

BYLAW NO. 3/80
ZONING BYLAW
FOR
THE RURAL MUNICIPALITY OF WAWKEN
NO. 93
IN THE PROVINCE OF SASKATCHEWAN

* Amended - Bylaw 8/98
- Page 16.

Amended - Bylaw 01/2020 - Page 16

* Amended - Bylaw 05/2008
- Page 17

* Amended - Bylaw 05/2009

* Amended - Bylaw 01/2010

* Amended - Bylaw 04/2010

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RURAL MUNICIPALITY OF WAWKEN NO. 93

BYLAW NO. 3/80

PART 1

INTRODUCTION

Under the authority granted by The Planning and Development Act, the Reeve and Council of the Rural Municipality of Wawken No. 93 in the Province of Saskatchewan, in open meeting hereby enact as follows:

Title

The Bylaw shall be known and may be cited as the "Zoning Bylaw" of the Rural Municipality of Wawken No. 93.

Purpose

The purpose of this Bylaw is to regulate development in the Rural Municipality of Wawken No. 93 so as to provide for the amenity of the area and for the health, safety and general welfare of the inhabitants of the municipality.

Scope

Development shall hereafter be permitted within the limits of the Rural Municipality of Wawken No. 93 only when in conformity with the provisions of this Bylaw.

Validity

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

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PART 2

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 use - shall mean a use customarily incidental and subordinate to the principal use or building and located on the same site with such principal use or building.

Agricultural holding - shall mean the total land holding within the Rural Municipality of Wawken No. 93 of a person (s) engaged in an agricultural operation.

Agricultural operator - shall mean a farmer or a person whose principal source of income is derived from the agricultural production of his agricultural holding.

Alteration - shall mean any structural change or addition made to any building.

Building - shall mean a structure used for the shelter or accommodation of persons, animals, goods or chattels.

Building, accessory - shall mean a subordinate detached building appurtenant to a main building or main use and located on the same site, the purpose of which is to provide better and more convenient function of the main building or main use.

Building, residential - shall mean a single detached, semi-detached, duplex, mobile home or dormitory dwelling unit.

Building line, established - shall mean the average distance from the street line to the main wall of existing buildings of any side of any block where more than half the frontage has been built upon.

Council - shall mean the Council of the Rural Municipality of Wawken No. 93.

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

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Development Permit - shall mean a permit, issued by the Council of the Rural Municipality of Wawken No. 93 that authorizes development, but does not include a building permit.

Discretionary use - shall mean any development permitted in a zoning district subject to the location and conditions specified by Council on the Development Permit.

Dwelling unit - shall mean one or more habitable rooms constituting a self-contained unit and used or intended to be used together for living and sleeping purposes by one or more persons.

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

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

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

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

Hotel - shall mean a building or structure or part of a building or structure used or advertised as a place where sleeping accommodation, with or without meals, is provided for transient lodgers, and where a guest register or record is kept, but does not include a motel, boarding house, lodging house, rooming house or tourist home.

Intensive Live Stock Operation - shall mean an operation for the rearing, confinement, or feeding of poultry, hogs, sheep or cattle that meets the requirements and standards of the Pollution (By Live Stock) Control Act, Regulations thereunder.

Minister - shall mean the Minister of Rural Affairs for the Province of Saskatchewan.

Mobile Home - shall mean a trailer coach that is used as a dwelling for permanent or seasonal living, and that has water faucets and a shower head or bath tub that may be connected to a water distribution system, and that has a wash basin and water closet that may be connected to a sewerage system.

Mobile Home Site - shall mean a site, parcel or piece of land for the placement of a mobile home and for exclusive use of its occupants.

Mobile Home Court - shall mean any tract or parcel of land on which two or more occupied mobile homes are located, not including a temporary construction camp.

Motel - shall mean a series of dwelling units intended for use of automobile transients, each containing at least a bedroom and bathroom, and each having convenient access to a parking space for the use of the occupants of the units.

Municipality - shall mean the Rural Municipality of Wawken No. 93.

Non-conforming use - shall mean any use of land, building or structure lawfully existing at the time of the passing of this bylaw, the use of which does not comply with all the regulations of this bylaw governing the zoning district in which it is located.

Public utility - shall mean a public corporation or agency of a government providing a service to the general public.

Reeve - shall mean the Reeve of the Rural Municipality of Wawken No. 93.

Secretary-Treasurer - shall mean the Secretary-Treasurer of the Rural Municipality of Wawken No. 93.

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

* Personal Service Shop - Added in Bylaw 05/2009

a facility for providing a service to individuals, including but not limited to barbershops, professional services, medical clinics, drycleaners, etc.



Site Line, front - shall mean the boundary that divides the site from the street. In the case of a corner site, the front site line shall mean the boundary separating the narrowest street frontage of the site from the street.

Site line, rear - shall mean the boundary at the rear of the site and opposite the front site line.

Site line, side - shall mean a site boundary other than a front or rear site line.

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

Structure - shall mean anything that is built, constructed or erected, located on the ground, or attached to something located on the ground.

Tourist Campsite - shall mean a site which provides for the location of tents and trailers used by travellers and tourists for overnight accommodation.

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

Yard - shall mean any part of a site unoccupied and unobstructed by any main building.

Yard, front - shall mean a yard extending across the full width of a site between the front line of the site and the nearest main wall of the main building or structure on the site.

Yard, rear - shall mean a yard extending across the full width of the site between the rear line of the site and the nearest main wall of the main building or structure on the site.

Yard, side - shall mean a yard extending from the front yard to the rear yard between the side line of a site and the nearest main wall of the main building or structure on the site.



PART 3

ADMINISTRATION

1. Administration

- (i) The Secretary-Treasurer of the Rural Municipality of Wawken No. 93 shall be the Development Officer who shall administer this bylaw.
- (ii) Every person, before commencing any development within the municipality, shall apply to the Council. *Amended 01/2010.
June 21/2010*
for a permit to carry out such development. If the proposed development conforms to all relevant provisions of this Bylaw, the Council shall direct the Development Officer to issue a Development Permit subject to such terms and conditions as Council consider necessary.
*(a) - (d) added on Bylaw 01/2010
June 21/2010.*
- (iii) The applicant shall be notified in writing of the decision on his application.
- (iv) No development shall commence until a permit to carry out such development has been obtained from the Development Officer.
- (v) A building permit, where required, shall not be issued unless a development permit, where required, has been issued.
- (vi) The provisions of paragraphs (ii), (iii) and (iv) above shall not apply to non-residential buildings accessory to agricultural operations with the exception of intensive livestock operations.

2. Zoning Appeals Board

- (i) Council shall appoint a Zoning Appeals Board in conformity with the provisions of The Planning and Development Act.

- (ii) Appeals in writing may be made to the Zoning Appeals Board by any person who:
 - (a) alleges that the Council or any person acting for or on behalf of the Council has misapplied the bylaw in a particular case: or
 - (b) claims that there are practical difficulties or unnecessary hardships in the way of carrying out the bylaw by reason of the exceptional narrowness, shortness, shape, topographic features or any other unspecified unusual condition of a specified property .
- (iii) A person who appeals under clause (b) of subsection (ii) shall not be entitled to have his appeal allowed if:
 - (a) the unusual condition is the result of his or the property owner's own actions;
 - (b) the adjustment requested would constitute a special privilege inconsistent with the restrictions on the neighbouring properties in the same district; or
 - (c) a relaxation of the provisions of the bylaw would be contrary to its purposes and intent and would injuriously affect the neighbouring properties.
- (iv) In making an appeal to the Zoning Appeals Board, and hearing such appeal, the provisions of The Planning and Development Act, shall apply.

3. Fee for Zoning Amendment Application

When an application is made to the Council of the Rural Municipality of Wawken No. 93 for an amendment to this bylaw, such application shall be accompanied by an application fee as specified by The Planning and Development Act.

4. Referral to Development of Public Health

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

5. Offences and Penalties

Prosecution for breach of this Bylaw shall be in accordance with the Planning and Development Act.

PART 4

GENERAL REGULATIONS

The following regulations shall apply to all zoning districts in this bylaw:

1. Licences, Permits and Compliance with Other Bylaws

Nothing in this bylaw shall exempt any person from complying with the requirements of a building bylaw or any other bylaw in force within the Rural Municipality of Wawken No. 93 or from obtaining any licence, permission, permit, authority, or approval required by this or any other bylaw of the Rural Municipality of Wawken No. 93. Where provisions in this bylaw conflict with those of any other municipal or provincial requirements, the higher or more stringent regulations shall prevail.

2. Frontage on Road

No development permit shall be issued unless the site or parcel of land intended to be used, or upon which a building or structure is to be erected, abuts, or has frontage on an existing public road.

3. Principal Building or Use Permitted on a Site

Not more than one principal building or use shall be permitted on any one site.

4. Existing Buildings

Where a building has been erected on or before the effective date of this bylaw on a site having less than the minimum frontage or area, or having less than the minimum setback or side yard or rear yard required by this bylaw, the building may be enlarged, reconstructed, repaired or renovated provided that:

- (a) the enlargement, reconstruction, repair or renovation does not further reduce the front yard or side yard or rear yard that does not conform to this bylaw; and
- (b) all other applicable provisions of this bylaw are satisfied;
- (c) such changes must be approved by Council.

5. Building to be Moved

No building, residential or otherwise, shall be moved within or into the area covered by this bylaw without obtaining a development permit from the municipal officer charged by Council with the administration of this bylaw or unless such building is exempt under Part 3.1. vi.

6. Waste Disposal

Subject to the Acts and Regulations administered by the Departments of Health and Environment no liquid, solid or gaseous wastes shall be allowed to be discharged into any stream, creek, river, lake, pond, slough, intermittent drainage channel or other body of water, onto any land or into the air.

7. Non-conforming Uses

Non-conforming uses shall be subject to the regulations of the Planning and Development Act.

8. Non-Application

The regulations of this bylaw shall not apply to the carrying out of any operations for the purpose of inspecting, repairing or renewing sewers, mains, cables, pipes, wires, tracks, or other similar apparatus required by a public utility for any lawful use of buildings or land.

Any new development by a public utility shall be permitted only with the written approval of council.

9. Signs and Billboards

All signs and billboards shall be subject to the requirements of the Department of Highways plus the following requirements:

Use

Commercial

- no more than two (2) signs are permitted on the premises;
- no sign shall have a facial area in excess of 3.5 square metres (36 square feet). Each sign may be double-faced;
- the maximum height of any sign shall be 6.09 metres (20 feet) above ground surface;
- all signs shall meet C.S.A. (Canadian Standards Association) requirements.

Other

- no more than one sign is permitted on the premises;
- only signs bearing names of occupants, notice of sale or lease, sale of produce, or other information relating to a temporary condition affecting the premises are permitted;
- no sign shall have a facial area exceeding 0.4 square metres (4 square feet). Larger signs are permitted only by resolution of Council.
- no sign shall be located in any manner that may, in the opinion of Council, visually obstruct or jeopardize the safety of others.

10. Areas Prohibited for Development

In addition to any other provision of this Bylaw:

- (a) Where land which is prone to slumping, subsidence, erosion or any other instability is proposed for development which includes a building or a non-agricultural structure, Council shall require the proponent to pay for the inspection of the property by a qualified professional consultant. If such inspection is not done, or having been done, finds that excessive remedial measures are necessary to safely accommodate any of the above types of development, Council shall not be required to issue a Development Permit; and
- (b) Where land which is located in a watercourse or a flood plain is proposed for development with a residential, commercial, or industrial building or an agricultural structure for housing livestock, Council shall require the proponent to pay for the inspection of the property by a qualified professional consultant. If such inspection is not done, or having been done, finds that excessive remedial measures are necessary to safely accommodate any of the above types of development, Council shall not be required to issue a Development Permit.
- (c) Where an all-weather access road would be, in the opinion of Council, prohibitively expensive to construct or maintain, Council shall not be required to issue a Development Permit for any residential, commercial, or industrial building, unless the proponent agrees to pay to the Municipality the full or such portion of the costs as Council may determine for the construction and maintenance of such access road in accordance with the Rural Municipality Act.

11. Special Provisions Re: Bylaw 01/2010 (Amendment)

In addition to other provisions of this Bylaw:

(i) Storage Facilities

- All equipment, vehicles & similar articles shall be stored within the Storage Facility to the satisfaction of the Council; and
- All goods shall be stored completely within an enclosed Building.

PART 5ZONING DISTRICT AND ZONING MAPS1. Zoning Districts

For the purpose of this Bylaw, the Rural Municipality of Wawken No. 93 is divided into the following zoning districts, the boundaries of which are shown on the "Zoning District Map". Such districts may be referred to by the appropriate symbols.

<u>Districts</u>	<u>Symbols</u>
Agricultural District	A
Hamlet District	H

** Commercial C*
Bylaw 05/09
Amended this

2. The Zoning District Map

The map, bearing the statement "This is the Zoning District Map referred to in Bylaw No. 3/80" adopted by the Rural Municipality of Wawken No. 93 and signed by the Reeve and Secretary-Treasurer under the seal of the Rural Municipality shall be known as the "Zoning District Map" and such map is hereby declared to be an integral part of this bylaw, as if embodied herein.

** Specific Properties rezoned - Bylaw 5/2009.*
Bylaw 1/2010.

3. Boundaries of Zoning Districts

The boundaries of such districts referred to in Part 5.1 together with explanatory legend, notation and reference, as shown on the "Zoning District Map." Unless otherwise shown, the boundaries of the districts are lot lines, centre lines of streets, lanes, road allowances or such lines extended and the boundaries of the Municipality. In unsubdivided land, the boundaries of the districts shall be determined by the use of the scale shown on the map.

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Bylaw 04/2023
+
Bylaw 05/2023

4. District Schedules

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

[Handwritten signature]

PART 5A

A - AGRICULTURAL DISTRICT

(1) Intent

The intent of the A - Agricultural District is to support the use of land in the Rural Municipality of Wawken No. 93 for agricultural purposes and related activities. Subdivision of land shall only be permitted where the future use will be for one of the permitted uses listed below.

(2) Permitted Uses

Subject to all other provisions of this bylaw, on any site, in any district defined, designated or described in this bylaw as an A - Agricultural District only the following uses shall be permitted:

A. Agricultural

Field crops, dairy farming, animal and poultry raising, beekeeping, ranching, grazing, tree nurseries, and other similar uses (excluding intensive live stock operations) customarily carried on in the field of general agriculture, including the sale, on the premises, of any produce grown or raised on the premises.

B. Recreational

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

C. Communications

Radio and television towers and buildings, micro-wave installations, and other similar uses.

D. Agricultural Related Commercial

Implement and machinery service, small scale processing and sales of grain and seed, storage and mixing of agricultural chemicals and fertilizer.

E. Other

Places of worship, cemeteries, public halls and buildings, and oilwells and associated developments, grain elevators existing at the date of adoption of this bylaw.

(3) Uses Permitted at Council's Discretion

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

- (i) Public utility uses including sanitary landfills and sewage lagoons.
- (ii) Gravel pits
- (iii) Abattoirs
- (iv) Auction marts
- (v) Historic and archaeological sites
- (vi) Private airstrips
- (vii) Temporary construction camps
- (viii) Intensive livestock operations
- (ix) Tourist related commercial developments
- (x) Implement and machinery sales
- (xi) Rural non-farm residences to a maximum of one per quarter section

(4) Accessory Uses

For the purpose of this bylaw, uses customarily incidental and subordinate to a principal permitted use, as listed in subsection (2) above, and located on the same site with such principal permitted use, shall be considered an accessory use. A residential building may be considered as an accessory use to an agricultural operation listed in 4.A(2) A. above but shall not be considered as accessory to other permitted uses.

* (xii) Personal Cane Homes.

* (xiii) Retail businesses subject to Council Approval.

* Bylaw 8/98
No. 2/91.
Amended.
+ h.s.

(5) RegulationsA. Minimum Site Size Requirements

- (i) Agricultural Uses - quarter ($\frac{1}{4}$) section or equivalent. Equivalent shall mean 65 hectares (160 acres) or such lesser amount as remains in an agricultural holding as a result of the registration of a road widening, road right-of-way, railway plan, pipeline or natural features such as a body of water. However, the

* Amended by Bylaw 01/2020
of the July 9, 2020 Regular
Meeting of Council.

[Signature]

[Signature]

minimum shall not be less than 57 hectares (140 acres), except as provided for in Section 5,F below.

- (ii) Site sizes less than required under Section 5A (i) may be permitted for agricultural purposes, at Council's discretion.
- (iii) Recreational Uses - no minimum
- (iv) Communication Uses - no minimum
- (v) Agricultural Related Commercial Uses - minimum of one (1) hectare (2.5 acres to a maximum of eight (8) hectares (20 acres).
- (vi) Other - no minimum
- (vii) Discretionary Uses - as determined by Council. Consideration should be given to the provision of services on the site.

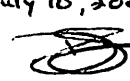
B. Only two residential buildings shall be permitted on any quarter section. Where additional buildings are required to accommodate full-time workers engaged in the agricultural operation carried out on the agricultural holding, they may be permitted at Council's discretion.

C. An agricultural holding may be subdivided or severed to provide a separate site for an existing residential building provided the following conditions are met:

- (1) No other residential building exists on a separate site in the same quarter ($\frac{1}{4}$) section.
- (2) The site to be subdivided or severed has an area of not less than 0.8 hectares (2 acres) and not more than 8 hectares (20 acres).
- (3) The site shall not be located where, in the opinion of Council, an all-weather access road would be prohibitively expensive to construct or maintain.

* (4) At the request of the current owner of the site proposed to be subdivided, as referred to in Section (2), Council may use its discretion to vary the maximum (or minimum) as the case may be site size requirements by no more than 100% where the change is ...

Amended Bylaw 5/2008
July 10, 2008



- D. An agricultural operator ~~may~~, at the discretion of Council, use a site of not less than 0.8 hectares (2 acres) for a farmstead site where the site is part of the operator's total agricultural holding even though it may be separate from the major portion of the total agricultural holding.
- E. An agricultural operation whose agricultural holding within the Rural Municipality fails to meet the minimum site area requirement may use an agricultural holding in an adjacent rural municipality, at the discretion of Council, to meet the minimum site area requirement.
- F. Any agricultural holding within the A-Agricultural District which does not conform with the minimum site area requirements, as set out in the regulations of that district, shall be deemed to be conforming with regard to site area, provided that a registered title for the site existed in the Land Titles Office prior to the coming into force of this bylaw.
- G. A minimum separation distance of 305 metres (1000 feet) shall be between an Intensive Livestock Operation and any residential buildings on a separate agricultural or non-agricultural holding.
- H. No building shall be constructed within 45 metres. (150 feet) of the centre of a road allowance or within 90 metres (300 feet) of an intersection..

PART 5B

H - HAMLET DISTRICT

(1) Intent

The intent of the H - Hamlet District is to encourage orderly growth in hamlets; to promote Hamlets as a location for non-farm residential developments; and to provide a service centre for the rural area.

(2) Permitted Uses

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

A. Residential

- (1) Single-detached dwellings, including mobile homes.
- (2) Semi-detached dwellings.

B. Commercial

- (1) Retail stores
- (2) Restaurants, confectioneries, and other places for the sale and consumption of food and related items.
- (3) Establishments for the servicing, storage, and sale of motor vehicles, farm machinery, and equipment.
- (4) Hotels, motels.
- (5) Grain Elevators.

C. Institutional

- (1) Schools, educational institutions.
- (2) Places of worship, religious institutions.
- (3) Public halls.
- (4) Government buildings

D. Recreational

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

3. Accessory Uses

For the purposes of this bylaw, uses customarily incidental and subordinate to a principal permitted use, as listed in sub-section (2) above, and located on the same site with such permitted use shall be considered an accessory use.

4. Regulations

- | | |
|----------------------------------|---|
| A. Site area - | minimum |
| Service stations - | 900m ² (9687.5 sq. ft.) |
| Hotels; motels - | 900m ² (9687.5 sq. ft.) |
| Other commercial uses - | 225m ² (2422 sq. ft.) |
| Single detached dwellings | |
| with lane - | 360m ² (3875 sq. ft.) |
| without lane - | 450m ² (4843.75 sq. ft.) |
| Semi-detached dwellings | |
| per dwelling unit with lane - | 255m ² (2744.79 sq. ft.) |
| per dwelling unit without lane - | 315m ² (3390.63 sq. ft.) |
| All other uses - | 450m ² (4843.75 sq. ft.) |
|
B. Site frontage - |
minimum |
| Commercial uses - | 7.5 metres (25 feet)
except that hotels,
motels and service
stations shall have a
minimum frontage of
30.4 metres (100 feet) |
|
Single detached dwellings | |
| with lane - | 12 m (40 ft.) |
| without lane - | 15 m (50 ft.) |
| Semi-detached dwellings | |
| per dwelling unit with lane - | 8.5 m (27.88 ft.) |
| per dwelling unit without lane - | 10.5 m. (34.45 ft.) |
| All other uses - | 15 m (50 ft.) |
|
C. Yard, front - |
minimum |
| Commercial uses - | no requirement except
that service stations,
hotels and motels shall
have a minimum front yard
of 7.5 metres (25 feet). |
|
All other uses - |
7.5 metres (25 feet) |
|
D. Yard, side - |
minimum |
| Institutional uses - | a width on each side of the
main building of not less than
one-half the height of the
building but not less than
3 metres (10 feet) |
|
All other uses - |
1.5 metres (5 feet on each
side) |

- E. Yard, rear minimum
Commercial uses - 6 metres (20 feet)
All other uses - 7.5 metres (25 feet) or 25%
of the depth of the site,
whichever is the greater.
- F. Floor area - minimum
per dwelling unit - 55m² (592 sq. ft.)
- G. In the case of service stations, pumps and other devices shall be located at least 6 metres (20 feet) from any street, lot line, or road, and all automobile parts, dismantled vehicles and similar articles shall be stored within a building.

H. Mobile Homes

- (1) Same site requirements as a single-detached dwelling.
- (2) An accessory building or structure which specifically includes but is not limited to a porch, a canopy, an addition, or an oil tank covering will be permitted provided they are designed and clad in keeping with the original mobile home.
- (3) All mobile homes shall be equipped with a skirting acceptable to the proper local authority within 30 days of the mobile home being placed on the site.
An accessible removable panel shall be incorporated into the skirting as a service panel.

5. Discretionary Uses - Bylaw 01/2010 Amends this.

The following uses shall be permitted but only by resolution of Council in locations specified in such resolution of Council: (1) Storage Facilities.
(2) Abattoirs, including retail meat sales outlets.

Part 5C Commercial - Bylaw 05/2009 Amends this.
- Bylaw 01/2010 Amends this.


PART 6

EFFECTIVE DATE OF THE BYLAW

This bylaw shall come into force on the date of final approval
by the Minister of Rural Affairs.



Reeve



Secretary-Treasurer

Certified a True Copy of
Bylaw No. 3/80
adopted by resolution of
Council on the 5th
day of August, 1981.





RURAL MUNICIPALITY OF WAWKEN NO. 93

BYLAW NO. 8/98

THE RURAL MUNICIPALITY OF WAWKEN NO. 93 ENACTS A BYLAW TO AMEND BYLAW NO. 3/80 KNOWN AS THE ZONING BYLAW.


Pursuant to Section 67 of *The Planning and Development Act, 1983*, the Council of the Rural Municipality of Wawken No. 93, in the Province of Saskatchewan hereby amends Zoning Bylaw No. 3/80 as follows:

1. Bylaw No. 3/80 is amended as herewith set forth:
2. Part 5A, the A - Agricultural District,

Subsection (3), Uses Permitted at Council's Discretion

is amended by adding the following:

“(xii) Personal Care Homes”
“(xiii) Retail Businesses that are subject to the approval of Council”.
3. This bylaw will come into force and take effect the date it is approved by the Minister of Saskatchewan Municipal Affairs, Culture and Housing.



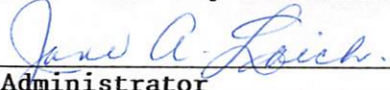
Reeve



Administrator

SEAL

Certified a True Copy of Bylaw 8/98
passed by resolution of council on
the fourth day of November, 1998.



Administrator

SEAL



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DEC 04 1998

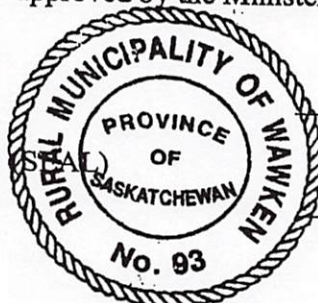
Amends Bylaw 3/80

BYLAW 05/2008

BEING A BYLAW TO AMEND BYLAW NO. 3/80 KNOWN AS THE ZONING BYLAW

Pursuant to Section 67 of *The Planning and Development Act, 2007* the Council of the Rural Municipality of Wawken No. 93, in the Province of Saskatchewan hereby amends Zoning Bylaw No. 3/80 as follows:

1. Bylaw No 3/80 is amended as herewith set forth:
2. Part 5A, the A – Agriculture District,
Subsection (5) – Regulations
Sub-subsection C – An Agricultural Holding
is amended by adding immediately after condition (3), the following new condition:
 - (4) At the request of the current owner of the site proposed to be subdivided as referred to in subsection (2), Council may use it's discretion to vary the maximum (or minimum, as the case may be) site size requirement by no more than 100% where the change:
 - i. is requested to include additional land required for water supply or waste disposal systems which exist on or are proposed for the site;
 - ii. is requested to include or facilitate any existing or proposed landscaping, buildings, structures or natural features on the proposed site;
 - iii. is requested to reduce the proposed area in order to more easily manage, landscape, or otherwise maintain or develop the site;
 - iv. would not unnecessarily reduce, or negatively affect the existing use, size, servicing, or access to the balance of the quarter section;
 - v. would not negatively affect the existing use, servicing, or access to any neighboring land.
3. This bylaw shall come into force and take effect the date it is approved by the Minister of Municipal Affairs.



[Signature]
Reeve

[Signature]
Administrator

Read a third time and adopted
this 10th day of July 2008.

[Signature]
Administrator

Certified a true copy
of Bylaw 05/2008 adopted
by resolution of Council
this 10th day of July
2008.

[Signature]
Administrator: Debbie Saville



Amends 3/80



BYLAW 05/2009

**BEING A BYLAW TO AMEND BYLAW NO. 3/80 KNOWN AS THE
ZONING BYLAW**

Pursuant to Section 67 of *The Planning and Development Act, 2007* the Council of the Rural Municipality of Wawken No. 93, in the Province of Saskatchewan hereby amends Zoning Bylaw No. 3/80 as follows:

1. Part 5, 1. Zoning District is amended by adding the following district:
Commercial District C
2. Part 5 Zoning District and Zoning Maps is amended by adding:
Part 5C C-Commercial

(1) Intent

The intent of the C – Commercial District is to support orderly growth in the Municipality for commercial purposes and related activities.

(2) Permitted Uses

Subject to all other provisions of this bylaw, on any site, in any district defined, designated or described in this bylaw as a C – Commercial District only the following uses shall be permitted:

A. Commercial

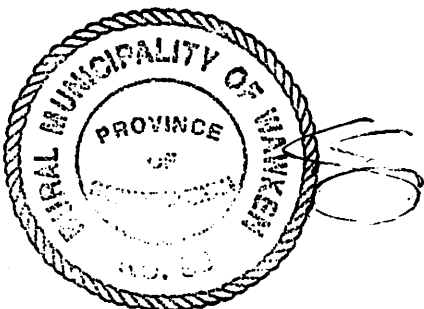
- (i) Confectionaries with or without gas bars
- (ii) Car&/or truck washing facilities
- (iii) Bed & breakfast facilities
- (iv) Commercial nurseries & greenhouses with or without retail sales
- (v) Construction trades without outdoor storage
- (vi) Oil & gas related supply & distribution facilities
- (vii) Motor vehicle dealers & service establishments
- (viii) Recreational vehicle equipment dealers & service establishments
- (ix) Motels & hotels
- (x) Personal service shops
- (xi) Restaurants & other places for the sale & consumption of food & related items
- (xii) Retail stores
- (xiii) Veterinary clinics & hospitals
- (xiv) Storage facilities, warehousing, supply & distribution facilities.

B. Residential

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

C. Other

- (i) Public Utilities, except solid and liquid waste disposal facilities
- (ii) Uses and buildings customarily accessory and subordinate to the principal use on the site, not including a residence.



Amends 3/80

(3). Uses Permitted at Council's Discretion

(A) Commercial Uses

- (i) Abattoirs, skinning and tanning facilities, and stockyards
- (ii) Agricultural implement and prefabricated building component manufacturing
- (iii) Agricultural product processing
- (iv) Auction Marts
- (v) Outside storage ancillary to the principal use, subject to Part 5C, Section (5)C
- (vi) Signs associated with the principal use, subject to Part 5C, Section (5)D
- (vii) Welding, machine shops, and metal fabricating
- (viii) Salvage yards, auto & machinery wreckers
- (ix) Wood and natural products processing and fabrication

(B) Recreational Uses:

- (i) Commercial recreation Facilities
- (ii) Campgrounds

(C) Solid and Liquid waste disposal facilities

(4) Regulations

(A) Site Requirements:

(i) Site Area:

- public utilities & municipal facilities.....no requirements
- all other uses.....minimum 1,000 m²

(ii) Site Frontage:

- public utilities and municipal facilities...no requirements
- all other uses.....minimum 30m

(iii) Required yards:

- in any yard abutting a municipal road allowance, municipal grid road, main farm access road, or provincial highway, shall have all buildings set back at least 45m from the centerline of the road or road allowance
- a yard abutting any other road.....minimum 7.6m (including a highway frontage road)
- any yard abutting a railway.....no requirements
- any other yard.....minimum of 3m
- the yard requirements shall not apply to any public utility or municipal facility

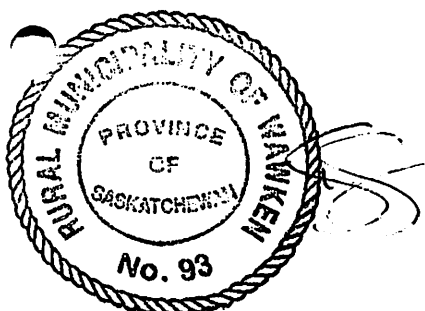
(iv) Building coverage

- public utilities & municipal facilities.....no requirements
- all other uses.....maximum 30% of the site

(5) Specific Development Standards and Criteria for Commercial Discretionary Uses

(A) All Discretionary Commercial Uses:

- (i) All commercial uses shall be separated from a residence not occupied by the operator of the use, by a distance of at least 300m 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:



28

(ii) All commercial uses must demonstrate adequate access and egress to the provincial or municipal road system.

(B) Uses Involving the Housing of Agricultural Animals:

(i) Council is governed by the location criteria contained in the 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

(ii) Council may apply special standards in the issuing a development permit limiting the number of animals that may be harbored on the site at any point in time.

(C) Outside storage:

(i) 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;

(ii) Outside storage located in a side or rear yard shall be suitable screened to the satisfaction of Council.

(D) Signs:

(i) Where multiple businesses operate within a single structure one business logo sign is permitted per visible business front. The minimum dimension of the sign shall not exceed three meters in vertical or horizontal direction, parallel to the front of the building, nor exceed a depth of 0.3 m

(ii) One business name sign is permitted per visible business unit front, and shall not exceed 15% of the area of the front of the building and shall not exceed 30m², parallel to the front of the building, nor exceed a depth of 0.3m.

(E) Salvage Yards, Auto and Machinery Wrecking Yards:

(i) No wrecked, partially dismantled or inoperative vehicle or machinery shall be stored or displayed in any required yard abutting a road

(ii) 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

(iii) The proximity and location of residential and tourist facility shall be considered in making this discretionary use decision.

(F) Recreational Uses:

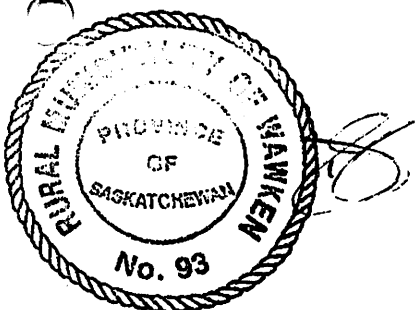
(i) Discretionary recreational uses shall be separated from a discretionary commercial use by a distance of at least 300m unless the applicant can satisfy Council that the commercial use does not produce noxious odours, dust, smoke or noise limiting the enjoyment or use of the recreational area

(ii) Campgrounds shall be surrounded by a landscaped and treed buffer within the site boundary

(iii) Campgrounds must have a proven safe water supply sufficient for the purpose.

(G) Solid and Liquid Waste Disposal Facilities:

(i) Development and maintenance of a solid or liquid waste disposal facility – shall be fenced; shall



be surrounded by a buffer strip containing trees, shrubs or a berm and shall be located outside the 1:500 flood hazard area.

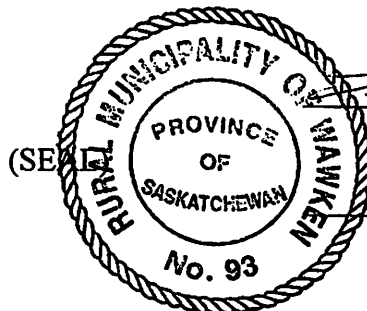
(ii) Council will consider existing and future land use patterns when determining the location of new solid and liquid waste disposal facilities.

3. Part 5, 2 The Zoning District Map is amended by rezoning the following specific properties as Commercial Zones:

- (i) Block A, Plan 101192059 – Pt NW 11-11-01 W2m
- (ii) Block B, Plan 77R28740 Ext 3 – Pt NW 12-11-01 W2m
- (iii) Block C, Plan 77R28740 Ext 4 – Pt NW 12-11-01 W2m
- (iv) Block D, Plan 77R28740 Ext 5 – Pt NW 12-11-01 W2m
- (v) Block E, Plan 80R56430 Ext 5 – Pt NW 12-11-01 W2m
- (vi) Block C, Plan 77R31028 – Pt SW 14-11-01 W2m
- (vii) Block A, Plan 101964797 – Pt SW 18-11-02 W2m
- (viii) Block C, Plan 101241346 Ext 17 – PT SE 13-11-03 W2m

4. Part 2 Definitions is amended by adding the following definition:
Personal Service Shop - a facility for providing a service to individuals, including but not limited to barbershops, professional services, medical clinics, drycleaners, etc.

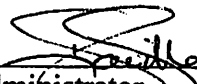
5. This bylaw shall come into force and take effect the date it is approved by the Minister of Municipal Affairs.



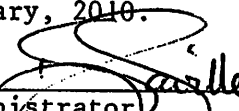
Reeve

Administrator

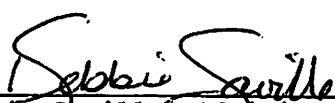
Read a first time this 17th day
of November 2009.

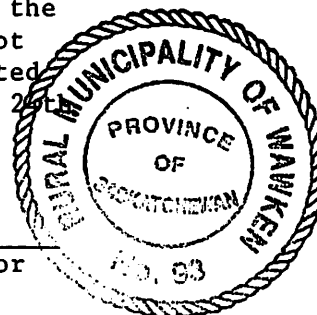

Administrator

Read a second & third time
and adopted this 24th day of
January, 2010.


Administrator

This is a certified copy of the
original document and has not
been altered in any way. Dated
at Wawota Saskatchewan this 24th
day of February, 2010


Debbie Saville, Administrator



BYLAW 01/2010

BEING A BYLAW TO AMEND BYLAW NO. 3/80 KNOWN AS THE ZONING BYLAW

Pursuant to Section 67 of *The Planning and Development Act, 2007* the Council of the Rural Municipality of Wawken No. 93, in the Province of Saskatchewan hereby amends Zoning Bylaw No. 3/80 as follows:

1. PART 3 ADMINISTRATION (ii) is amended to read:

(ii) Every person, before commencing any development within the Municipality, shall apply for a permit to carry out such development. The application shall include any information needed by the Development Officer or the Council to assess the application together along with an attached layout or site plan of the proposed development:

- (a) Upon completion of the review of a development application, the Development Officer shall issue a permit for a permitted use where the application conforms to the Bylaw, incorporating any special regulations, performance standards or development standards required or authorized by this Bylaw; or
- (b) Issue a notice of refusal, where the application does not comply with a use provision or regulation of this Bylaw, and the applicant has been given adequate opportunity to alter the proposal to comply with the Bylaw. The notice shall state the reason for refusal; or
- (c) Submit any permit application to Council for a decision on the interpretation of the Bylaw in respect to that permit application, or an interpretation regarding any special conditions which may be authorized in the Bylaw. The applicant shall receive adequate notice of the date and time of the meeting at which council will consider the matter; or
- (d) Submit the application to Council for a decision, where the application is for a discretionary use. Council shall make a decision on a discretionary use, by resolution, which instructs the Development Officer to:
 - issue a development permit incorporating any specific development standards set forth by Council in accordance with the provisions of this Bylaw and Section 74 of *The Planning and Development Act, 2007*; or
 - require the applicant to provide further information regarding the proposed development or the land or which is proposed; or
 - issue a notice of refusal to the applicant, where the applicant has been given adequate opportunity to alter the proposal to comply with the Bylaw. The notice shall state the reason for refusal.



Amended 3/80

2. PART 4 GENERAL REGULATIONS is amended by adding:

11. Special Provisions

In addition to any other provision of this bylaw:

(i) Storage Facilities

- All equipment, vehicles and similar articles shall be stored within the storage facility to the satisfaction of the Council; and
- All goods shall be stored completely within an enclosed building.

3. PART 5.2 THE ZONING DISTRICT MAP is amended by rezoning the following specific properties as Commercial Zones conditional on the subdivisions being approved by the Ministry of Municipal Affairs, Community Planning Division:

- (ix) 6 – 2 acre - parcels out of the East ½ of the existing 20.33 acres of Block B, Plan 101203614 Ext 71, Part of NW 11-11-01 W2m, owned by Calvin and Timothy Lincoln.

(x) Amended by Bylaw 04/2023

4. Part 5B HAMLET DISTRICT is amended by adding:

5. Discretionary Uses

The following uses shall be permitted but only by resolution of Council and only in locations specified in such resolution of Council:

- (1) Storage Facilities
- (2) Abattoirs, including retail meat sales outlets.

5. This bylaw shall come into force and take effect the date it is approved by the Minister of Municipal Affairs.

This copy is a true copy of the original document approved by Ministry of Municipal Affairs, bearing the seal of the Gov't of the Province of Saskatchewan. Dated at Wawota this 29th day of June 2010.

Saville
Notary Public
Appt Expires 03/31/2015

Read a first time this 4th day of March 2010

Saville
Administrator

Dah...
Reeve

Saville
Administrator

Read a second & third time this 8th day of April 2010.

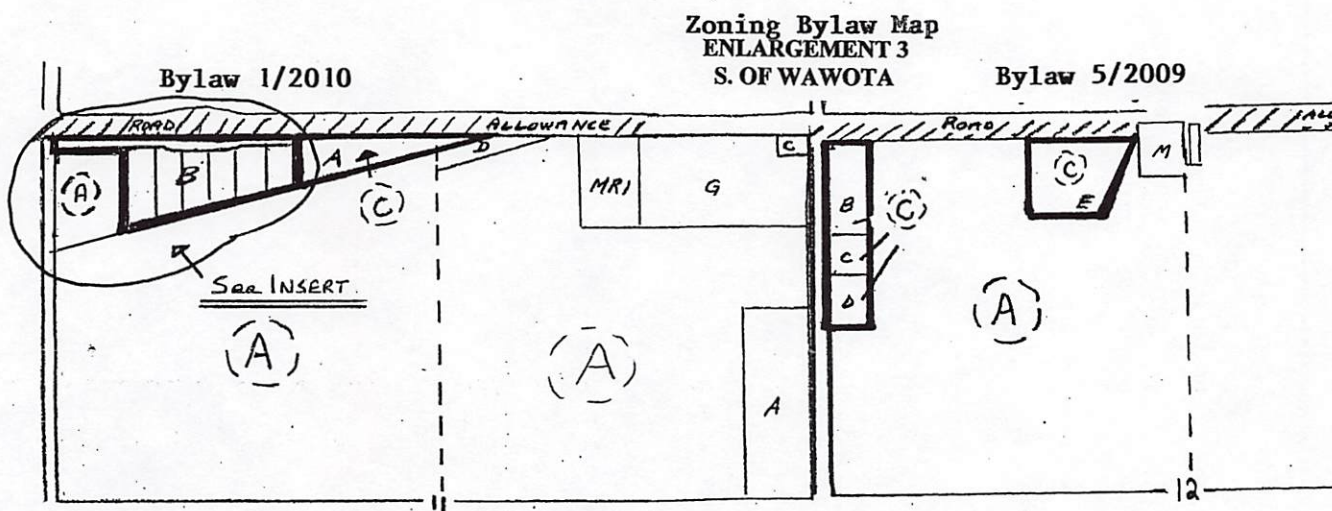
Saville
Administrator

This photocopy is a true copy of the original document and has not been altered in any way. Dated at Wawota Saskatchewan this 5th day of May, 2010.

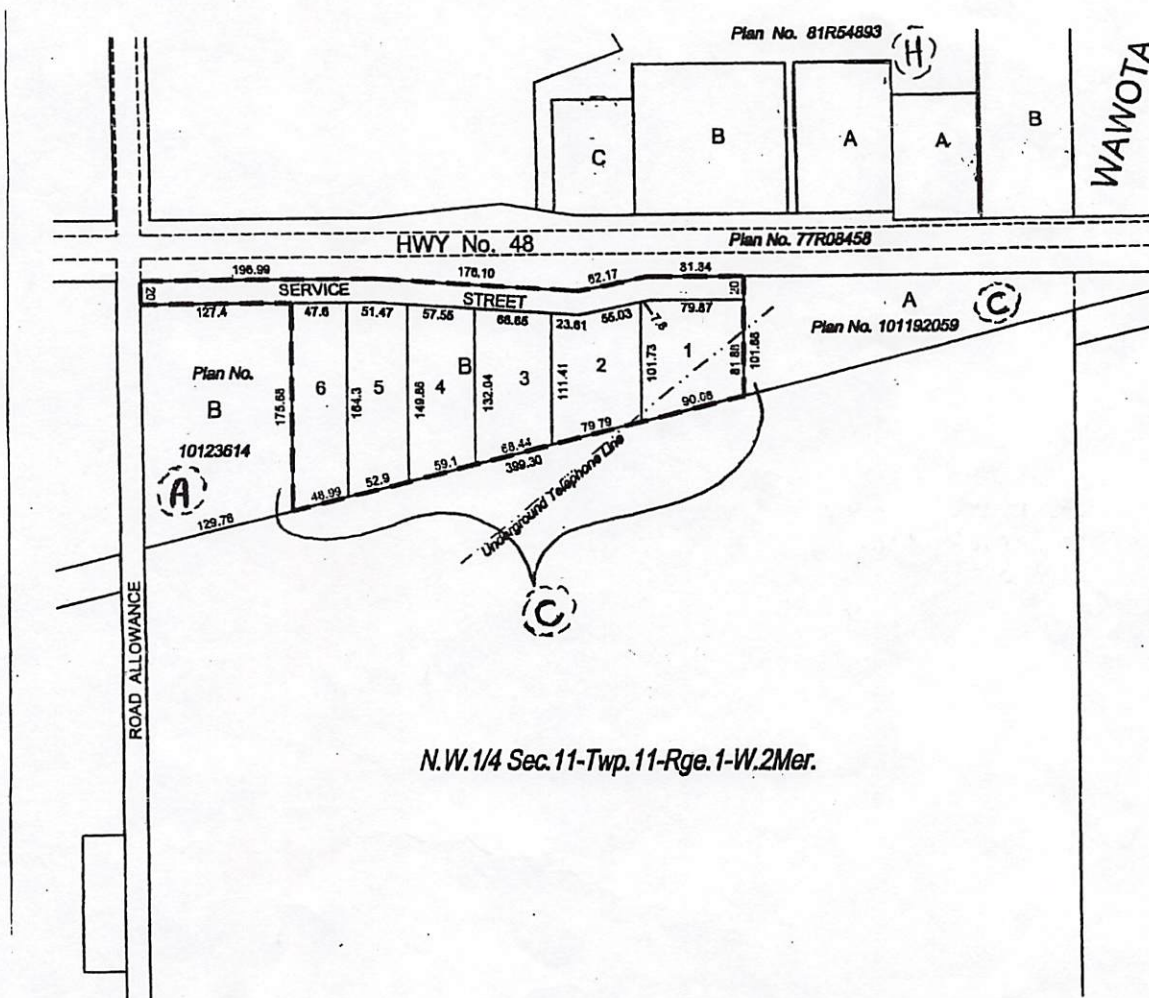
Diane Smith
Commissioner of Oaths In and For the Province of Saskatchewan.
Appointment expires May 31, 2013



BYLAW 01/2010 – Bylaw to Amend Zoning Bylaw 3/80



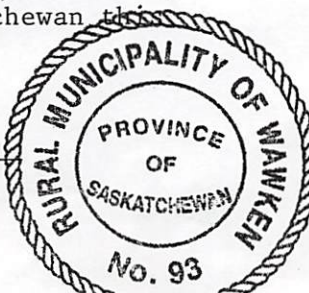
INSERT: Showing Parcel B, Plan No. 101203614 of the NW 11-11-01 W2m Subdivision Map re: Amendment of Part 5, 2:
 (ix) 6 – 2 acre - parcels out of the East ½ of the existing 20.33 acres of Block B, Plan 101203614 Ext 71, Part of NW 11-11-01 W2m, owned by Calvin and Timothy Lincoln.



This photocopy is a copy of the original document and has not been altered in any way. Dated at Wawota, Saskatchewan this 31st day of May, 2010.



Debbie Saville
 Administrator Debbie Saville



BYLAW 04/2010**BEING A BYLAW TO AMEND BYLAW NO. 3/80 KNOWN AS THE ZONING BYLAW**

Pursuant to Section 67 of *The Planning and Development Act, 2007* the Council of the Rural Municipality of Wawken No. 93, in the Province of Saskatchewan hereby amends Zoning Bylaw No. 3/80 as follows:

1. PART 5A is amended to read:

(3) Uses Permitted at Council's Discretion:

(xi) Rural non-farm residences to a maximum of two per quarter section with the option of one additional site for residential use where the site to be added is physically separated from the remainder of the Section by a registered road plan or by a railway on registered right of way, and the site has direct access to a developed road.

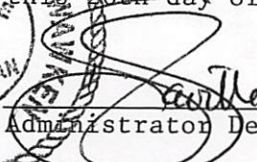
(5) Regulations

C. "An agricultural holding may be subdivided or severed to provide a separate site for an existing residential building provided the following conditions are met: " is amended by making the following changes to (1) and (3) and by adding (5):

- (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) 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.
- (5) For the purposes of this Section "developed road" shall mean an existing graded all-weather road on a registered right of way, or a road for which a signed servicing agreement has been made by the developer with Council to provide for the construction of the road on a registered right of way to a standard approved by Council.




This is a true copy of the original document and has not been changed in any way. Dated at Wawota Saskatchewan this 20th day of September 2010.

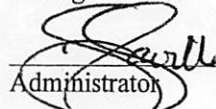

Administrator Debbie Saville

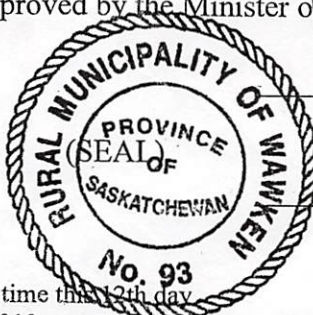
2. This bylaw shall come into force and take effect the date it is approved by the Minister of Municipal Affairs.

This is a true copy of the original document and has not been changed in any way. Dated at Wawota SK this 23rd day of November 2010.


Administrator
Debbie Saville

Read a first time this 12th day of August 2010.


Administrator



Read a second & third this 10th day of September 2010.


Administrator

Amends 3/80

RURAL MUNICIPALITY OF WAWKEN NO. 93

BYLAW NO. 5/2019

A BYLAW OF THE RURAL MUNICIPALITY OF WAWKEN NO. 93

AMENDMENT TO ZONING BYLAW

Pursuant to Sections 49 and 76 of *The Planning and Development Act, 2007*, the Council of the Rural Municipality of Wawken No. 93 in the Province of Saskatchewan hereby amends Zoning Bylaw 3/80 as follows:

1. Part 5A(2)A – Permitted Uses – Agricultural is amended to read:
Field crops, dairy farming, animal and poultry raising, beekeeping, ranching, grazing, tree nurseries, wood processing and sale of related wood products, and other similar uses (excluding intensive livestock operations) customarily carried on in the field of general agriculture, including the sale, on the premises, of any produce grown or raised on the premises.
2. This bylaw shall come into force and take effect the date it is approved by the Ministry of Government Relations.



Read a First time
This 8th day of August 2019.

Linda Klimm
Administrator

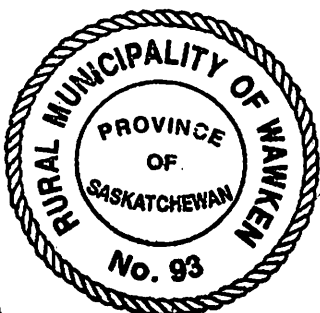
Rural Municipality of Wawken No. 93

Dawn Orr
Reeve

Linda Klimm
Administrator
Section 49, *The Planning and Development Act, 2007*

Read a Second & Third time and Adopted
This 12th day of Sept 2019.

Linda Klimm
Administrator



Certified a True Copy of the original bylaw passed
by resolution of Council on the 12th day of September 2019.

Linda Klimm
Administrator

RURAL MUNICIPALITY OF WAWKEN NO. 93

BYLAW NO. 01/2020

A BYLAW TO AMEND ZONING BYLAW NO. 3/80

The Council of the Rural Municipality of Wawken No. 93, in the Province of Saskatchewan, enacts to amend Zoning Bylaw No. 3/80 as follows:

1. Part 5A Section (5), Subsection A(i) is amended by adding the following new subsection:

- (i) (1) Agriculture Uses – quarter section or equivalent. Equivalent shall mean 65 hectares (160 acres) or such lesser amount as remains in an agricultural holding as a result of the registration of a road widening, road right-of-way, railway plan, pipeline, or natural features such as a body of water. However, the minimum equivalent shall not be less than 57 hectares (140 acres), except as provided for in Section, 5.F below.
- (2) At the discretion of Council, land zoned for agriculture use may be subdivided into a maximum of 4 separate parcels, all of which must be a minimum of approximately 16 hectares (exactly 40 acres), except as provided for in Section, 5.F below.

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

READINGS:

Read a first time this 11 day of June, 2020

Read a second time this 9 day of July, 2020

Read a third time this 9 day of July, 2020






Reeve




Administrator

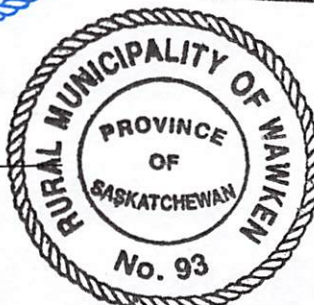
Certified a true copy of Bylaw 01/2020
Passed by Council on 07/09/2020 A.D.


Acting Administrator



Certified a True Copy of the Original bylaw passed
By resolution of Council on the 9th day of July 2020


Acting Administrator



RURAL MUNICIPALITY OF WAWKEN NO. 93

BYLAW NO. 04/2023

A Bylaw to amend Bylaw No. #3/80 known as the Zoning Bylaw under subsection 46(3) of *The Planning and Development Act, 2007*.

The Council of the **Rural Municipality of Wawken No. 93** in the Province of Saskatchewan enacts Bylaw No. #04/2023 as follows:

Part 5, 2 – Zoning District Map is amended by rezoning the following specific properties as a Commercial Zone.

- (x) Parel C = 6.07 hectares (15.01 acres) Part of SE 11-11-01 W2, owned by the Town of Wawota.

The Zoning District Map referred to in Part 5, 2 is amended by zoning from A – Agricultural District to C – Commercial District all land within the bold dashed line as shown on the attached plan of proposed subdivision dated May 15, 2023 and signed by Kristof Dumais, S.L.S., and forms part of the bylaw.

That this Bylaw shall come into force and take effect upon the date it is approved by the Ministry of Government Relations.

Read a First time this 8 day of June, 2023

Read a Second time this 14 day of September, 2023

Read a Third time this 14 day of September, 2023





Reeve



Administrator

Certified a True Copy of the original bylaw passed by resolution of Council on the 14th day of September, 2023.


Administrator



APPROVED
REGINA, SASK.

OCT 10 2023


Minister of Government Relations

Certified a True Copy of the original bylaw passed by resolution of Council on the 14th day of September, 2023.


Administrator

RURAL MUNICIPALITY OF WAWKEN NO. 93

BYLAW NO. 04/2023

A Bylaw to amend Bylaw No. #3/80 known as the Zoning Bylaw under subsection 46(3) of *The Planning and Development Act, 2007*.

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The Zoning District Map referred to in Part 5, 2 is amended by zoning from A – Agricultural District to C – Commercial District all land within the bold dashed line as shown on the attached plan of proposed subdivision dated May 15, 2023 and signed by Kristof Dumais, S.L.S., and forms part of the bylaw.

That this Bylaw shall come into force and take effect upon the date it is approved by the Ministry of Government Relations.

Read a First time this 8 day of June, 2023

Read a Second time this 14 day of September, 2023

Read a Third time this 14 day of September, 2023



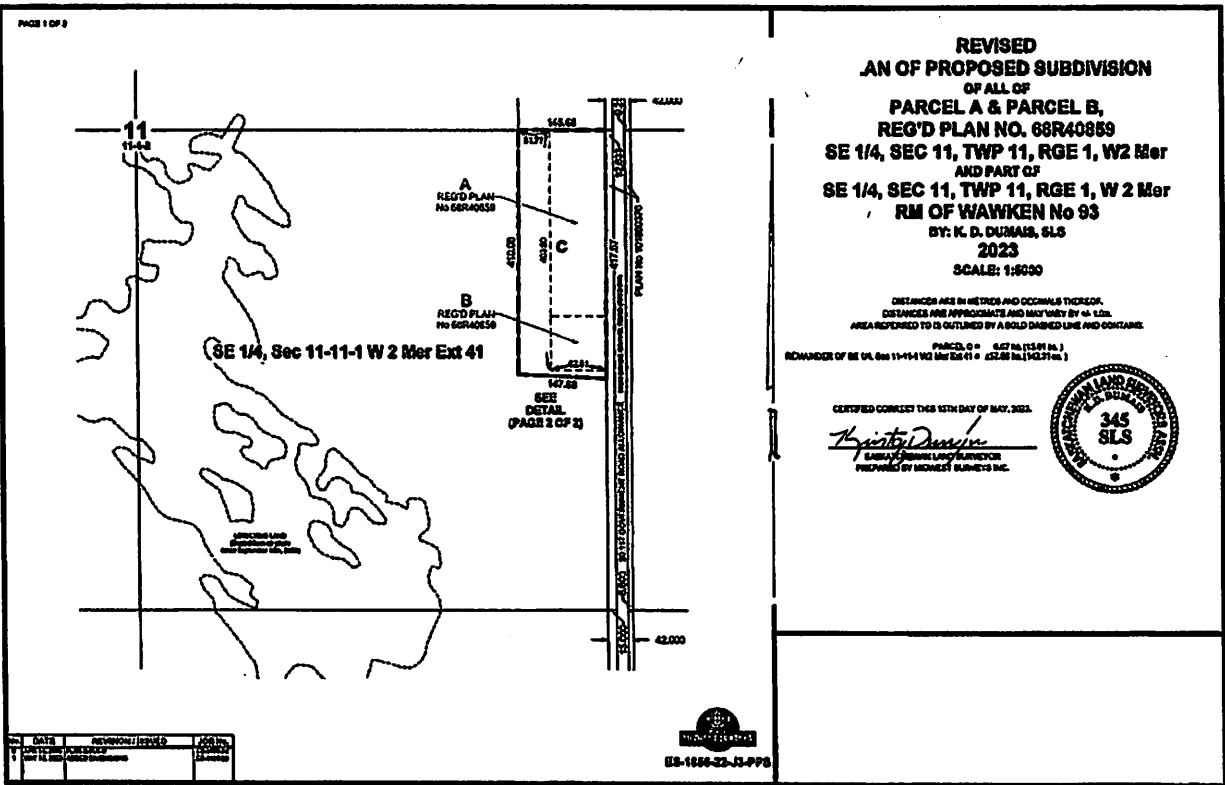
Reeve

Administrator

BYLAW NO. 04/2023 – Bylaw to Amend Zoning Bylaw 3/80

Insert: Showing Parcel C Part of SE 11-11-01 W2 Subdivision Map re: Amendment of Part 5, 2:

- (x) Parel C = 6.07 hectares (15.01 acres) Part of SE 11-11-01 W2, owned by the Town of Wawota.



This map forms part of Bylaw No.04/2023


Administrator



Certified a True Copy of the original bylaw passed by resolution of Council on the 14th day of September, 2023.


Administrator

RURAL MUNICIPALITY OF WAWKEN NO. 93

BYLAW NO. 05/2023

A Bylaw to amend Bylaw No. #3/80 known as the Zoning Bylaw under subsection 46(3) of *The Planning and Development Act, 2007*.

The Council of the **Rural Municipality of Wawken No. 93** in the Province of Saskatchewan enacts Bylaw No. #05/2023 as follows:

Part 5, 2, vi – Zoning District is amended by rezoning the following specific property as an Agricultural Zone.

- (vi) Parcel C – Plan 77R31028 Ext 0 = 0.685 hectares (1.69 acres) Part of SW 14-11-01 W2.

The Zoning District Map referred to in Part 5, 2 is hereby amended by rezoning from C – Commercial District to A – Agricultural District all land marked with an “X” on the attached map. The specific property is consequently removed from the properties listed under Part 5, 2.

That this Bylaw shall come into force and take effect upon the date it is approved by the Ministry of Government Relations.


Read a First time this 10 day of August, 2023

Read a Second time this 14 day of September, 2023

Read a Third time this 14 day of September 2023

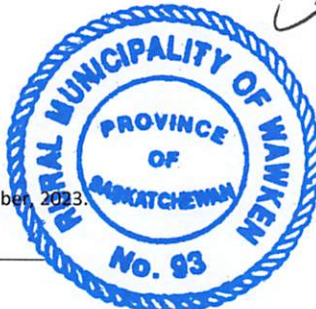



Reeve

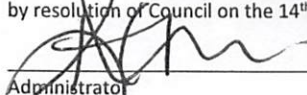

Administrator

Certified a True Copy of the original bylaw passed by resolution of Council on the 14th day of September, 2023.


Administrator



Certified a True Copy of the original bylaw passed by resolution of Council on the 14th day of September, 2023.


Administrator



RURAL MUNICIPALITY OF WAWKEN NO. 93

BYLAW NO. 05/2023

A Bylaw to amend Bylaw No. #3/80 known as the Zoning Bylaw under subsection 46(3) of *The Planning and Development Act, 2007*.

The Council of the **Rural Municipality of Wawken No. 93** in the Province of Saskatchewan enacts Bylaw No. #05/2023 as follows:

Part 5, 2, vi – Zoning District is amended by rezoning the following specific property as an Agricultural Zone.

- (vi) Parcel C – Plan 77R31028 Ext 0 = 0.685 hectares (1.69 acres) Part of SW 14-11-01 W2.

The Zoning District Map referred to in Part 5, 2 is hereby amended by rezoning from C – Commercial District to A – Agricultural District all land marked with an “X” on the attached map. The specific property is consequently removed from the properties listed under Part 5, 2.


That this Bylaw shall come into force and take effect upon the date it is approved by the Ministry of Government Relations.


Read a First time this 10 day of August, 2023

Read a Second time this 14 day of September, 2023

Read a Third time this 14 day of September, 2023



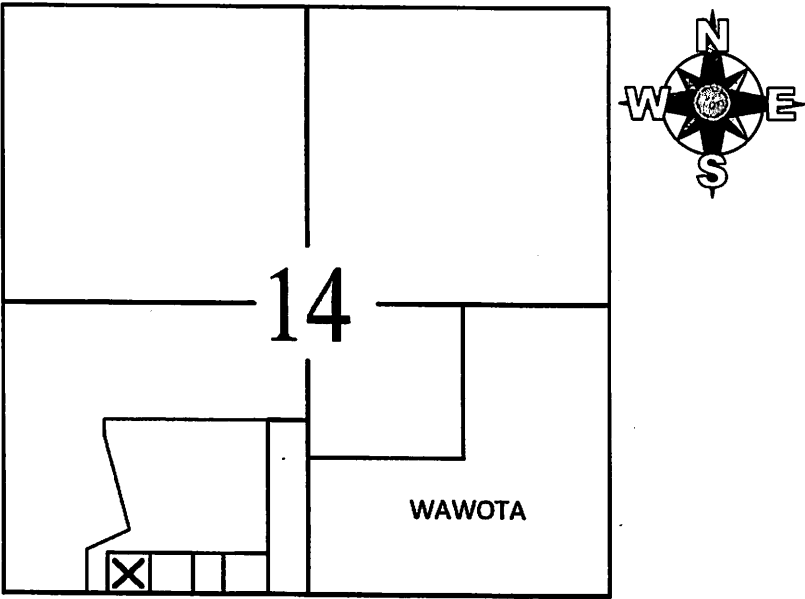

Reeve


Administrator


BYLAW NO. 05/2023 – Bylaw to Amend Zoning Bylaw 3/80

Insert: Showing Parcel C Part of SW 14-11-01 W2 Subdivision Map re: Amendment of Part 5, 2:

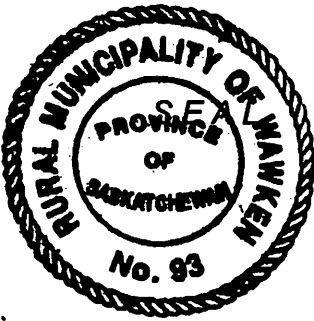
- (vi) Parcel C – Plan 77R31028 Ext 0 = 0.685 hectares (1.69 acres) Part of SW 14-11-01 W2.




This map forms part of Bylaw No.05/2023



Administrator



Certified a True Copy of the original bylaw passed
by resolution of Council on the 14th day of September, 2023



Administrator

