

Exhibit "B"

**RURAL MUNICIPALITY OF
ROCANVILLE NO. 151
ZONING BYLAW NO.
2-2005**

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PART I

SECTION 1 - INTRODUCTION

1.1 Title

This bylaw shall be known as the "Zoning Bylaw of the Rural Municipality of Rocanville No. 151."

1.2 Scope

All development within the limits of the municipality shall be in conformity with the provisions of this bylaw.

1.3 Severability

If any part of this bylaw, including anything shown on the zoning district map, is declared to be invalid for any reason, by an authority of competent jurisdiction, that decision shall not affect the validity of the bylaw as a whole, or any other part, section or provision of this bylaw.

SECTION 2 - ADMINISTRATION

2.1 Development Officer

The Rural Municipal Administrator shall be the Development Officer responsible for the administration of this bylaw.

2.2 Application for a Development Permit

- (1) Every person shall apply for a development permit **before** commencing any development within the municipality, except as listed in clause (2.2.1).
- (2) The application shall be in the "Form A" as adopted or amended by resolution of council.
- (3) The application shall have attached a layout or site plan as required in the application form or by the development officer, together with any other information needed to assess the application.

2.2.1 Development Not Requiring a Permit

- (1) Provided all other provisions of this bylaw are met **including** recognition of the following as a permitted use in the relevant zoning District, developments permits are **not required** for the following:
 - (a) *Accessory Farm Uses*: Farm buildings (**including any farm dwelling described in Section 3.3.2 of the Basic Planning Statement, but excluding any I.L.O.**), where accessory to a permitted agricultural use or existing farmstead within the Zoning Districts established by this bylaw;
 - (b) *Public Utilities*: Any operation for the purposes of installing, inspecting, repairing, or renewing linear sewers, mains, cables, pipes, wires, tracks or similar public works as required by a public utility (excluding any above-ground buildings);
 - (c) *Municipal Facilities*: Any facility installed and operated by the Municipality;
 - (d) *Signs*: Subject to the provisions of Section 3.5.
 - (e) *Petroleum exploration wells or extraction wells and related facilities*: exempt **only** where legal and physical access to the proposed well site has been previously approved by R.M. permit.

2.3 Referrals to Council

The development officer may submit any permit application to Council for a decision on the interpretation of the bylaw, or upon special conditions provided for in the bylaw, and shall inform the applicant of the date and time of the meeting at which Council will consider the matter.

2.4 Issuing Permits

- (1) Upon completion of the review of a development application, the Development Officer shall:
 - (a) issue a development 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 refusal, where the application does not comply with a use provision or regulation of this bylaw, stating the reason for refusal; or
 - (c) submit the application to Council for decision, where the application is for a discretionary use or requires Council's decision pursuant to Section 2.3.
 - (2) Council shall make a decision on a discretionary use, by resolution which instructs the development officer to:
 - (a) issue a development permit incorporating any specific development standards set forth by Council in accordance with the provisions of this bylaw and Section 74(3) of the Act; or
 - (b) require the applicant to provide further information regarding the proposed development or the land or which it is proposed; or
 - (c) issue a notice of refusal to the applicant, stating the reasons for the refusal.
 - (3) The permit or notice shall be in "Form B" as adopted or amended by resolution of council.

2.5 Building Permits, Licences, and Compliance with Other Bylaws

- (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) A building permit, where required, shall not be issued for a development unless a required development permit has been issued.

2.6 Development Appeals Board

- (1) Council shall appoint a Development Appeals Board in accordance with Sections 91 to 104 of the Act.
- (2) On "Form B", a development permit or notice of refusal, the development officer shall advise the applicant of the rights of appeal which may be granted by the Act.

2.7 Fees, Advertising and Restrictions on Appeals

- (1) *Amendment of the Zoning Bylaw* - Where a person requests council to amend the zoning bylaw that person shall pay to the municipality a fee equal to the costs associated with the public advertisement of the proposed amendment.
- (2) *Advertisement of a discretionary use application.*
 - (a) Prior to making a decision on a proposed discretionary use, Council, in its review of the application, shall direct the Development Officer to advertise the application to the public as described below.
 The notice used in all methods described below shall meet the requirements of Section 207(3) (a) to (e)(ii) of the Act. In making the direction to the Development Officer, Council shall require the Development Officer to use one or more of the following methods of advertising:
 - a newspaper ad which shall run at least twice on separate dates; or
 - requiring the applicant to erect a sign on the site proposed for the Discretionary Use. The size, location and duration of posting of the sign and the wording of the notice on it shall require the prior approval of the Development Officer; or
 - a general mail out to all landowners in any or all Divisions of the RM; or
 - a copy of the application and public notice shall be sent to each landowner whose property adjoins the subject land.
 - (b) The applicant shall pay to the municipality a fee equal to the costs associated with the public advertisement.
 - (3) *Application fees.* - an applicant for a development permit shall pay an application fee in accordance with the fee schedule established by annual review and resolution of Council.
 Separate fees may be charged for each type of permit (Permitted use, discretionary use, accessory use etc.) These fees shall be in addition to any fee required by clauses (1) and (2) above. The fee schedule shall not include the fee for a Development Appeal, which is regulated by Section 98 of *The Planning and Development Act, 1983*.
 - (4) *Appeal of Refusal of Council* - As described in Section 96(4) of the Act, 1983, there is no appeal of a refusal by Council to rezone an applicant's land or to issue an approval for a proposed discretionary use or a discretionary form of development. Appeals of other decisions of Council or the Development Officer are only allowed if authorized by the Act.

2.8 Application of Overlay Zones

- (a) The overlay zones shall be in addition to all other zones where they are applied so that any parcel of land lying in an overlay zone shall also lie in one or more of the other zones provided for by this Bylaw. The effect is to create a new zone which has the characteristics and limitations of the underlying zones, together with the characteristics and limitations of the overlay zone.
- (b) Unless specifically exempted, the regulations, standards and criteria of the overlay zones shall supplement and be applied in addition to but not instead of any regulations, standards and criteria applicable to the underlying zone.
- (c) In the event of conflict between the requirements of any overlay zone and those of the underlying zone, the overlay requirements shall apply.

2.9 Offenses and Penalties

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

SECTION 3 - GENERAL REGULATIONS

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

3.1 Development on Environmentally Sensitive Lands

- (1) Where a proposed development of a new use and any required access driveway is located within 150 metres of an area defined as environmentally sensitive land in the BPS or as an Environmentally Sensitive (ES) Overlay District on the Zoning Map, council may require the applicant to submit sufficient topographic or other information. This will be used to determine if the development will be within 50 metres of any slopes that may be unstable, or within any river or stream flood plain, or other land that may be subject to flooding. If the proposed development will be within 150m. of any public well or private or public dam which is licensed by the Saskatchewan Watershed Authority, and identified in the BPS, council may also require additional information from the applicant to ensure that the existing water supplies will not be jeopardized.
- (2) Council may require that before a permit may be issued, the applicant shall submit a report prepared by a professional who is competent to assess the suitability of the site for a development described in clause (1), and which in the opinion of council, shows that the proposed site and development is suitable with respect to the following :
 - the potential for flooding up to a 1 in 500 flood elevation, or such lower elevation as may be suitable for the proposed use or building,
 - the potential for slope instability,
 - the required mitigation measures to develop in areas of high water table, near public wells, waste disposal sites or a private or public dam which is licensed by the Saskatchewan Watershed Authority, and identified in the BPS
- (3) Identified actions for hazard avoidance, prevention, mitigation or remedy for any development proposed in an ES Overlay District may be incorporated as special conditions of a development permit. Where such special conditions conflict with any other regulation of this Bylaw, the special conditions shall take precedence. Council shall refuse a permit for any development for which, in council's opinion, the proposed actions are inadequate to address the adverse affects or may result in excessive costs for the municipality.

3.2 One Principal Building or Use Permitted on a Site

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

- (a) Public utility uses;
- (b) Institutional uses;
- (c) Agricultural uses.
- (d) Accessory uses as specifically provided for in this bylaw.

3.3 Mobile Homes

- (1) Wherever a dwelling is allowed, it may be in the form of a mobile home only where attached to a permanent foundation to the satisfaction of the Development Officer, prior to occupancy.

- (2) Each mobile home shall comply with the Canadian Standards Association document CAN/CSA - 240.2.1-M86 "Structural Requirements for Mobile Homes"

3.4 Non-Conforming Buildings, Uses and Lots

- (1) Any lawful use of land, an existing building or of any building lawfully under construction at the date of approval of this Bylaw, although such use or building does not conform to the regulations of this Bylaw, shall be carried on in accordance with the provisions of Sections 113 to 118 inclusive, of the Act.
- (2) No existing use or building shall be deemed to be non-conforming by reason only of the conversion of this Bylaw from the Imperial System of measurement of the Metric System of measurement where such non-conformity is resultant solely from such change and is reasonably equivalent to the metric standard herein established.
- (3) No existing site shall be deemed to be non-conforming to the bylaw regulations despite its dimensions or area failing to at least equal the standards prescribed for proposed sites in the zoning district in which it is located. Development proposed on such sites shall still be required to conform to all relevant bylaw regulations.

3.5 Signs and Billboards

- (1) *Minor and Temporary Signs*
 - (a) Temporary signs and real estate signs are permitted only as long as the temporary condition exists for the property, in Council's opinion.
- (2) *Signs Along a Highway*
 - (a) 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 2 shall not apply.
- (3) *Signs Other Than in a Highway Sign Corridor*
 - (a) Any sign located in other than a highway sign corridor, may only advertise agricultural commercial uses, or home based businesses, the principal use of an adjoining site or the principal products offered for sale on the adjoining site.
 - (b) A maximum of 2 advertising signs are permitted on any site, or quarter section and each sign shall be no larger than 3.5 sq. m and no higher than 6 m in total height.
 - (c) Government signs, memorial signs and directional signs which bear no advertising, including traffic control, no trespassing, hunting restriction and similar signs, are exempt from restriction.
 - (d) Temporary signs and real estate signs are permitted only as long as the temporary condition exists for the property in Council's opinion.
 - (e) Billboard and other off site advertising signs are prohibited, except in a highway sign corridor.
 - (f) All private signs shall be located so that the safety of the public is not jeopardized.

3.6 Storage of Vehicles

- (1) Notwithstanding anything contained in this bylaw, no person shall use any site in any district, for the parking or storage outside of an enclosed building of more than 10 vehicles that are not in running order.
- (2) This Section shall not apply to wrecking yards for machinery, autos or trucks.
- (3) Council may require that such yards be screened from roadways or neighbouring properties by landscape features or fences or a combination thereof.

3.7 Linear Public Utilities

- (1) Linear public utilities shall be permitted uses in every zoning district, and unless otherwise specified by this bylaw, no minimum site area or yard requirements shall apply.
- (2) Where a linear will cross a municipal road, Council may apply such special design standards as it considers necessary to protect the municipal interest in the existing and future improvements to the road.

3.8 Solid and Liquid Waste Disposal Facilities

Development and maintenance of a solid or liquid waste disposal facility will be subject to the locational standards contained in Section 6.3.4 of the Basic Planning Statement and Table 2 of this bylaw, and to the following standards:

- (1) A buffer strip containing trees, shrubs or a berm shall be located surrounding a lagoon or sanitary landfill disposal area.
- (2) Any solid or liquid waste disposal facility may be fenced to a standard specified by Council.

3.9 Home Based Businesses

Home based businesses shall be subject to the following conditions:

- (1) The use is clearly accessory to the use of a farmstead as an agricultural operation or the dwelling unit as a private residence.
- (2) The operator of the business is a resident of the dwelling unit and, in the case of a farmstead only, up to 10 non-resident employees may be employed at the site. Where the business is of a building or service contractor, additional employees may be involved only at the client building site.
- (3) Except as specified in the required permit, no variation in the residential or residential farm character and appearance of the dwelling, accessory residential building, or land shall be permitted, except for permitted signs.
- (4) The permitted use shall be valid only during the period of time the property is occupied as the residence of the applicant for such permitted use.
- (5) All permits issued for home based business shall be subject to the condition that the permit may be revoked at any time if, in the opinion of the Council, the conditions under which the permit was originally issued are no longer met.

3.10 Bed-and-breakfast and Vacation Farms

Vacation farms and bed-and-breakfast homes subject to the following requirements:

- (1) Vacation farms shall be ancillary to an agricultural farm operation and located on the same site as a farmstead, and may include bed and breakfast, cabins, and overnight camping areas.
- (2) A maximum of five cabins shall be permitted as part of a vacation farm operation.
- (3) On-site signs shall be permitted according to Section 3.5. Off-site signs not exceeding 0.5 square metres (5 ft²) may be permitted at the discretion of council where necessary to provide directions from a highway to the operation.
- (4) Vacation farms and bed-and-breakfast operations may be licensed by the Local Health District, if so required.
- (5) Bed-and-breakfast operations shall be located in a single detached dwelling used as the operator's principal residence developed as a farmstead or residence, or located in a dwelling accessory to and established on the same site as the host principal residence.

3.11 Restrictions on residential development near an ILO

Despite any other provision of the Zoning Bylaw, no new residential or other use shown in Table 1 shall be located within the Location Separation Criteria of Table 1 unless council deems a lesser distance is acceptable using the same criteria in Section 5.3.5(2)d .

3.12 Restrictions on Development near Solid or Liquid Waste Facilities

Despite any other provision of the Zoning Bylaw, no new residential or other use shown in Table 1 of Section 5.3.8 shall be located within the Location Separation Criteria of that Table unless Council deems a lesser distance is acceptable using the same criteria in Section 5.3.5(2)d .

3.13 Demolition Permits for dwellings or water wells

Council may require the applicant for a Demolition Permit for a dwelling or water well to fill, grade, fence or follow other special conditions of the required Permit. Such conditions shall only be imposed for public and environmental safety.

SECTION 4 - ZONING DISTRICTS

4.1 Districts

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 Map as another district.

4.2 Boundaries

The boundaries of all zoning districts are shown on the maps entitled, "Zoning District Map" which are attached to, and form a part of this bylaw. Unless otherwise shown on the map, the boundaries of the said districts are site lines, centre lines of streets, lands, roads or such lines extended and the boundaries of the municipality.

4.3 Regulations

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

SECTION 5: A - AGRICULTURAL DISTRICT

INTENT: to implement the Goals, Objectives and Policies of the Basic Planning Statement by protecting high quality agricultural land and natural resources in the R.M.

5.1 PERMITTED USES

Subject to Section 3.11, the following uses are permitted in this district:

- (1) *Agricultural Principal Uses*
 - (a) Field crops.
 - (b) Pastures for the raising of livestock, excluding I.L.O.s.
 - (c) Farmsteads located on a minimum site of one quarter section.
- (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 sale direct to the consumer of crops grown by the agricultural operation.
 - (c) Orchards and vegetable, horticultural or fruit gardens, where accessory to a farmstead or existing residence.
 - (d) Private garages, sheds, and buildings accessory to any single detached dwelling on the site.
 - (e) Beehives and honey extraction facilities.
 - (f) Minor facilities for the preparation for sale of crops grown by the agricultural operation.
 - (g) Fish farming.
- (3) *Resource based principal uses* - including accessory buildings and uses:
 - (a) Petroleum exploration wells or extraction wells and related facilities which are not proposed in an Environmentally Sensitive (ES) Overlay Zone.
 - (b) Pipelines and related facilities which are not proposed in an Environmentally Sensitive (ES) Overlay Zone.
 - (c) Metallic or non-metallic mineral mines or extraction facilities.
 - (d) Gravel pits which are more than 0.4 km. from a dwelling.
- (4) *Other principal uses*, including accessory uses and buildings, but not including a residence:
 - (a) Places of worship, cemeteries, institutional uses and facilities.
 - (b) Radio, television and microwave towers.
 - (c) Public parks and public recreational facilities.
 - (d) Historical and archaeological sites, and wildlife and conservation management areas.
 - (e) Linear Public utilities, excluding solid and liquid waste disposal sites.
 - (f) Municipal facilities.

5.2 DISCRETIONARY USES

Subject to Section 3.11, the following uses are discretionary in this district:

- (1) *Agricultural principal uses:*
 - (a) Intensive livestock operations subject to Section 5.4.
 - (b) Intensive agricultural operations-

- (2) *Residential uses:*
 - (a) Any residence or farmstead on a site of less than a quarter section.
 - (b) Residences accessory to a discretionary use.
- (3) *Commercial Principal Uses:*
 - (a) Agricultural product processing.
 - (b) Agricultural equipment, fuel, and chemical supply establishments.
 - (c) Agricultural service and contracting establishments.
 - (d) Grain elevators and related uses.
 - (e) Gravel pits and gravel crushing operations.
 - (f) Machine shops and metal fabricators.
 - (g) Machinery auto wrecking yards.
 - (h) Petroleum or mineral processing facilities.
 - (i) Recreational commercial uses - including sports arenas, golf courses, tourist campsites, and other similar uses.
 - (j) Vehicle storage yards.
 - (k) Restaurants
 - (l) Service Stations
- (4) *Accessory uses:*
 - (a) Vacation farms, where accessory to a farmstead on the same site.
 - (b) Bed-and-breakfast homes, where accessory to a farmstead or residence, on the same site.
 - (c) Home based businesses, where accessory to a farmstead or residence, on the same site.
 - (d) Major agricultural related commercial or food processing uses accessory to a farmstead, and located on the same site.
- (5) *Resource based principal uses including accessory buildings and uses:*
 - (a) Petroleum exploration wells or extraction wells and related facilities which are proposed in an Environmentally Sensitive (ES) Overlay Zone.
 - (b) Pipelines and related facilities which are proposed in an (ES) Overlay Zone.
 - (c) Gravel pits which are less than 0.4 km from a dwelling unless council deems a lesser distance is acceptable using the same criteria in Section 5.3.5(2)d .
- (6) *Other Principal Uses:*
 - (a) Institutional uses and facilities, which include residences.
 - (b) Airports and private airstrips.
 - (c) Non-linear public utilities, including solid or liquid waste disposal facilities and soil farms for the rehabilitation of contaminated soils.

5.3 DISTRICT REGULATIONS

5.3.1 Subdivision:

The subdivision of any land within the Agricultural District is subject to the policies contained in the Basic Planning Statement, (eg. Sections 3.3 (agricultural), 4.3 (business) and 5.3 (residential) and other policies as appropriate).

5.3.2 Site Requirements:

- (1) Sites for a principal use shall comply with the following:
 - (a) A quarter section, or portion thereof located within this district, may contain a maximum of 2 subdivided sites for a principal use, other than a use referred to in subsection (2).
 - (b) The minimum site frontage shall be 30 metres.
 - (c) A residential site shall not be less than 0.8 hectares (2 acres) or more than 8 hectares (20 acres) in size.
 - (d) A non-residential site shall not be less than 0.4 hectares (1 acre) in size.
 - (e) Except for livestock wintering facilities and PMU operations, which shall have a minimum area per animal unit according to the guidelines of Saskatchewan Agriculture and Food , a pasture for raising of livestock, shall be not less than 0.6 hectare (1.5 acres) for each animal unit held thereon.
- (2) One additional site may be created per quarter section for:
 - (a) *Resource based principal uses* approved under Section 5.1 or 5.2;
 - (b) *Other principal uses* approved under Section 5.1 or 5.2;
 - (c) *Permitted or discretionary uses* where the site to be created is physically separated from the

5.3.3 Access:

- (1) Development of a farmstead, residence, commercial use, institutional use, or other development which in Council's opinion, requires public access is prohibited unless the site abuts a developed road.
- (2) 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 arrangements have been made with council to provide for the construction of the road on a registered right of way to a standard approved by council.
- (3) A subdivision shall not be approved unless, the proposed sites and the remainder of the sites being subdivided abuts, or has frontage on a developed road, including any road to be registered and developed under a signed servicing agreement.

5.3.4 Farmsteads

- (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 for employees or business 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 I.L.O. (unless approved as an I.L.O.).
 - (d) Buildings for permitted accessory and ancillary uses.
- (2) A farmstead which contains a residence proposed for subdivision as a separate site shall contain enough land area to provide its own water supply and waste disposal system.

5.3.5 Building Setback Requirements:

- (1) The minimum setback of buildings including dwellings from the centerline of a developed road, municipal road allowance, or provincial highway shall be 45 metres (148 ft).
(Note: A greater distance may be required by the Department of Highways and Transportation near a provincial highway.)
- (2) No dwelling shall be located within:
 - (a) the separation distance to an intensive livestock operation as regulated in Section 5.4.1.
 - (b) the separation distance to a solid or liquid waste disposal facility as regulated in Section 5.4.4.
 - (c) 305 metres (1000 ft) from a honey processing facility.
 - (d) council may accept a lesser minimum separation distance to the above operations than required by clauses (a), (b), and (c), as a special standard in the issuing of a development permit, where the applicant submits a written agreement to Council between the land owner of the dwelling and the owner of the operation relating to such lesser distance. Council will maintain a register of all such agreements and shall caveat such agreement pursuant to Section 3.3.3 of the BPS.
 - (e) 305 metres (1000 ft) to a non-refrigerated anhydrous ammonia facility licensed by the Department of Corrections and Public Safety.
 - (f) 610 metres (2000 feet) to a refrigerated anhydrous ammonia facility licensed by the Department of Corrections and Public Safety.
- (3) No dwelling or other building shall be located within the approach surface for any airport or airstrip.

5.4 SPECIFIC DEVELOPMENT STANDARDS FOR DISCRETIONARY USES

5.4.1 Intensive livestock operations:

- (1) Council is governed by the location policies contained in the Basic Planning Statement, Section 3.3.3 in the issuing of a discretionary approval for an I.L.O.
- (2) Any operation involving the raising of animals shall be considered an I.L.O. for the purpose of this bylaw if it:
 - (a) requires a permit for an Intensive Livestock Operation from provincial authorities under the *Agricultural Operations Act* and any amendment thereto or replacement thereof;
 - (b) will contain more than 100 animal units which are Cattle, Horses or Domesticated Ungulate animals on a quarter section or less of land;
 - (c) will contain more than 50 animal units which are Poultry, Sheep, Goats or Hogs on a quarter section or less of land;
 - (d) is an expansion of an existing ILO;
 - (e) involves the alteration of animal species in an existing ILO, or
 - (f) is a Game Farm as regulated by Saskatchewan Agriculture and Food.
- (3) Approval of an intensive livestock operation shall be for a specific maximum number of animal units

specified by council as a condition of the development permit. A new discretionary approval shall be required to expand the intensive livestock operation, or to substantially alter the species of animals in the operation.

Standards for Minimum ILO Separation Distances (Table 1)

Development	Animal Units				
	10-49	50-299	300-499	500-2000	>2000
Residence, tourist accommodation	305 m	305 m	400 m	1600 m	1600 m
Residential subdivision, hamlet or village with <100 population or campground	400 m	400 m	800 m	1600 m	1600 m
Village 100 or more population	400 m	800 m	1200 m	2400 m	2400 m
Town	800 m	1200 m	1600 m	2400 m	3200 m

(Distances are measured between livestock facilities and building development)

- (4) All Non-Intensive Livestock Operations (those which do not require an ILO Permit from SAFRR), including those which are under 300 Animal Units as shown on Table 1, are prohibited from mechanically spreading or dumping manure within 300 m of a neighbouring dwelling or inside an Environmentally Sensitive Overlay District. The prohibition in this Subsection shall not apply in the case of an existing Operation which qualifies under this Bylaw and the Act as a legal, Non-Conforming Use.
- If the neighbour and the owner of the Operation agree in writing to the manure spreading or dumping within the 300 m distance, Council will consider the agreement and may approve the reduced distance as a Discretionary Use, using the provisions of Section 5.4.1(4).

0.0.1 Intensive agricultural operations

- (1) 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, which supply shall be sufficient to meet the needs of that operation without detrimental effects on the supply or ground water used by neighbouring properties.
- (2) The operation may include a farmstead or dwelling on the same site subject to Section 5.3.2.

0.0.2 Keeping of Animals on residential sites other than farmsteads.

- (1) Two (2) large animals (horses or cattle) will be permitted on a site of at least 2 hectares (5 acres). Four (4) large animals will be permitted on a site of at least 4 hectares (10 acres) site. For each additional 1.2 hectares (3 acres), one (1) 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.
- (2) Animals shall not be pastured within 15 metres (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 metres (100 feet) of a property line.

0.0.3 Solid and liquid waste disposal facilities:

Development and maintenance of a solid or liquid waste disposal facility shall be subject to Section 6.3.4 of the Basic Planning Statement, Section 3.8 and the following Table:

Table 2: Minimum Separation Distances Relating to Solid and Liquid Waste Disposal Facilities

Other Uses	Solid Waste Facility	Liquid Waste Facility
Single residence, tourist Accommodation	800 m	300 m
Intensive country residential subdivision or hamlet or urban municipality	1.6 km	600 m
Commercial or industrial use	300 m	300 m

5.4.5 Home based businesses:

- (1) shall comply with Section 3.9
- (2) council may apply special standards in the issuing a development permit limiting the size of operation, buildings used for the operation, and number of non resident employees. Any increase in the operation as applied for or approved shall require a new discretionary approval.

5.4.6 Vacation farms and bed-and-breakfast homes:

- (1) shall comply with Section 3.10
- (2) council may apply special standards in the issuing a development permit limiting the number of rooms, cabins or camping spaces that may be permitted in conjunction with the operation.

5.4.7 Commercial uses:

- (1) Where accessory to a farmstead, council may apply special standards as a condition of discretionary approval limiting the size of operation, buildings used for the operation, and number of non resident employees.
- (2) An increase in the area of land for a commercial use, or the number or size of buildings used for the commercial operation, shall require a development permit subject to discretionary approval by council.
- (3) Council may require special standards for the location, set back or screening of any area devoted to the outdoor storage of machinery, vehicles, or vehicular parts in conjunction with a commercial operation including any salvage or vehicle storage yard.

5.4.8 Campgrounds

- (1) The operator of a campground shall provide the development officer with a plan of the campground, identifying any buildings, uses of land and the location of all roadways and trailer coach or tent campsites with dimensions. The addition or rearrangement of campsites, the construction or moving of buildings, the material change in use of portions of land, or the filling or clearing of land shall require a development permit, and the operator shall submit for approval an amended plan incorporating the development.
- (2) A campground shall have within its boundaries a buffer area abutting the boundary of not less than 4.5 metres which shall contain no buildings.
- (3) The operator of a campground shall designate a campsite for each trailer coach or tent party, which shall be less than 150 square metres in area with its corners clearly marked.
- (4) No portion of any campsite shall be located within a roadway or required buffer area.
- (5) Each campsite shall have direct and convenient access to a developed roadway, which is not located in any required buffer area.
- (6) Each trailer coach shall be located at least 4.5 metres from any other trailer coach, and each campsite shall have dimensions sufficient to allow such location of trailer coaches.
- (7) The space provided for roadways within a campground shall be at least 7.5 metres in width. No portion of any campsite, other use or structure shall be located in any roadway.
- (8) No trailer coach shall be stored on any campsite when the campground is not open.

- (9) A campground may include as ancillary uses a laundromat or a confectionary designed to meet the needs of the occupants of the campsites, and one single detached dwelling for the accommodation of the operator.
- (10) The Public Health Act and the Regulations passed thereunder, shall be complied with in respect to all operations and development of the campground.

5.4.9 Solid and Liquid Waste Disposal Facilities

- (1) Development and maintenance of a solid or liquid waste disposal facility shall be subject to Section 3.8.

5.4.10 Home based businesses:

- (1) shall comply with Section 3.9
- (2) no home based business in this district shall include auto body repair or repainting operations.
- (3) no heavy construction or industrial equipment or supplies shall be stored on any site for a home based business in this district.
- (4) council may apply special standards in the issuing a development permit limiting the size of operation, and buildings used for the operation. Non resident employees are not permitted in this district. Any increase in the operation as applied for or approved shall require a new discretionary approval.

5.4.11 Bed-and-breakfast homes:

- (1) shall comply with Section 3.10
- (2) 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.

SECTION 6: HAMLET DISTRICT

INTENT: To accommodate higher density residential, limited commercial or industrial and recreational development in the two Hamlet areas (near Rocanville and Ste. Marthe).

6.1 PERMITTED USES

Subject to Section 3, the following uses are permitted in this District:

- (1) Residential Principal Uses
 - Single detached dwellings,
 - Duplex dwellings
 - Semi-detached dwellings
- (2) Service, Recreational and Institutional Uses
 - Offices of physicians, dentists, and similar professional occupations
 - Churches, educational, medical, religious and cultural institutions
 - Lodges, fraternal organizations
 - Cemeteries
 - Public sports fields, parks and other similar uses
 - Post Offices
 - Linear Public utilities, excluding solid and liquid waste disposal sites.
 - Community Halls
- (3) Accessory uses and buildings
 - Private garages, sheds, and buildings accessory to any single detached, Duplex Semi-detached or Bare land Condominium dwelling

6.2 DISCRETIONARY USES

Subject to Section 3, the following uses are discretionary in this district:

- Bare land Condominiums
- Bed-and-breakfast homes
- Home based businesses
- Commercial Uses (see BPS Section 5.3.1)
- Industrial Uses (see BPS Section 5.3.1)

6.3 DISTRICT REGULATIONS

6.3.1 Subdivision and Site Development Requirements:

- (1) Separate sites for the permitted uses in this District shall comply with the following:

- Single detached dwellings - Minimum site area – 464.5 sq. m (5000 sq. ft.) where the site is served by a lane, otherwise 557.4 sq. m (6500 sq. ft.)
- Semi-detached and Duplex dwellings - Minimum site area – 557.4 sq. m (6000 sq. ft.) where the site is served by a lane, otherwise 650.3 sq. m (7000 sq. ft.)
- All other uses - Minimum site area – 464.5 sq. m (5000 sq. ft.) where the site is served by a lane, otherwise 557.4 sq. m (6500 sq. ft.)
- Single detached dwellings - Minimum site frontage – 15.3 m (50 ft) where the site is served by a lane, otherwise 19.8 m (65 ft)
- Semi-detached and Duplex dwellings - Minimum site area – 18.3 m (60 ft) where the site is served by a lane, otherwise 21.3 m (70 ft).
Minimum front yard – 6 meters (20 ft).
- Minimum side yard – 1.5 meters (5 ft)
- Minimum rear yard -6 meters (20 ft)
- All outdoor storage areas or compounds shall be screened from view, and shall require the approval of Council to ensure that they will be safely located and do not conflict with other uses in this District or with uses in an adjoining District.
- (2) All accessory buildings with a door or doors opening onto a street or lane shall be located a minimum of 1.2 m (4 ft) from the site line abutting the street or lane.

6.3.2 Keeping of Animals on residential sites in this District

Other than domestic pets, no animals shall be allowed on any site in this District.

SECTION 7: CR-COUNTRY RESIDENTIAL DISTRICT

INTENT: To allow a limited variety of non-farm residential uses on lower density sites, which will integrate into the existing rural community. To implement the Intent of this District, Council shall ensure that new residences will only be allowed in this District at location-sensitive sites (to protect the natural environment, and particularly the water resource), which will not conflict with other adjoining uses and which will not be prohibitively difficult or costly to service.

7.1 PERMITTED USES

Subject to Sections 3.1, 3.10, 3.11 and other relevant portions of Section 3, the following uses are permitted in this District:

- (1) Residential Principal Uses
 - Single detached dwellings
 - Open space and park uses on Municipal Reserve
 - Recreational uses and public buildings on Municipal Reserve
- (2) Accessory Uses and Buildings
 - Private garages, sheds, and buildings accessory to any single detached or bare land condominium dwelling

7.2 DISCRETIONARY USES

Subject to Section 3.1, 3.10, 3.11 and other relevant portions of Section 3, the following uses are discretionary in this district:

- Bare land Condominiums
- Bed-and-breakfast homes, where accessory to a residence, on the same site.
- Home based businesses, where accessory to a residence, on the same site.

7.3 DISTRICT REGULATIONS

7.3.1 Subdivision and Site Development Requirements:

- (1) Separate sites for single detached dwellings and bed-and-breakfast homes shall comply with the following:
 - Minimum site area – 1.2 hectares (3 acres)
 - Minimum front yard -45 meters (150 feet) where development (including accessory buildings)

abuts R.M. and Provincial roads. Council may exempt a proposed development from this requirement or reduce the minimum setback, where in the opinion of Council, compliance with it would be impractical or too costly for the applicant and the exemption or reduction is in the public interest.

- Minimum front yard - 15 meters (50 feet) where development (including accessory buildings) is serviced by an internal subdivision road
 - Minimum side yard -6 meters (20 feet)
 - Minimum rear yard -6 meters (20 feet)
- (2) Separate sites for bare land condominium dwellings shall comply with the following:
- Minimum site area – to be negotiated with Council on a case-by-case basis
 - Maximum site area - to be negotiated with Council on a case-by-case basis
 - Minimum front yard - 45 meters (150 feet) where development (including accessory buildings) abuts R.M. and Provincial roads. Council may exempt a proposed development from this requirement or reduce the minimum setback, where in the opinion of Council, compliance with it would be impractical or too costly for the applicant and the exemption or reduction is in the public interest.
 - Minimum front yard - 15 meters (50 feet) where development (including accessory buildings) is serviced by an internal subdivision road
 - Minimum side yard -6 meters (20 feet)
 - Minimum rear yard -6 meters (20 feet)
- (3) Separate sites for open space, park and recreational uses and public buildings on Municipal Reserve shall comply with the following:
- Minimum site area - none
 - Maximum site area - none
 - Minimum front yard - 45 meters (150 feet) where development (including accessory buildings) abuts R.M. and Provincial roads. Council may exempt a proposed development from this requirement or reduce the minimum setback, where in the opinion of Council, compliance with it would be impractical or too costly for the applicant and the exemption or reduction is in the public interest.
 - Minimum front yard - 15 meters (50 feet) where development (including accessory buildings) is serviced by an internal subdivision road
 - Minimum side yard -6 meters (20 feet)
 - Minimum rear yard -6 meters (20 feet)
- (4) Existing Sites and Sites which are registered after this Bylaw comes into force.
- No further subdivision of the original residential lot shall be permitted. Council may at its discretion permit minor lot line adjustments, however, such adjustments shall not create an additional lot.

7.3.2 Legal Access:

- (1) Development of a dwelling, bed and breakfast home, or bare land condominium development is prohibited unless the site abuts a developed road. In the case of a bare land condominium development, only the outer portion of the land to be owned by the condominium corporation requires this legal access, not the separate bare land units.
- (2) 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.
- (3) A subdivision shall not be recommended for approval by Council unless the proposed sites and any unsubdivided remnant of the land being subdivided has frontage on a developed road, including any road which is required to be registered and developed as a public road under a signed servicing agreement.

7.3.3 Keeping of Animals on residential sites in this District:

- (1) Two (2) Animal Units will be permitted on a site of at least 2 hectares (5 acres) in size, and 2 additional Animal Units will be permitted for each incremental increase of 2 hectares (5 acres) in the site size. All other animals shall be limited to domestic pets of the residents of the site, but in no case shall these numbers exceed that equal to one Animal Unit as defined in Part II.
- (2) Animals shall not be pastured within 15 metres (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 metres (100 feet) of a property line or well for potable water.

7.3.4 Home based businesses:

- (1) shall comply with Section 3.8

7.3.5 Bed and breakfast Homes:

- (1) shall comply with Section 3.9

SECTION 8: ES - ENVIRONMENTALLY SENSITIVE OVERLAY DISTRICT

INTENT: To protect Environmentally Sensitive land from unsuitable development. Council recognizes the importance of protecting an adequate supply of surface and groundwater for the benefit of all residents and landowners. There are certain other areas near waste disposal sites, sewage lagoons, wetlands or gravel pits, for example which should not be developed due to hazards like potential pollution of water supplies, flooding or site instability. Council shall use the following list and regulations in making decisions on proposed new developments in or near environmentally sensitive land

8.1 PERMITTED USES

In addition to the uses allowed in the Zoning District, which underlies the ES District, the following are Permitted Uses:

Principal uses, including accessory uses and buildings, but not including a residence:

- Cemeteries, institutional uses and facilities.
- Public parks and public recreational facilities.
- Historical and archaeological sites, and wildlife and conservation management areas.

8.2 DISCRETIONARY USES

- Radio, television and microwave towers.
- Linear Public utilities, excluding solid and liquid waste disposal sites.
- Municipal facilities.

8.3 DISTRICT REGULATIONS

All the Regulations of the District, which underlies the ES District, shall be used by Council as a guideline in establishing conditions, which may be applied to location-sensitive Development Permits for the specific use being requested.

8.4 AREAS WITHIN THE ES OVERLAY DISTRICT

- All land shown in the Environmentally Sensitive Overlay District on the Zoning Map;
- All land owned by Saskatchewan Environment and Resource Management or Saskatchewan Agriculture and Food, which is not currently leased for agricultural uses.
- All land within 150 metres of any of the public wells shown on the Zoning Map;
- All land within 457 metres of the waste disposal site shown on the Zoning Map;
- All land within 300 metres of the sewage lagoons shown on the Zoning Map.

8.5 METHOD OF APPLICATION

Council shall use Section 3.1 of this Bylaw in dealing with requests for new development in this Overlay District.

SECTION 9: ME – MINERAL EXTRACTION OVERLAY DISTRICT

INTENT: To protect mineral extraction land from unsuitable development which would result in greater land use conflict. Council recognizes the importance of protecting mineral extraction uses from encroachment for the benefit of all residents and landowners. There are certain other areas near potash mines or possible oil and gas uses, for example which should not be developed due to the risk to people and property. Council shall use the following use provisions and regulations in making decisions on proposed new developments in or near mineral extraction land.

9.1 PERMITTED USES

In addition to the uses allowed in the Zoning District, which underlies the ME Overlay District, the following are Permitted Uses:

Principal uses, including accessory uses and buildings, but not including a residence:

- Cemeteries, institutional uses and facilities.
- Public parks and public recreational facilities.
- Historical and archaeological sites, and wildlife and conservation management areas.

9.2 DISCRETIONARY USES

- Radio, television and microwave towers.
- Linear Public utilities, excluding solid and liquid waste disposal sites.
- Municipal facilities.

9.3 DISTRICT REGULATIONS

All the Regulations of the District, which underlies the ME District, shall be used by Council as a guideline in establishing conditions, which may be applied to location-sensitive Development Permits for the specific use being requested.

9.4 AREAS WITHIN THE ME OVERLAY DISTRICT

All land shown in the Mineral Extraction Overlay District on the Zoning Map, consisting of:

- (a) surface land owned or leased by a potash company upon which the actual mining facility is situated (the "Core Area") and any surface land contiguous to the Core Area that is owned or leased by the potash company;
- (b) surface land owned or leased by an oil or gas company; and
- (c) land which is approved by Saskatchewan Industry and Resources for oil or gas extraction purposes.

9.5 METHOD OF APPLICATION

(a) Council shall use Section 3 of this Bylaw in dealing with requests for new development in this Overlay District. The Development Officer shall circulate any new development proposal in the Overlay District to neighbouring landowners and other parties (e.g. Provincial or National Departments/Agencies) for comment. Such parties may choose to comment at their discretion, before the Development Officer or Council, as the case may be, makes a decision on the proposal. Such parties are not required to comment.

(b) Potash Development

The regulations contained in Section 8.6 shall be used to ensure adequate separation distances between potash operations and other uses. Council shall determine which uses may conflict with this industry.

(c) Oil and Gas Development

The regulations contained in Section 8.6 shall be used to ensure adequate separation distances between oil and gas operations and other uses which may conflict with this industry or land which should not be developed due to problems with air quality or proximity to pipelines, oil batteries etc. Council shall determine which uses may conflict with this industry.

9.6 Separation Distances between Potash or Oil and Gas Development and Other Uses

To minimize conflict between potash or oil and gas operations and surrounding land uses, the following separation distances shall be adhered to. However, the separation distances may be altered by Council as a condition of a permitted or discretionary use permit where authorized by the Zoning Bylaw.

Council may approve a separation distance that is up to 25% less than the relevant separation distance shown in Table 3 below, where the applicant submits a copy of a signed agreement between the owner of the potash or oil and gas operation, the owner of the other development and the hamlet board or urban Council, agreeing to the reduced separation distance. Such agreements must contain a provision that the parties to the agreement will caveat the agreement to the titles of all affected land owned by, or within the jurisdiction of, both parties. Where such agreements are made, Council shall be a party to the agreement and may use Section 215 of The Planning and Development Act, 1983 to caveat the agreement to the title of the affected lands.

Where the minimum separation distance would not be sufficient, but the potential land use conflict would be reduced to acceptable levels or eliminated with a greater separation distance, Council may require more separation than shown in Table 3. This would only apply where an unacceptable land use conflict would

result between existing or future operations and developments as shown on the Land Use Concept Map in this Basic Planning Statement (e.g. in situations where in Council's opinion, the higher intensity of nearby development increases the potential for land use conflict and where a greater separation would reduce the conflict to acceptable levels).

**Minimum Separation Distances Relating to
Potash or Oil and Gas Operations (Table 3)**

Single dwelling, mobile home or tourist accommodation	2 km	1 km (sour gas wells) 100 m (other gas wells and oil wells)
Intensive country residential subdivision, hamlet or urban municipality	2 km	1 km (sour gas wells) 100m (other gas wells and oil wells)
Commercial or industrial use	800 m	300 m
Potash Development	NA	800 m
Oil and Gas Development	800 m	NA

PART II - 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: - a use customarily incidental, subordinate, and exclusively devoted to the principal use or building and is located on the same site with such principal use or building.

Act: - *The Planning and Development Act, 1983*, as amended.

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

Animal Unit (A.U.): - 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	All	7
Cattle	Cows and bulls	1
	Feeder cattle	1.5
	Replacement heifers	2
	Calves	4
Horses	Colts and ponies	2
	other horses	1
Bison	Cows and bulls	1
	Calves	4
Elk	Cows and bulls	5
	Calves	20
Does and bucks		8
Deer fawns		32

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

Applicant: - 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, 1983*.

Bed and Breakfast Home: - a dwelling unit, licensed as a tourist home under *The Tourist Accommodation Regulations, 1969*, in which overnight accommodation within the dwelling unit, along with one meal served before

noon, is provided to the travelling public for a charge.

Billboard: - a private free standing sign, including supporting structures, which advertises goods, products, services, organizations, or facilities that are available from, located on, or refer to, a site other than the site on which the sign is located, and which is greater than 2 square metres in facial area.

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

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

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

Campground: - the seasonal operation of an area of land managed as a unit, for temporary, short-term use by travellers and tourists as accommodation in tents, tent trailers, travel trailers, recreational vehicles or campers.

Council: - the Council of the Rural Municipality of Rocanville No 151.

Development: - the carrying out of any building, engineering, mining or other operations, in, on or over land, or the making of any material change in the use or intensity of the use of any building or land, including the demolition of a dwelling or a water well.

Development Officer - the R.M. Administrator

Development Permit: - a document authorizing a development issued pursuant to this bylaw.

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

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

Dwelling Unit: - 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. Environmentally sensitive land - land which has unique landforms, vegetation or wildlife or which is of historically or archaeological importance.

Farmstead: - a single site which includes the residence of the farm operator and those buildings or facilities which are related to the farm operation, and may include cropland and pastures,

Floor Area: - the maximum habitable area contained within the outside walls of a building, excluding in the case of a dwelling, any private garage, porch, veranda, sun lounge, unfinished basement, or attic.

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

Home Based Business: - an occupation carried on by the occupants of a farmstead or residence ancillary to a permitted use.

Highway Sign Corridor: - a strip of land parallel and adjacent to a provincial highway; where private signs may be permitted to advertise goods and services of local area businesses and attractions, as provided by regulations of the Department of Highways entitled "The Erection of Signs Adjacent to Provincial Highway Regulations, 1986", as may be amended from time to time.

Intensive Agricultural Operation: - A principal use that produces a crop that is grown in buildings or under

structures, using hydroponic techniques, or by use of intensive irrigation and fertilizer application, but not including an intensive livestock operation.

Intensive Livestock Operation (ILO): - the operation or facilities for rearing, confinement or feeding of poultry, hogs, sheep, goats, cattle, horses, or game animals in such numbers that requires a discretionary use permit under this bylaw.

Mobile Home: - a trailer coach:

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

Municipality: - the Rural Municipality of Rocanville No 151.

Non-Conforming Building: - a building:

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

Non-Conforming Use: - 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 zone district in which it is located.

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

Permitted Uses: - uses allowed as of right in a zoning district, subject to the regulations contained in this bylaw.

Principal Use: - the main activities conducted on a site.

Principal Building: - the main building in which the principal use of the site is conducted.

Public Road: - a road allowance or a legally surveyed road vested in the name of Department of Highways.

Public Utility: - any use which is defined as one of the three following categories:

- (i) public institution facilities
public facilities such as schools, hospitals, municipal buildings, recreational facilities, heritage sites and similar institutional uses or;
- (ii) linear
linear public utilities such as roads, communication, rail, power and natural gas lines and similar uses or;
- (iii) service utilities
potentially conflicting public utilities such as airports, microwave or communication towers, water reservoirs, sewage lagoons, solid waste and chemical can disposal facilities, gas compressors, electrical transformer station.

Quarter Section: - a quarter section as defined by the Township Plan of Survey of record in the Land Titles Office, exclusive of any registered road, road widening, or railway right of way, but including any partial quarter section defined on the Township Plan of Survey.

Reeve: - the Reeve of the Rural Municipality.

Residence: - a single detached dwelling on a site which is not used as a farmstead.

Rural Municipal Administrator: - the official administrator for the municipality pursuant to *The Rural Municipality Act, 1989*.

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

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

- (a) is a structure or any part thereof, or is attached to, painted on, or in any manner represented on a building;
- (b) is used to announce direct attention to, or advertised; and
- (c) is visible from outside the building.

Site: - an area of land with fixed boundaries and which has been registered in the Land Titles Office by Certificate of Title, and for which all portions of the land are consolidated under a single title.

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

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

Site Line, Side: - a site boundary other than a front or rear site line.

Street: - a public road or thoroughfare registered by plan of survey which affords the principal means of access to abutting property, but shall not include an easement or lane.

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

Subdivision: - a division of land, and includes a division of a quarter section into legal subdivisions as described in the Land Titles Act.

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

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

Vacation Farm: - 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:

- a) rental accommodation in the farm dwelling or adjacent private cabins comprising one or more rooms furnished to enable the preparation of meals if full board is not provided;
- b) 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.

Waste Disposal Facility; Liquid: - a facility to accommodate any waste which contains animal, mineral or vegetable matter in solution or suspension, but does not include a septic system for a single residence or farmstead, or a manure storage area for an intensive livestock operation.

Waste Disposal Facility; Solid: - a facility, not including a waste transfer station or a temporary storage facility, to

accommodate discarded materials, substances or objects which originated from residential, commercial, institutional and industrial sources which are typically disposed of in municipal or private landfills, but not including dangerous goods, hazardous waste or biomedical waste.

Wrecking Yard: - an area used for the dismantling or wrecking of machinery, autos or trucks.

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

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

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

Yard, Required: - the minimum yard required by a provision of this bylaw.

Yard, Side: - 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.

ADOPTION

This Bylaw is adopted pursuant *The Planning and Development Act, 1983*, and shall come into force on the date of final approval by the Minister of Government Relations. The Zoning Maps identified as Schedules A and B form part of this Bylaw. This Bylaw repeals all of Bylaw No. 3/86 (the Zoning Bylaw of the Lower Qu'Appelle Planning District) except for Zoning Map Sheets 2e to 2n inclusive, which are hereby redesignated as Zoning Maps 2a to 2j respectively.

Read a First time this 1st, day of February, 2005

Read a Second time this 1st, day of March, 2005

Read a Third time this 1st, day of March, 2005




Reeve

SEAL



Rural Municipal Administrator

Certified a True Copy of Bylaw No. 2-2005
passed by Resolution of Council on the
1st day of March, 2005



RM Administrator

SEAL



RM of Rocanville No. 151 Zoning District Map

Schedule A

Hamlet near Rocanville


Reeve


Administrator

Approved on the 19 day of
April, 2006

28

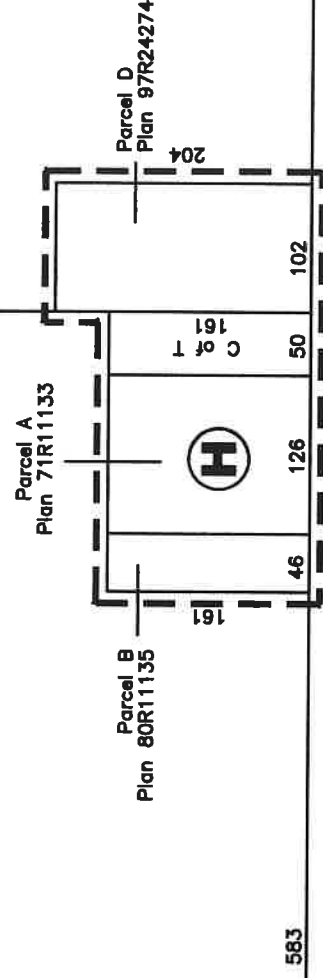
Note: All distances are in metres


Deputy Minister of GR
Assistant Deputy Minister

16-31-1

SW 1/4 28-16-31-1

SE 1/4 28-16-31-1



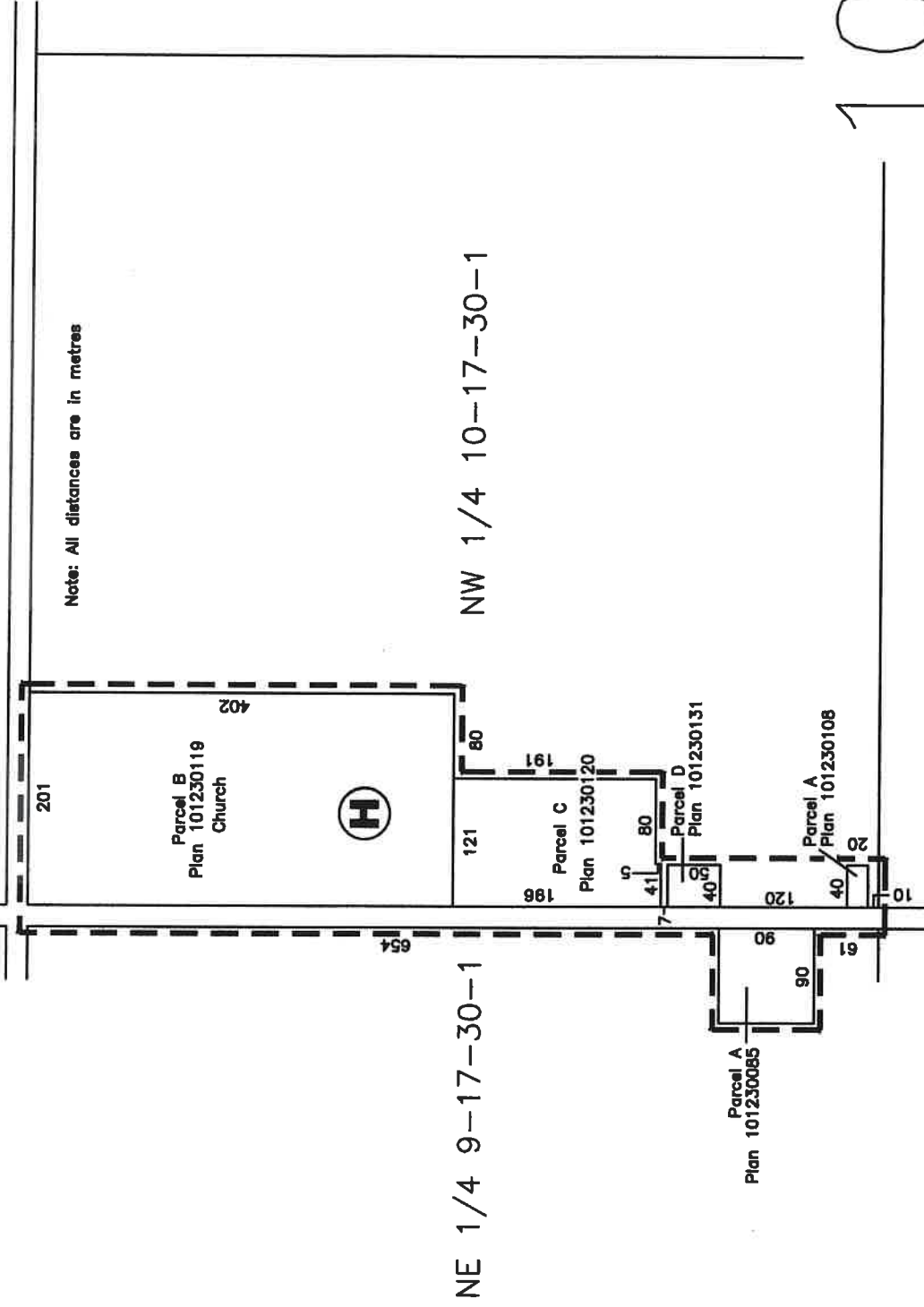
Town of Rocanville

Schedule B

Hamlet of Ste. Marthe

Hackworth
Administrator


Deputy Minister of GR
Assistant Deputy Minister



NW 1/4 10-17-30-1

NE 1/4 9-17-30-1

17-30-1

Rural Municipality of Rocanville No. 151

THIS IS THE ZONING DISTRICT MAP REFERRED TO IN
BYLAW NUMBER Z-2005 ADOPTED BY THE
RURAL MUNICIPALITY OF ROCANVILLE NO. 151

REEVE

ADMINISTRATOR

APPROVED ON THE 19 DAY OF April 2006

DEPUTY MINISTER OF GR

Assistant Deputy Minister

LEGEND

- Community Well
- Sewage Lagoon
- Waste Disposal Site
- Heritage Area
- Top of River/Stream Valley
- Roads
 - Gravel
 - Paved
- Railroads
- Rivers
- Lakes
- Urban or Hamlet Areas

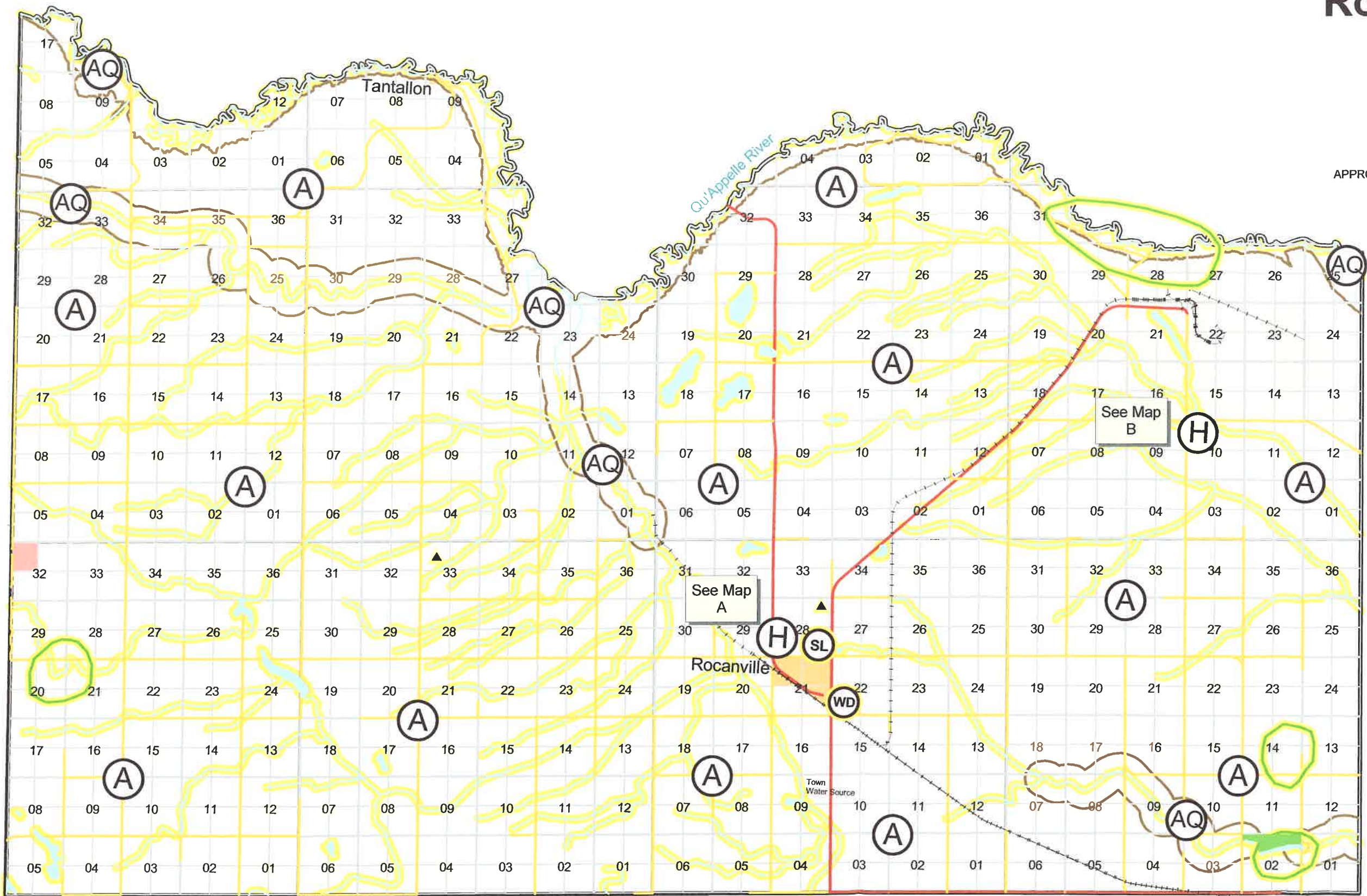
Overlay Zones

- Environmentally Sensitive Areas
- Mineral Extraction Area
- Treaty Land Entitlement Selection
- Welwyn Regional Park

Zoning Districts

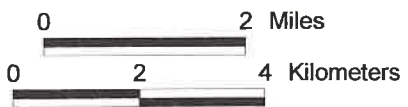
- A Agricultural
- H Hamlet
- AQ Agricultural Qu'Appelle
- CR Country Residential*

* No land currently zoned as such



Rge 33 Rge 32 Rge 31 Rge 30

1:120000



Professional Community
Planning Services Ltd.

January, 2005



Rural Municipality of Rocanville No. 151

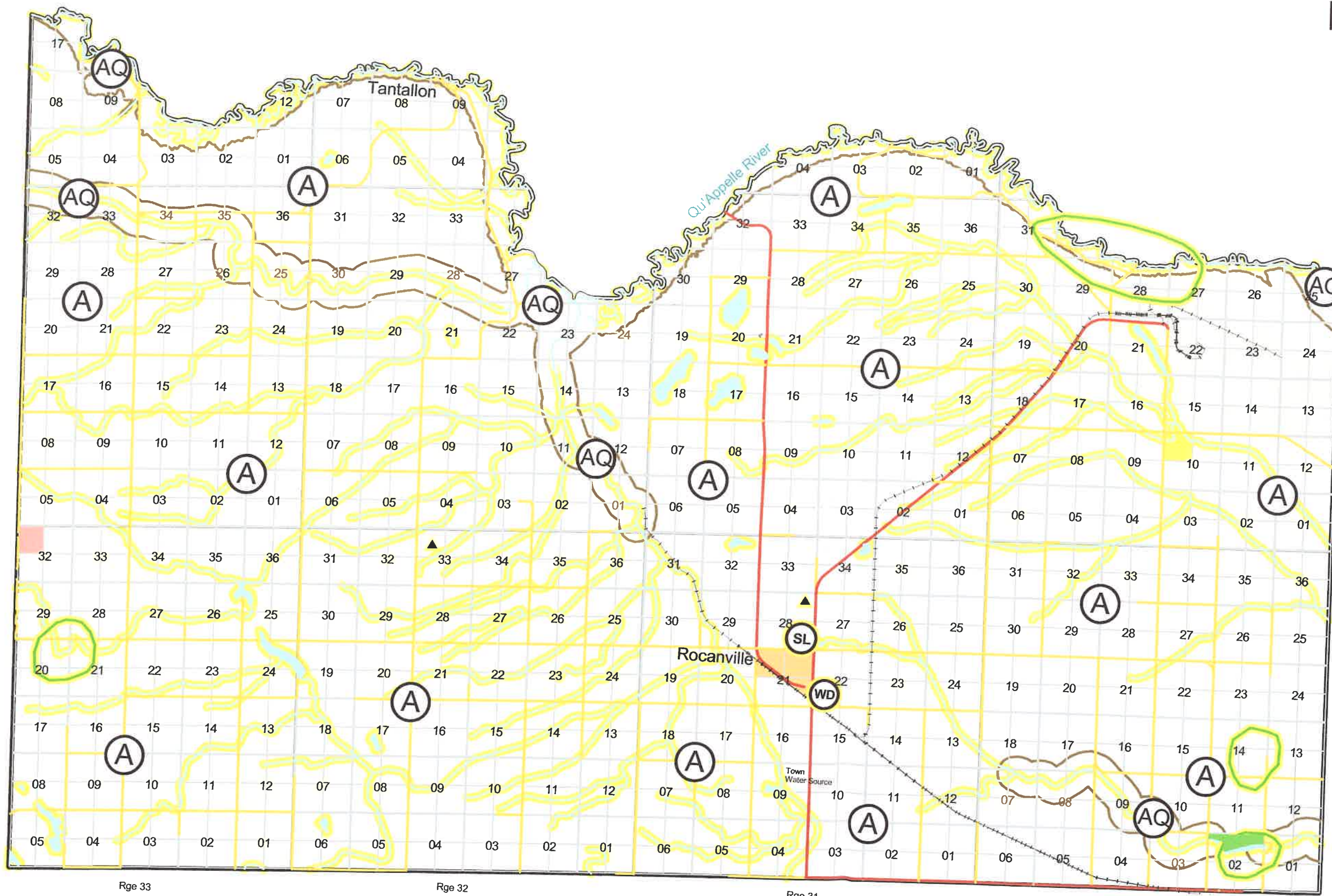
Basic Planning Statement Land Use Concept Map

THIS IS THE BASIC PLANNING STATEMENT REFERRED TO IN
SCHEDULE "A" FOR
BYLAW NUMBER 1-2005 ADOPTED BY THE
RURAL MUNICIPALITY OF ROCANVILLE NO. 151

[Signature]
REEVE
[Signature]
ADMINISTRATOR

APPROVED ON THE 17 DAY OF April 20 06

[Signature]
DEPUTY MINISTER OF GR
Assistant Deputy Minister



LEGEND

- ▲ Community Well
- ⊙ SL Sewage Lagoon
- ⊙ WD Waste Disposal Site
- ⬢ Heritage Area
- ⬢ Top of River/Stream Valley
- Roads
 - ⬢ Gravel
 - ⬢ Paved
- ⬢ Railroads
- ⬢ Rivers
- ⬢ Lakes
- ⬢ Urban or Hamlet Areas

Overlay Areas

- ⬢ Environmentally Sensitive Areas
- ⬢ Mineral Extraction Area
- ⬢ Treaty Land Entitlement Selection
- ⬢ Welwyn Regional Park

Land Use Areas

- A Agricultural
- AQ Agricultural Qu'Appelle

1:120000



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January, 2005

