the Ministry of Environment.

4.8.3 Prior to approval, a Phase I Environmental Site Assessment by a qualified geotechnical engineer shall be performed and submitted to the Municipality to ensure that the site intended for development is suitable for the intended purpose.

4.8.4 The applicant shall provide an operational plan acceptable to Council, identifying:

- a. The types of contaminants to be introduced into the soil and written evidence from a qualified professional that biodegradation occurs for all contaminants of concern;
- b. strategies for the management and protection of surficial and ground water resources including the siting and design of storm water runoff collection facilities;
- c. strategies for minimizing odour and dust generated by the activity; and
- d. strategies for protecting food chain contamination.

4.8.5 All deposited material shall be documented and verified by the applicant to ensure its origin is known and that all of the contaminated material introduced meets applicable federal and provincial requirements.

4.8.6 The applicant, upon approval is required to enter into a development agreement to ensure that the operation is consistent with the requirements of this Bylaw.

- . 4.8.7 Council may require the applicant to post a performance bond to guarantee adherence to the above noted agreements.

5 Zoning Districts

5.1 Zoning Districts

- 5.1.1 For the purpose of applying this Bylaw, the Municipality is divided into zoning districts. All parts of the Municipality shall be designated as A - Agricultural District except those areas specifically designated on the detailed Zoning District Maps as another district.

5.2 Boundaries

- 5.2.1 The boundaries of all zoning districts are shown on the map entitled, "Zoning District Map" which is attached to, and forms a part of this Bylaw. Unless otherwise shown on the Map, the boundaries of the districts are site lines, centre lines of streets, lanes, roads or such lines extended, and the boundaries of the Municipality. Unless otherwise shown on a Zoning Amendment Map, the zoning district boundary, coincident with a parcel boundary, moves with a minor adjustment to that boundary.

5.3 Regulations

- 5.3.1 Regulations for the zoning districts are outlined in the following Sections.

6 Agricultural District (A)

6.1 Intent:

- 6.1.1 Agricultural Districts are intended to provide for the continuation and diversification of traditional extensive agricultural pursuits on large parcels while recognizing the capability of more intensive agricultural activities being successfully developed on smaller parcels of land. This District provides for a range of complementary uses that are compatible with agriculture residential and agriculturally related commercial activities.

6.2 Permitted Uses:

In any Agricultural District (A), no person shall use any land, building or structure or erect any building or structure except in accordance with the following provisions and where specific development standards apply, the appropriate section of this Bylaw is referenced in parenthesis:

6.2.1 *Agricultural principal uses:*

- a. agricultural operation including a farmstead
- b. a single detached dwelling, mobile home or modular home as a country residence

6.2.2 *Accessory uses and buildings to agricultural or residential principal uses:*

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

6.2.3 *Resource based uses:*

- a. petroleum exploration, extraction, distribution and related facilities
- b. mineral exploration and extraction, excluding gravel pits or gravel crushing operations

6.2.4 *Other uses:*

- a. community facility
- b. cemetery
- c. telecommunication facilities
- d. public sports fields and parks
- e. historical and archaeological sites
- f. wildlife and ecological conservation areas
- g. public works, excluding solid and liquid waste disposal sites
- h. municipal facilities

6.3 Discretionary Uses:

The following uses may be considered at the discretion of Council and where specific development standards apply, the appropriate section of this Bylaw is referenced in parenthesis:

6.3.1 *Agricultural discretionary uses:*

- a. intensive livestock operations including manure management (see Section 4.1)
- b. intensive agricultural operations

6.3.2 *Ancillary discretionary uses:*

- a. residential uses ancillary or accessory to a discretionary use
- b. vacation farms, where ancillary to a farmstead on the same site
- c. bed-and-breakfast homes, where ancillary to a farmstead on the same site (see Section 4.3)
- d. home based businesses, where ancillary to a farmstead on the same site, including personal care homes (see Section 4.2)
- e. agricultural related commercial uses ancillary to a farmstead on the same site
- f. animal kennels in the form of a home based business (see Section 4.2 and 4.4)

6.3.3 *Commercial discretionary uses:*

- a. agricultural support services
- b. gravel pits and gravel crushing operations (see Section 4.5)
- c. petroleum or mineral processing facilities
- d. commercial recreational uses including sports arenas, golf courses, tourist campgrounds, or other similar uses
- e. rodeo facilities
- f. equestrian center (See Section 4.6)

6.3.4 *Other uses:*

- a. solid and liquid waste disposal facilities, including land farms for the rehabilitation of contaminated soil. (see Sections 4.7 and 4.8)

6.4 Prohibited Development:

- 6.4.1 All uses of land, buildings or industrial processes that may be noxious or injurious, or constitute a nuisance beyond the building which contains it by reason of the production or emission of dust, smoke, refuse, matter, odour, gas, fumes, noise, vibration or other similar substances or conditions.

- 6.4.2 All uses of buildings and land except those specifically noted as permitted, ancillary or discretionary.

6.5 Accessory Buildings and Uses

- 6.5.1 Accessory buildings and uses are permitted subject to compliance with Section 3.2 of this Bylaw.

6.6 Site Regulations

Permitted Use	Minimum Site Area	Maximum Site Area	Front Yard Setback	Minimum Site Frontage
Agricultural Operation	16.2 ha (40 acres)	None	45 m (147 ft)	180 m (590 ft)
Country Residence	0.8 ha (2 acres)	None	45 m (147 ft)	None
Public Utilities and Municipal Facilities	None	None	None	None
Community Facilities	0.8 ha (2 acres)	None	45 m (147 ft)	45 m (147 ft)
All Other Permitted Uses	None	None	45 m (147 ft)	None

Discretionary Use	Minimum Site Area	Maximum Site Area	Front Yard Setback	Minimum Site Frontage
Agricultural Uses	0.8 ha (2 acres)	None	45 m (147 ft)	None
Commercial Uses	0.8 ha (2 acres)	None	45 m (147 ft)	45 m (147 ft)
All Other Discretionary Uses	None	None	45 m (147 ft)	None

6.6.1 The minimum front yard setback of buildings, including dwellings, shall be measured from the centreline of a developed road, municipal road allowance, or provincial highway.

6.6.2 Where a front or side yard abuts a provincial highway, a greater setback may be required by the Ministry of Highways and Infrastructure.

6.6.3 Any site which does not conform to the minimum site area requirement, but existed in the Land Titles Registry prior to the coming into force of this Bylaw shall be deemed conforming with regard to site area.

6.6.4 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:

- the separation distance to an ILO as provided in the Official Community Plan;
- 600 m (1969 ft) from a licensed public or private liquid waste disposal facility;
- 457 m (1500 ft) from a licensed public or private solid waste disposal facility;
- 305 m (1000 ft) from a honey processing facility.
- Council may reduce the minimum separation distance to the operations listed above, as a special standard where the applicant submits a written agreement to Council between the land owner of the dwelling and the owner of the operation agreeing to the reduced separation (Council should maintain a register of all such agreements);
- 305 m (1000 ft) to a non-refrigerated anhydrous ammonia facility licensed by Province of Saskatchewan;

- g. 600 m (1969 ft) to a refrigerated anhydrous ammonia facility licensed by the Province of Saskatchewan; and
- h. no dwelling or other building shall be located within the approach surface for any functional airport or airstrip.

6.7 Subdivision:

- 6.7.1 Unless otherwise permitted herein, the parcel density in an Agricultural District shall not exceed four parcels on a ¼ section subject to compliance with the agricultural and residential policies contained in the Official Community Plan.

6.8 Signage:

- 6.8.1 Notwithstanding the general signage standards provided in Section 3.13 of this Bylaw, the following additional regulations are applied for signs located within any Agricultural District:

Land Use	Signage Requirements
Agricultural support services and all other discretionary commercial uses	Freestanding signs shall not exceed a gross surface area of 11 m ² (118 ft ²) and a height of 8 m (26.3 ft).
All other permitted and discretionary Uses	Freestanding signs shall not exceed a gross surface area of 3 m ² (32 ft ²) and a height of 2.5 m (8.2 ft).

6.9 Specific Development Standards:

- 6.9.1 A farmstead may contain the following where located on the same parcel:
 - a. a residence for the operator of an agricultural use;
 - b. a bunkhouse or additional residence(s) for employees and partners of the operator engaged in the agricultural operation;
 - c. facilities for the temporary holding of livestock raised in an operation, in lesser numbers than constitutes an ILO (unless approved as an ILO); and
 - d. buildings for permitted accessory and ancillary uses.
- 6.9.2 Intensive agricultural operations:
 - a. In the application for an intensive agricultural operation, the applicant shall identify the proposed supply of water for the operation where intensive irrigation is required, showing that the supply shall be sufficient to meet the needs of that operation without adverse effects on the supply of water used by neighbouring properties.
 - b. The operation may include a farmstead as a discretionary use on the same site, subject to compliance with the policies contained herein.
- 6.9.3 Discretionary commercial development:

- a. Notwithstanding the provisions of Section 2.10 of this Bylaw, Council will evaluate a discretionary use application involving the establishment of a commercial discretionary use within the Agricultural District based upon compliance with the Business Policies and Objectives provided within the Official Community Plan.
- b. Prior to the issuance of a development permit for a discretionary commercial use, the applicant may be required by Council to submit a landscape plan with a schedule of completion which is satisfactory to the Development Officer based upon Section 3.5 of the General Regulations.

6.9.4 Discretionary recreational development:

- a. Notwithstanding the provisions of Section 2.10 of this Bylaw, Council will evaluate a discretionary use application involving the establishment of a recreational use within the Agricultural District based upon compliance with the Business Policies and Objectives provided within the Official Community Plan.
- b. Prior to the issuance of a development permit for a discretionary recreational use, the applicant may be required by Council to submit a landscape plan with a schedule of completion which is satisfactory to the Development Officer based upon Section 3.5 of the General Regulations.

7 Country Residential District (CR2)

7.1 Intent:

- 7.1.1 The intent of the Country Residential 2 District is to accommodate a rural residential lifestyle where the essential land requirement is for a building site and space rather than for productive agricultural purposes. This District provides for a limited range of complementary uses that are compatible with residential uses.

7.2 Permitted Uses:

In any Country Residential 2 District (CR2), no person shall use any land, building or structure or erect any building or structure except in accordance with the following provisions and where specific development standards apply, the appropriate section of this Bylaw is referenced in parenthesis:

7.2.1 Residential:

- a. single detached dwelling, mobile home or modular home as a country residence

7.2.2 Recreational uses:

- a. public sports fields and parks

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

- a. private garages, whether detached or attached to a dwelling unit
 - b. ancillary dwellings where associated with a former farmstead
 - c. garden sheds used for the storage of non-industrial yard maintenance equipment
 - d. greenhouses where accessory to a residential use
 - e. keeping of animals on the same site as the residence including barns (see Section 8.9.1)
 - f. orchards and vegetable, horticultural or fruit gardens, where accessory to a residence
 - g. field crops
 - h. accessory uses and buildings which form part of an approved discretionary use are permitted
- #### **7.2.4 Other uses:**
- a. municipal facilities
 - b. public utilities, except solid and liquid waste disposal facilities

7.3 Discretionary Uses:

The following uses may be considered at the discretion of Council and where specific development standards apply, the appropriate section of this Bylaw is referenced in parenthesis:

7.3.1 Recreational uses:

- a. community facility

- b. golf courses.
- c. rinks, arenas, and community halls

7.3.2 *Solid and liquid waste disposal facilities.*

7.3.3 *The following ancillary uses:*

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

7.3.4 *Other Uses:*

- a. telecommunication facility

7.4 Prohibited Development:

- 7.4.1 All uses of land, buildings or industrial processes that may be noxious or injurious, or constitute a nuisance beyond the building which contains it by reason of the production or emission of dust, smoke, refuse, matter, odour, gas, fumes, noise, vibration or other similar substances or conditions.

- 7.4.2 All uses of buildings and land except those specifically noted as permitted, ancillary or discretionary.

7.5 Accessory Buildings and Uses:

- 7.5.1 Accessory buildings and uses are permitted subject to compliance with Section 6.2 of this Bylaw.

7.6 Site Regulations:

Permitted Use	Minimum Site Area	Maximum Site Area	Front Yard Setback ¹	Side or Abutting Yard Setback ²	Rear Yard Setback	Minimum Site Frontage
Country Residence	0.8 ha (2 acres)	4.0 ha (10 acres)	45 m (147 ft)	3 m (9.8 ft)	3 m (9.8 ft)	45 m (147 ft)
Recreational Uses	0.8 ha (2 acres)	None	45 m (147 ft)	3 m (9.8 ft)	3 m (9.8 ft)	None
Other Uses	None	None	None	None	None	None

Discretionary Use	Minimum Site Area	Maximum Site Area	Front Yard Setback	Side or Abutting Yard Setback	Rear Yard Setback	Minimum Site Frontage
Recreational Uses	0.8 ha (2 acres)	None	45 m (147 ft)	3 m (9.8 ft)	3 m (9.8 ft)	None
Other Uses	None	None	None	None	None	None

- 7.6.1 The minimum front or abutting yard setback of buildings, including dwellings, shall be measured from the centreline of a developed road, municipal road allowance, or provincial highway.
- 7.6.2 The minimum front or abutting yard setback of buildings, including dwellings from the property line of an internal subdivision or service road shall be 7.6 m (25 ft).
- 7.6.3 Where a side yard abuts a developed road, municipal road allowance, or provincial highway, the front yard setback shall apply.
- 7.6.4 Where a front or side yard abuts a provincial highway, a greater setback may be required by the Ministry of Highways and Infrastructure.
- 7.6.5 Any site which does not conform to the minimum site area requirement, but existed in the Land Titles Registry prior to the coming into force of this Bylaw shall be deemed conforming with regard to site area.
- 7.6.6 The maximum floor area for a detached accessory building shall be 100 m² (1076 ft²).

7.7 Subdivision:

- 7.7.1 Unless otherwise permitted herein, the parcel density in an Country Residential 2 District shall not exceed 32 parcels on a ¼ section subject to compliance with the Multi-parcel Country Residential Policies contained in the Official Community Plan.

7.8 Signage:

- 7.8.1 Notwithstanding the general signage standards provided in Section 3.9 of this Bylaw, the following additional regulations are applied for signs located within any Country Residential 1 Zoning District:

Land Use	Signage Requirements
Recreational Discretionary Uses	Freestanding signs shall not exceed a gross surface area of 9 m ² (96.8 ft ²) and a height of 5 m (16.4 ft).
All other Permitted and Discretionary Uses	Freestanding signs shall not exceed a gross surface area of 3 m ² (32.3 ft ²) and a height of 2.5 m (8.2 ft).

7.9 Outside storage:

- 7.9.1 no outside storage shall be permitted in a yard abutting a road.
- 7.9.2 Outside storage located in a side or rear yard shall be screened by landscaping or vegetation so as not to be visible from a road.

7.10 Specific Development Standards:

7.10.1 Keeping of animals on residential sites:

- a. two large animals (horses or cattle) will be permitted on a site of at least 1 ha (2.47 acres). For each additional 1 ha (2.47 acres), one additional large animal will be permitted. All other animals shall be limited to domestic pets of the residents of the site, but in no case shall the numbers exceed that equal to one animal unit
- b. animals shall not be pastured within 15 m (50 ft) of any dwelling not owned by the operator of the pasture or owner of the animals, and no buildings or structures intended to contain birds or animals shall be located within 30 m (100 ft) of a property line
- c. the use of vacant residential sites for pasture of animals is prohibited.

7.10.2 Discretionary recreational development:

- a. Notwithstanding the provisions of Section 2.10 of this Bylaw, Council will evaluate a discretionary use application involving the establishment of a recreational use within the CR2 District based upon compliance with the Business Policies and Objectives provided within the Official Community Plan.
- b. Prior to the issuance of a development permit for a discretionary recreational use, the applicant may be required by Council to submit a landscape plan with a schedule of completion which is satisfactory to the Development Officer based upon Section 3.5 of the General Regulations.

7.10.3 Home based businesses:

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

7.10.4 Bed-and-breakfast homes:

- a. Bed-and-breakfast homes shall comply with Section 4.3.
- b. Council may apply special standards in the issuing a development permit limiting the number of rooms or buildings that may be permitted in conjunction with the operation.

8 Business District (B)

8.1 Intent:

- 8.1.1 The objective of this district is to provide for a variety of commercial, light industrial, and recreational development to serve the local rural and urban populations and the travelling public.

8.2 Permitted Uses:

In any Business District (B), no person shall use any land, building or structure or erect any building or structure except in accordance with the following provisions and where specific development standards apply, the appropriate section of this Bylaw is referenced in parenthesis:

8.2.1 Commercial and industrial uses:

- a. agricultural support services
- b. amusement and entertainment services
- c. automotive, equipment and vehicle service
- d. food service use
- e. personal and health care service
- f. professional, business, financial and office support services
- g. commercial nurseries and greenhouses, with or without retail sales
- h. construction trades
- i. convenience commercial service with or without gas bars
- j. retail store
- k. storage facilities, warehousing, supply and distribution facilities
- l. veterinary clinics and hospitals

8.2.2 Public utilities except solid and liquid waste disposal facilities and municipal services.

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

8.3 Discretionary Uses:

The following uses may be considered at the discretion of Council and where specific development standards apply, the appropriate section of this Bylaw is referenced in parenthesis:

8.3.1 Commercial and industrial uses:

- a. manufacturing establishments
- b. salvage yards or auto wreckers
- c. abattoirs, skinning and tanning facilities, and stockyards
- d. gravel storage and processing yard (see Section 4.5)

- e. auction facility

8.3.2 *Recreational uses:*

- a. commercial recreation facilities
- b. campgrounds

8.3.3 *Solid and liquid waste disposal facilities.*

8.4 Prohibited Development:

- 8.4.1 All uses of land, buildings or industrial processes that may be noxious or injurious, or constitute a nuisance beyond the building which contains it by reason of the production or emission of dust, smoke, refuse, matter, odour, gas, fumes, noise, vibration or other similar substances or conditions.

- 8.4.2 All uses of buildings and land except those specifically noted as permitted, ancillary or discretionary.

8.5 Accessory Buildings and Uses:

- 8.5.1 Accessory buildings and uses are permitted subject to compliance with Section 6.2 of this Bylaw.

8.6 Site Regulations:

Permitted and Discretionary Uses	Minimum Site Area	Maximum Site Area	Front Yard Setback	Side or Abutting Yard Setback	Rear Yard Setback	Minimum Site Frontage
Public Utilities and Municipal Facilities Uses	None	None	None	None	None	None
All Other Uses	0.1 ha (0.2 acres)	None	45 m (147 ft)	3 m (9.8 ft)	3 m (9.8 ft)	30 m (98 ft)

- 8.6.1 The minimum front or abutting yard setback of buildings, including dwellings, shall be measured from the centreline of a developed road, municipal road allowance, or provincial highway.

- 8.6.2 The minimum front or abutting yard setback of buildings from the property line of an internal subdivision or service road shall be 7.6 m (25 ft).

- 8.6.3 Where a side yard abuts a developed road, municipal road allowance, or provincial highway, the front yard setback shall apply.

- 8.6.4 Where a front or side yard abuts a provincial highway, a greater setback may be required by the Ministry of Highways and Infrastructure.

8.6.5 Any site which does not conform to the minimum site area requirement, but existed in the Land Titles Registry prior to the coming into force of this Bylaw shall be deemed conforming with regard to site area.

8.6.6 Building coverage:

- a. public utilities and municipal facilities: no requirements;
- b. all other uses: maximum 30% of the site.

8.7 Signage:

8.7.1 Notwithstanding the general signage standards provided in Section 3.9 of this Bylaw, the following additional regulations are applied for signs located within any Business Zoning District:

Land Use	Signage Requirements
Large Scale Businesses (Minimum 70 m frontage)	Freestanding signs shall not exceed a gross surface area of 14 m ² (150.7 ft ²) and a height of 17 m (55.8 ft).
Small Scale Businesses (Less than 70m frontage)	Freestanding signs shall not exceed a gross surface area of 11 m ² (118.4 ft ²) and a height of 8 m (26.2 ft).

8.8 Specific Development Standards:

8.8.1 Commercial and Industrial Uses:

- a. Notwithstanding the provisions of Section 2.10 of this Bylaw, Council will evaluate a discretionary use application involving the establishment of a commercial or industrial use within the Business Zoning District based upon compliance with the Commercial Policies and Objectives provided within the Official Community Plan.
- b. Prior to the issuance of a development permit for a discretionary commercial or industrial use, the applicant may be required by Council to submit a landscape plan with a schedule of completion which is satisfactory to the Development Officer based upon Section 3.3 of the General Regulations.
- c. All commercial uses shall be separated from a residence not occupied by the operator of the use, by a distance of at least 300 m (985 ft) unless the applicant can establish to the satisfaction of Council that the use will not emit noxious odours, dust, smoke, and noise limiting the enjoyment or use of the residence.
- d. All commercial uses must demonstrate adequate access and egress to the provincial or municipal road system.

8.8.2 Uses Involving the Housing of Agricultural Animals:

- a. Council is governed by the location criteria contained in the Official Community Plan and Zoning Bylaw respecting discretionary approval for an ILO in the issuing of a permit for any use involving the sale, shipping, housing, or confinement of agricultural animals.

- b. Council may apply special standards in the issuing a development permit limiting the number of animals that may be confined on the site at any point in time.

8.8.3 Outside storage:

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

8.8.4 Salvage Yards, Auto and Machinery Wrecking Yards:

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

8.8.5 Recreational Uses:

- a. Notwithstanding the provisions of Section 2.10 of this Bylaw, Council will evaluate a discretionary use application involving the establishment of a recreational use within the Business Zoning District based upon compliance with the Business Policies and Objectives provided within the Official Community Plan.
- b. Prior to the issuance of a development permit for a discretionary recreational use, the applicant may be required by Council to submit a landscape plan with a schedule of completion which is satisfactory to the Development Officer based upon Section 3.5 of the General Regulations.
- c. discretionary recreational uses shall be separated from a discretionary commercial use by a distance of at least 300 m (985 ft) unless the applicant can satisfy Council that the commercial use does not produce noxious odours, dust, smoke or noise limiting the enjoyment or use of the recreational area.
- d. campgrounds shall be surrounded by a landscaped and treed buffer within the site boundary.
- e. campgrounds must have a proven safe water supply sufficient for the purpose.

8.8.6 Solid and Liquid Waste Disposal Facilities:

- a. development and maintenance of a solid or liquid waste disposal facility shall be subject to Section 4.7.
- b. Council will consider existing and future land use patterns when determining the location of new solid and liquid waste disposal facilities.

9 Definitions

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

Accessory – means 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.

Act, the – means The Planning and Development Act, 2007, Province of Saskatchewan, as amended from time to time.

Adjacent – means 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 – means the Administrator of the Rural Municipality of Perdue No. 346.

Agricultural Operation – means an agricultural operation that is carried out on a farm, in the expectation of gain or reward, and may include:

- i. a farmstead and associated accessory buildings;
- ii. cultivating land;
- iii. producing agricultural crops, including hay and forage;
- iv. producing horticultural crops, including vegetables, fruit, mushrooms, sod, trees, shrubs, flowers, greenhouse crops and specialty crops;
- v. non intensive raising all classes of livestock, horses, poultry, fur-bearing animals, game birds and game animals, bees and fish;
- vi. carrying on an intensive livestock operation;
- vii. producing eggs, milk, honey and other animal products;
- viii. operating agricultural machinery and equipment, including irrigation pumps and noise-scare devices;
- ix. conducting any process necessary to prepare a farm product for distribution from the farm gate;
- x. storing, handling and applying fertilizer, manure, organic wastes, soil amendments and pesticides, including both ground and aerial application; or
- xi. any other prescribed agricultural activity or process as defined by Council from time to time.

Agricultural Support Services – means development providing products or services directly related to the agricultural industry including processing, distribution and sales activities. Without restricting the generality of the foregoing, this shall include such facilities as feed mills, farm implement dealers, abattoirs, bulk fertilizer or fuel distributors and livestock auctions.

Agricultural Value Added – as defined by Agriculture Canada, means a project that can clearly demonstrate it adds value to a primary agriculture product, and includes agricultural product

manufacturing, food-processing activities, and non-food-processing activities. Activities related to an agricultural value-added enterprise can take place on or off the farm. Examples include, but are not limited to, separating, grading, cleaning, and packaging produce, making jam from berries, converting milk into cheese to sell in roadside stores or adding a canning or pickling operation to a farm business, activities as producing fiberboard from hemp or straw. Agricultural Tourism, organic farming, storage, distribution, and transportation are not considered to be agricultural value-added activities.

Agricultural Tourism – means tourism oriented commercial land use related to the retail sale of products or the provision of entertainment associated with an agricultural operation or a rural environment and without limiting the generality of the above includes historical 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.

Amusement and Entertainment Services – means those developments, having a room, area or building used indoors or outdoors for purposes of providing entertainment and amusement to patrons on a commercial fee for admission/service basis Typical uses and facilities would include go-cart tracks, miniature golf establishments, carnivals (variety of shows, games and amusement rides), circuses, table or electronic games establishments, amusement theme parks.

Ancillary Use – means 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.

Applicant – means a developer or person applying for a development permit under this Bylaw, for a subdivision approval to an approving authority under The Planning and Development Act, 2007.

Automotive, Equipment and Vehicle Service – means establishments primarily engaged in retailing motor vehicles and providing complementary services including a range of mechanical and electrical repairs, refuelling services and general maintenance services for motor vehicles such as automobiles, motor homes, recreational trailers, campers, motorcycles, recreational watercraft, snowmobiles, off-road all-terrain vehicles, and utility trailers, and retailing motor vehicle parts and accessories.

Auto Wrecker – means 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.

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

Kind of Animal		Number of Animals = 1 Animal Unit
Poultry	Hens, cockerels, capons	100
	Chicks, broiler chickens	200
	Turkeys, geese, ducks	50
	Exotic birds	25
Hogs	Boars and sows	3
	Gilts	4
	Feeder Pigs	6
	Weanling pigs	20
Sheep	Rams or ewes	7
	Lambs	14
Goats etc...	All (including llamas and alpacas)	7
Cattle	Cows and bulls	1
	Feeder cattle	1.5
	Replacement heifers	2
	Calves	4
Horses	Colts or ponies	2
	Other horses	1
Other	Domesticated native ungulates (deer, elk etc...)	1

Bed and Breakfast – means a dwelling unit, licensed as a tourist home under The Public Accommodation Regulations, 2003, in which overnight accommodation within the dwelling unit, along with one meal served before noon, is provided to the travelling public for a charge.

Bare Land Condominium – means a condominium in which the individually owned units are defined in relation to the land rather than in relation to a structure.

Billboard – means 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 – means a strip of land, vegetation or land use that physically separates two or more different land uses.

Building – means 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 Permit – means a permit, issued under the Building Bylaw of the Rural Municipality of Perdue No. 346 authorizing the construction of all or part of any building or structure.

Bylaw – means the R.M. of Perdue No.346 Zoning Bylaw.

Campground – means 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.

Canada Land Inventory (C.L.I.) Soil Class Rating System – provides an indication of the agricultural capability of land. The classes indicate the degree of limitation imposed by the soil in its use for mechanized agriculture. The C.L.I. class for each parcel of land is determined by the dominant C.L.I. class for the parcel, usually a quarter-section of land. Soil classes range from 1 to 7, with Class 1 soils having no significant limitations and Class 7 having severe limitations in terms of its capacity for arable culture or permanent pasture.

(Prime)Lands: Canada Land Inventory (C.L.I) Soil Class Rating System

Class 1 – Soils in this class have no significant limitations in use for crops.

Class 2 – Soils in this class have moderate limitations that restrict the range of crops or require moderate conservation practices.

Class 3 - Soils in this class have moderately severe limitations that reduce the choice of crops or require special conservation practices.

(Marginal) Lands: Canada Land Inventory (C.L.I) Soil Class Rating System

Class 4 - Soils in this class have severe limitations that restrict the choice of crops, or require special conservation practices and very careful management, or both.

Class 5 – Soils in this class have very severe limitations that restrict their capability to produce perennial forage crops, and improvement practices are feasible.

Class 6 - Soils in this class are unsuited for cultivation, but are capable of use for unimproved permanent pasture.

Class 7 - Soils in this class have no capability for arable culture or permanent pasture.

Cluster – means a design allowing for the concentration of development in pockets to preserve ecological areas and other open space while providing lower servicing costs.

Commercial Recreation – means a public or 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.

Community Facility – means a building or facility used for recreation, social, education or cultural activities and which is owned by a municipal corporation, non-profit corporation or other non-profit organization. Such uses shall include but are not limited to schools, libraries, community centres, government buildings, places of worship and public assembly.

Comprehensive Development Review – means a land use concept plan created by a land developer for a specific local area that identifies social, environmental, health and economic issues which the proposed development addresses.

Concept Plan – means a plan appended to the Official Community Plan, based upon legislative authority provided within The Planning and Development Act, 2007, prepared by the developer or the Municipality including the examination of the future land uses, essential services and facilities, transportation systems, development density and sequencing of development for areas of the Municipality. A Concept Plan must be consistent with the Official Community Plan.

Conservation – means the planning, management and implementation of an activity with the objective of protecting the essential physical, chemical and biological characteristics of the environment.

Council – means the Council of the Rural Municipality of Perdue No. 346.

Country Residence – means a dwelling or site whose owner's principal source of household income is derived from a source other than the principal agricultural use of that site.

Country Residential Development – means residential development contained within land subdivided from an agricultural holding where the essential land requirement is for a residential building site and space rather than for productive agricultural purposes.

Development – means 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 there from sand, gravel or other aggregate resources.

Development Agreement – means the legal agreement between a developer and the Municipality which specifies the all 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 – means an employee of The Municipality appointed by the Administrator to act as a Development Officer to administer this Bylaw.

Development Permit – means a permit issued by the Council of the Rural Municipality of Perdue No. 346 that authorizes development, but does not include a building permit.

Discretionary Use – means a use of land or 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 The Planning and Development Act, 2007.

Dwelling – means a building or part of a building designed exclusively for residential occupancy.

Dwelling Unit – means a separate set of living quarters, whether occupied or not, usually 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 – means the height of a point on the Earth's surface above sea level.

Environmental Reserve – means 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, not less than 6 metres in width, 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.

Equestrian Facility – means the use of lands, buildings, or structures for the boarding of horses, the training of horses and riders, and the staging of equestrian events, but does not include the racing of horses.

Existing – means in place, or taking place, on the date of the adoption of this Bylaw.

Farm Building – means improvements such as barns, granaries, 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.

Farmstead/Farmyard – means the buildings and adjacent essential grounds surrounding a farm including a residence and residential outbuildings.

Feedlot – means a fenced area where livestock are confined solely for the purpose of growing or finishing, and are sustained by means other than grazing.

Flood – means a temporary rise in the water level that results in the inundation of areas not ordinarily covered by water.

1:500 Flood Event – means:

- i) a 1:500-year flood; or
- ii) a flood having a return period equal to 500 years; or
- iii) a flood having water surface elevations equal to a 500-year flood; or
- iv) a flood having approximately 0.2 percent risk of occurring during any one year.

Food Service Use – means establishments primarily engaged in preparing meals, snacks and beverages to customer order, for immediate consumption on and off the premises.

Free Standing Sign – means a sign, except a billboard, independently supported and visibly separated from a building or other structure and permanently fixed to the ground.

Garage – means 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.

Garden Suite – means a detached one unit dwelling, mobile home or modular home which is temporarily located in the yard of an existing dwelling unit to provide accommodation for a specific person or persons who are physically dependent on the residents of the existing dwelling unit or to provide accommodations for a caregiver of whom a specific person or persons residing in the existing residential dwelling unit is physically dependent.

Gas Bar – means a building or place used for, or intended for the provision of gasoline or diesel fuel and may or may not include a convenience store.

Geotechnical Assessment – means an assessment or estimation by a qualified expert of the earths subsurface and the quality and/or quantity of environmentally mitigative measures that would be necessary for development to occur.

Golf Course – means a public or private area operated for the purpose of playing golf, and includes a par 3 golf course, club house and recreational facilities, accessory driving ranges, and similar uses.

Gravel Pits – means development for the on-site removal, extraction and primary processing of raw materials found on or under the site or accessible from the site for sale, or transfer off the site. Typical resources and raw materials would include oil and gas, peat, sand, silt and gravel, shale, clay, marl, limestone, gypsum other minerals precious or semi precious.. Typical facilities or uses would include gravel pits (and associated crushing operations), sand pits, clay or marl pits, peat extraction, and stripping of topsoil.

Gravel Storage and Processing Yard – means development for the storage, processing, sale and transportation of raw materials including oil and gas, peat, sand, silt and gravel, shale, clay, marl, limestone, gypsum and other precious or semi precious minerals sourced from offsite sources.

Greenhouse – means a building with glass or clear plastic walls and roof for the cultivation and exhibition of plants under controlled conditions.

Greenhouse (Commercial) – means a greenhouse that includes a retail aspect catering to the general horticultural needs of the general public for financial gain and includes outdoor storage of landscaping supplies.

Greenhouse (Industrial) – means a greenhouse intended to serve intermediate industrial and retail markets with large quantities of horticultural supplies, not including consumer retail.

Gross Surface Area, Sign – means 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.

Hazard Land – means land which may be prone to flooding, slumping, landslides, or erosion or any other instability, or is a flood plain or watercourse.

Hazardous Substance – means 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.

Height of the Sign – means the vertical distance measured from the highest point of the sign to grade level at the centre of the sign.

Heritage Resource – means the history, culture and historical resources of an area and its residents.

Home Based Business – means the conduct of a business from a dwelling unit or an accessory building where residents operate the business and the use is secondary to the residential use of the premises.

Home Occupation – means an accessory use carried on as an occupation conducted for gain in a dwelling unit solely by the resident or residents.

Hotel/Motel – means 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 accommodation, with or without meals.

Industrial Use – means the use of land, buildings or structures for the manufacturing, assembling, processing, fabrication, warehousing or storage of goods and materials.

Infill Development – means redevelopment within existing areas or neighbourhoods.

Institutional Use – means 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.

Kennel, Boarding – means the temporary accommodation of dogs, cats or other domestic animals for commercial purposes.

Kennel, Breeding – means the keeping of more than four dogs, cats or other domestic animals, male and female, and which are more than 12 months old, for breeding purposes.

Kennel, Enclosure – means an accessory building or enclosure intended to house one or more domestic animals.

Land Farming – means a bioremediation technology in which contaminated soils are mixed with soil amendments such as soil bulking agents and nutrients, and then they are tilled into the earth. The material is periodically tilled for aeration. Contaminants are degraded, transformed, and immobilized by microbiological processes and by oxidation. Soil conditions are controlled to optimize the rate of contaminant degradation. Moisture content, frequency of aeration, and pH are all conditions that may be controlled. Land Farming differs from composting because it actually incorporates contaminated soil into soil that is uncontaminated. Composting also generally takes place in aboveground piles.

Landfill – means a specially engineered site for disposing of solid waste on land, constructed so that it will reduce hazard to public health and safety.

Landscaping – means 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:

- i) Soft landscaping consisting of vegetation such as trees, shrubs, vines, hedges, flowers, grass and ground cover;

- ii) 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 – means 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 – means divisions identified in the Zoning Bylaw establishing permitted and discretionary uses of land or buildings with attendant regulations.

Legal Access – means 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 – means 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 – means a parcel of land of a subdivision, the plan of which has been filed or registered in the Land Titles Office.

Manufacturing Establishment – means the manufacturing or assembly of goods, products or equipment and or the processing of raw or finished materials, including the servicing, repairing or testing of materials, goods and equipment normally associated with the manufacturing, processing or assembly operation. It may include any indoor display, office, technical or administrative support areas or any sales operation accessory to the principal use.

Minister- means the Minister as defined in The Planning and Development Act, 2007.

Mobile Home – means 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.

Mobile Home Park – means 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) – means 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.

Multi-parcel Country Residential Development – means higher density rural residential development and may include cluster, multi-unit, linear developments or other suitable design concepts along public roadways where the agricultural use of the residual lands is suitably integrated into a Comprehensive Development Review and where the essential land requirement is for a residential building site and space, rather than for productive agricultural purposes.

Municipality – means the Rural Municipality of Perdue No. 346.

Municipal Reserve – means dedicated lands:

- i) that are provided to a Municipality pursuant to clause 189(a) for public use; or
- ii) that were dedicated as public reserve and transferred to a Municipality pursuant to section 196, whether or not title to those lands has issued in the name of the Municipality;

Natural Areas – means an area relatively undisturbed by human activities and characterised by indigenous species including remnant or self-sustaining areas with native vegetation, water, or natural features.

Natural Resources – means the renewable resources of Saskatchewan and includes:

- i) fish within the meaning of The Fisheries Act;
- ii) wildlife within the meaning of The Wildlife Act, 1998;
- iii) forest products within the meaning of The Forest Resources Management Act;
- iv) resource lands and provincial forest lands within the meaning of The Resource Lands Regulations, 1989;
- v) ecological reserves within the meaning of The Ecological Reserves Act; and
- vi) other living components of ecosystems within resource lands, provincial forest lands and other lands managed by the department.

Non-conforming building – means a building:

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

Non-conforming site – means 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 – means a lawful specific use:

- i) 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
- ii) that on the date a zoning bylaw or any amendment to a zoning bylaw becomes effective does not, or in the case of a building under construction or with respect to which all required permits have been issued will not, comply with the Zoning Bylaw;

Normally Accepted Agricultural Practices – means a practice that is conducted in a prudent and proper manner that is consistent with accepted customs and standards followed by similar agricultural operations under similar circumstances, including the use of innovative technology or advanced management practices in appropriate circumstances and is conducted in conformity with any standards established pursuant to the regulations and meets acceptable standards for establishment and expansion.

Open Space – means 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.

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

Permitted Use – means 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.

Personal and Health Care Service – means development used for the provision of physical and mental health services on an out-patient basis, of a preventative, diagnostic treatment, therapeutic, rehabilitator or counselling nature. It may also mean development related to the care and appearance of the body. Typical uses or facilities would include medical and dental offices, health clinics, counselling services, fitness centres and clubs, chiropractor offices, barbershops, hairdressers and beauty salons.

Principal Use – means 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.

Professional, Business, Financial and Office Support Service - means development primarily used for the provision of services to businesses, professional, management, administrative, consulting and financial services. These services may include the use of minor mechanical equipment for printing, duplicating, binding or photographic processing, the provision of office maintenance or custodial services, the provision of office security, and the sale, rental, repair or servicing of office equipment and furniture. Typical uses or facilities include the offices of lawyers, accountants, engineers, architects, real estate and insurance firms, banks or credit unions or similar financial uses, clerical or secretarial and other similar office support uses, printing establishments, film processing establishments, janitorial firms and office equipment sales and repair establishments.

Public Utility – means 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:

- i) Communication by way of telephone lines, optical cable, microwave, and cable television services;
- ii) Delivery of water, natural gas, and electricity
- iii) Public transportation by bus, rail, or other vehicle production, transmission;
- iv) Collection and disposal of sewage, garbage, and other wastes; and
- v) Fire and Police Services.

Public Works – means a facility as defined under The Planning and Development Act, 2007.

Quarter Section – means 64.8 ha (160 acres) 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.

Recreational Use – means a public or private facility or amenity, a joint-use site or a park or playground the serves the surrounding neighbourhood or community.

Reeve – means the Reeve of the Rural Municipality of Perdue No. 346.

Residential – means the use of land, buildings, or structures for human habitation.

Residential Care Facility – means a facility which:

- i) provides meals, lodging, supervision, personal or nursing care to persons who reside therein for a period of not less than thirty days; and
- ii) 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 as the case may be;

- iii) and may include only the principal residence of the operator or administrator; and may include a prison, reformatory, correctional facility or other facility for the secure and open custody of persons who have been committed thereto by a Court of person having lawful authority,
- iv) for the purpose of detention after being arrested on a charge under The Criminal Code (Canada) or a Federal or Provincial statute; or
- v) upon being convicted of an offence under The Criminal Code (Canada) of a Federal or Provincial Statute.

Residual Parcel – means the acreage remaining in agriculture resulting and independent of the subdivision of an agricultural holding for non-agricultural purposes.

Retail Store – means establishments primarily engaged in retailing merchandise, generally without transformation, and rendering services incidental to the sale of merchandise serving the needs of local residential populations and the travelling public. They typically sell merchandise to the general public for personal or household consumption, but some also serve business and institutional clients. These include establishments such as office supplies stores, computer and software stores, gasoline stations, building material dealers, plumbing supplies stores and electrical supplies stores.

Right of Way – means the right of way is the land set aside for use as a public 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 mitigative features. Sometimes, road rights of way are left vacant after the initial public roadway facility is constructed to allow for future expansion.

Riparian – means the areas adjacent to any streams, rivers, lakes or wetlands.

Roads, Flanking – means a public roadway constructed to the side of a lot, parcel or site.

Salvage Yard – means any land or building used for the collection, demolition, dismantling, storage, salvage, recycling or sale of waste materials including scrap metal, vehicles, machinery, and other discarded materials.

Scale of Development – means the total acreage intended to accommodate a multi-parcel country residential subdivision.

Setback – means the distance required to obtain the front yard, rear yard or side yard provisions of this Bylaw.

Should, Shall or May – means:

- i) Shall is an operative word which means the action is obligatory.
- ii) Should is an operative word which means that in order to achieve plan objectives, it is strongly advised that the action be taken.

- iii) May is an operative word meaning a choice is available, with no particular direction or guidance intended.

Sign – means 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 include the posting or painting of an advertisement or notice on a building or structure.

Site – means an area of land, consisting of one or more lots consolidated under a single certificate of title, considered as a unit devoted to a certain use or occupied by a building or a permitted group of buildings, and the customary accessories and open spaces belonging to the same.

Site Area – means total horizontal area within the site lines of a site.

Site Corner – means a site at the intersection of two or more public streets, or upon two parts of the same street, the adjacent sides of which street or streets (or, in the case of a curved corner, the tangents at the street extremities of the side site lines) contain an angle of not more than one hundred and thirty-five (135) degrees. In the case of a curved corner, the corner of the site shall be that point on the street at the point of intersection of the said tangents.

Site Depth – means the horizontal distance between the front site and rear site lines, but where the front and rear site lines are not parallel the site depth is the length of a line joining the midpoint of such site lines.

Site Frontage – means 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 – means any boundary of a site.

Site Width – means the horizontal distance between the side boundaries of the site measured at a distance from the front lot line equal to the minimum front yard required for the district in which the site is located.

Structure – means 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 – means 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, representatives such as Councilors or politicians); community groups (services, interest groups, cultural groups clubs, associations, churches, mosques, temples); or local, state and federal governments.

Stockyard – means an enclosed yard where livestock is kept temporarily.

Subdivision – means a division of land, and includes a division of a quarter sections into legal subdivisions as described in the regulations made pursuant to The Land Surveys Act, 2000.

Telecommunication Facility – means 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.

Use – means 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.

Vacation Farm – means an operating farm which may, on a day basis or for overnight purposes, offer a farm life experience to groups, families, or individuals and which may provide either or both of the following:

- i) rental accommodation in the farm dwelling or adjacent private cabins comprising one or more rooms furnished in such a way to enable the preparation of meals if full board is not provided;
- ii) a tract of land on which one or more camping, tenting or parking sites is located, and the provision of electricity, potable water and toilet facilities to any of the persons, families, groups occupying any of such sites.

Value-added – means an increase in value generated by a company or individual through the additional processing or sale of raw materials along a production chain.

Waste Disposal Facility, Liquid – means a facility to accommodate any waste which contains animal, mineral or vegetable matter in solution or suspension, but does not include a manure storage area for an intensive livestock operation or a private sewage disposal system

Waste Disposal Facility, Solid – means a sanitary landfill, modified sanitary landfill, solid waste transfer station, hazardous waste management facility or dry waste site approved or registered pursuant to the Environmental Management and Protection Act for the processing, treatment, storing, recycling or land filling municipal, hazardous or industrial waste, but does not include an automobile wrecker.

Water body – means 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 – means 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 – means the land area from which surface runoff drains into a stream, channel, lake, reservoir, or other body of water; also called a drainage basin.

Wetland – means 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.

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

Yard, Abutting – means the part of a site which extends from a front yard to the rear yard between the side line of a site and the nearest main wall of a building or structure lying adjacent to a municipal road allowance or provincial highway .

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

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

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

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

Rural Municipality of Perdue No. 346

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Zoning Map

Legend

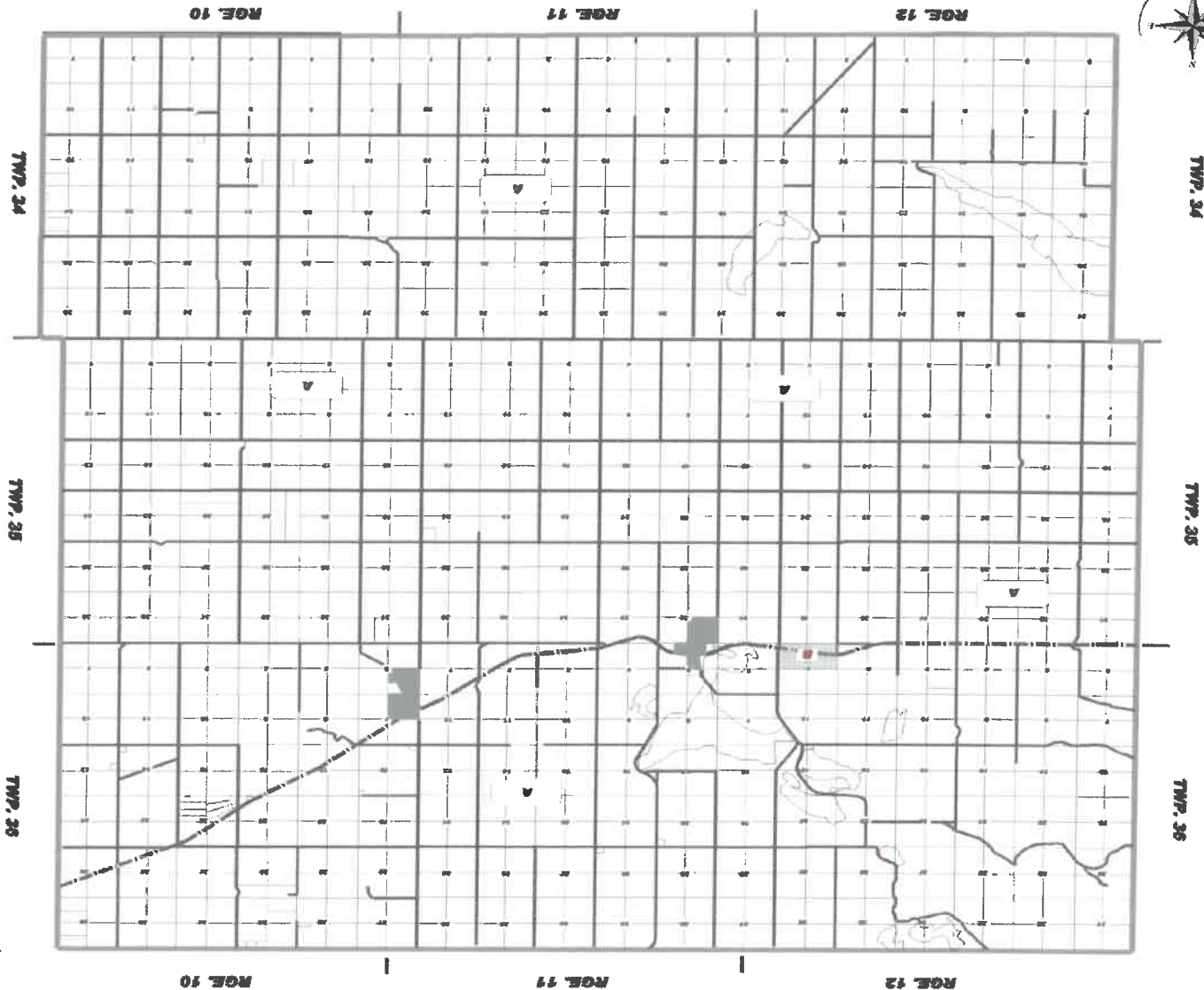
-  Urban Centre
-  Business District
-  Country Residential 2 District
-  Agricultural District

Reeve

Administrator

This Map accompanies
and forms part of Bylaw
1/2010, the Zoning Bylaw

SEAL

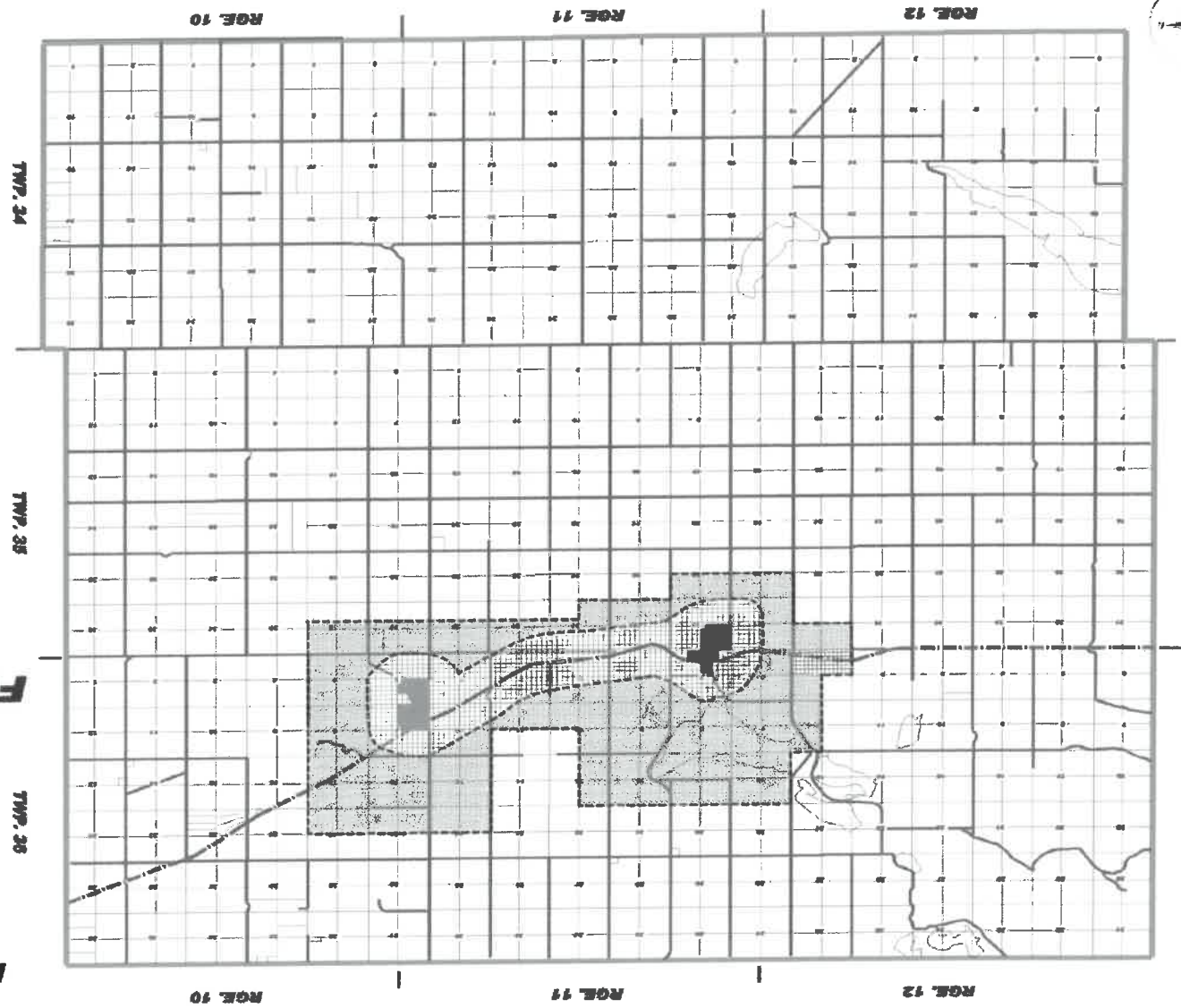




TWP. 34

TWP. 35

TWP. 36



RGE. 10

RGE. 11

RGE. 12

RGE. 10

RGE. 11

RGE. 12

TWP. 34

TWP. 35

TWP. 36

11	12	13	14	15	16
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53	54	55	56	57	58
59	60	61	62	63	64

Future Land Use Map

Legend

-  Urban Centre
-  Future Business Areas
-  Future Residential Areas

 Reeve

 Administrator

SEAL

This Map accompanies
 and forms part of Bylaw
 2/2010 the Official
 Community Plan

**Rural Municipality of
 Perdue
 No. 346**