

ZONING BYLAW NO. 5-94
THE
RURAL MUNICIPALITY OF RUDY
NO. 284

<u>CONTENTS</u>	PAGE
PART I - Introduction	1
PART 11 - Administration.....	1
PART 111 - General Regulations.....	4
PART 1V - Zoning Districts.....	9
PART V - Definitions.....	20
PART VI - Effective Date of the Bylaw.....	25

PART I INTRODUCTION

1. Title
This bylaw shall be known as the “Zoning Bylaw of the Rural Municipality of Rudy No.284.”
2. Authority
Pursuant to Section 67 of The Planning and Development Act, 1983 (hereinafter known as The Act), the Council of the Rural Municipality of Rudy No. 284 hereby adopts the Zoning Bylaw of the Rural Municipality of Rudy No. 284.
3. Scope
All development within the limits of the municipality; shall be in conformity with the provisions of this bylaw.
4. Purpose
This is a bylaw to control the use and development of land in the municipality and to assist in implementing the basic planning statement.
5. 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.
6. Licenses, 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 municipality, or from obtaining any permission required by this, or any other bylaw of the municipality, the province or the federal government.

Were the provisions in this bylaw conflict with those of any other municipal, provincial or federal requirement, the higher or more stringent standards shall prevail.

PART II– ADMINISTRATION

1. Development Officer
The Rural Municipal Administrator shall be the Development Officer responsible for the administration of this bylaw.
2. Application for a Development Permit *Bylaw 03(99)*
 - a) *Every person shall obtain a development permit before commencing any development within the municipality, except as listed in Section 3.*
 - b) *The application shall be in the “Form A” as adopted or amended by resolution of Council.*
 - c) *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.*

3. Development Not Requiring a Permit ^{Bylaw 03(99)}

a) Development Not Requiring a Permit

- i) *Accessory Farm Buildings and Structures: Farm buildings and structures, (but excluding any I.L.O. structure, or new dwelling), where accessory to a permitted agricultural use or existing farmstead.*
- ii) *Manure Disposal: The disposal of manure in accordance with Part III Section 9.*
- iii) *Public Utilities: Any operation for the purposes of inspecting, repairing, or renewing sewers, mains, cables, pipes, wires, tracks or similar public works as required by a public utility, and the installation of service connections to property in the municipality; (a permit is required for the installation of new transmission lines).*
- iv) *Municipal Facilities: Any facility installed and operated by the Municipality.*
- v) *Signs: Subject to the provisions of Part III Section 5.*

b) *Development listed in clause (a) must be allowed in the district in which they are located and must comply with the regulations of this bylaw.*

4. Discretionary Use Applications

Where an application is made for a discretionary use or development, the Development Officer shall submit the application to Council for review. Upon completion of its review, Council shall pass a resolution directing the Development Officer to:

- a) issue a development permit incorporating any development standards set forth by Council in accordance with the provisions of this bylaw;
- b) issue a notice of refusal to the applicant, stating the reasons for the refusal.

Council will maintain a registry of the location and all relevant details of the granting of a discretionary use approval.

5. Referrals to Council

The development officer may submit any application to Council for a decision of the interpretation of the bylaw, for upon special conditions provided for in the bylaw, and shall inform the applicant of this action.

6. Review of Application for Permitted Use

Upon completion of the review of an application for a permitted use or development, the Development Officer shall:

- a) Where the application conforms to all provisions and regulations of this bylaw, issue a development permit, or
- b) where the application complies with this bylaw and is subject to special regulations, performance standards or development standards specified in this bylaw, issue a development permit incorporating the special regulations, performance standards or development standards, or:
- c) where the application does not comply with a provision or regulations of this bylaw, issue a refusal stating the reason for refusal.

7. Development Appeals Board

- a) Council shall appoint a Development Appeals Board in accordance with Sections 71 and 91 to 104 of the Act.
- b) A person may appeal to the boards where the Development Officer:
 - i) is alleged to have misapplied the bylaw in issuing a development permit; or
 - ii) refuses to issue a development permit because it would contravene this bylaw.
- c) A person whose application for a discretionary use; or development has been approved with prescribed development standards may appeal any development standard considered excessive to the board.
- d) An appellant shall make an appeal within 30 days of the date of the issuance of, or refusal to issue, a development permit.

- e) Nothing in this section authorizes a person to appeal a decision of Council:
 - i) refusing to rezone land;
 - ii) reflecting an application for approval of a discretionary use.
- f) A person who wishes to appeal to the board shall file a written notice of intention to appeal with the board, together with any sum of not more than \$50 that the board may specify, to be applied to the expenses of the appeal.
- g) In making an appeal to the Development Appeals Board, and hearing such appeal, the provisions of The Act shall apply.

8. Minor Variances

- a) Council may grant a variance of up to 10% of any yard requirement or minimum required distance between buildings for a use that is a permitted use as specified in this bylaw. All such variances shall be subject to the conditions and granted in accordance with the procedures contained in Section 73.1 of The Act.
- b) Council will maintain a register of the location and all relevant details of the granting of such variance.

9. Building Permit

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

10. Referral to Department of Health

A copy of all approved development permit applications, involving the installation of water and sanitary services, shall be sent to the local office to the Department of Health.

11. *Amendment of Zoning Bylaw and Discretionary Use Applications* ^{Bylaw 03(99)}

- a) Council may amend this bylaw at any time, upon its own initiative or upon request, provided that the amendments are in keeping with the intent of the RM of Rudy No. 284 Basic Planning Statement.*
- b) Council shall require applicants requesting an amendment to this bylaw to pay Council all of the cost associated with public advertisement of the application.*
- c) The Development Officer shall direct the applicants for a discretionary use to advertise the proposed use by posting a notice of the application at the entrance to the property in questioned by mailing a copy of the notice to the assessed owner of each abutting property except for a proposed intensive livestock operation for which the notice shall be mailed to every resident located within 4.8 kms (3 miles) of the property. In addition to the posting and mailing of the notice for an intensive livestock operation, the Development Officer shall publish a notice in a newspaper having circulation in the municipality. The notices referred to above shall describe the use applied for, describe the location of the use, and specify the date, time and location of the Council meeting at which the application will be considered. A notice shall be posted, mailed or published at least two weeks prior to the date of the meeting. The applicant shall pay to the municipality a fee equal to the costs to the municipality associated with the public advertisement.*

12. 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.

PART III – GENERAL REGULATIONS

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

1. Frontage on Road

A development permit shall not be issued unless the site intended to be used, or upon which a building or structure is to be erected, abuts, or has frontage on graded all-weather registered road, or unless a satisfactory agreement is made with Council for the improvement or building of a road with cost to be borne by applicant. A landowner shall be solely responsible for constructing lanes or access on private property.

2. Areas Prohibited for Development

a) A development permit may not be issued for development of any permanent buildings or roadways within 300 meters or within 100 metres of the bank of the South Saskatchewan River or within 100 metres of the top of the valley wall adjacent to the bank of the South Saskatchewan River unless the applicant first submits a report pursuant to clause b) prepared by a professional competent to assess the suitability of the site, 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 at a 1 in 500 flood elevation;
- the potential for slope instability;
- the required mitigation measures for construction on areas of high water tables if any;
- the potential for destruction of critical wildlife habitat or significant archaeological or cultural heritage sites.

b) Prior to issuing a development permit for an application on land deemed by Council to be environmentally sensitive or hazardous, Council shall require that the developer/proponent submit a certified environmental, geotechnical and/or hydrological assessment, prepared by a qualified professional consultant. Such assessment shall address, at Council's discretion, any or all of the following:

- identification of all on-site and relevant off-site environmental constraints on and hazards to development and servicing;
- identification of all on-site and relevant off-site environmentally sensitive lands;
- assessment of the impact of the proposed development on the environment (both on-site and off-site)
- assessment of the impact of onsite and/or off-site environmental conditions on the proposed development; and
- identification of actions required to prevent, change, mitigate or remedy the adverse effects of the proposed development on the environment and/or the adverse effects of the environment of the proposed development.

Identified actions for prevention, change, mitigation or remedy shall be incorporated as conditions to issuance of a development permit.

c) A development permit for residential, commercial or industrial buildings shall not be permitted except in accordance with recommended separation distances of the "Regulations respecting Anhydrous Ammonia-Saskatchewan Regulations 361/77" which may be amended from time to time. Residences and buildings, which are an integral part of the fertilizer operation, are not subject to the foregoing buffer requirement.

3. 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.

4. Non-Conforming Uses

The provisions of The Act, Sections 113 and 118 inclusive, shall apply to all non-conforming buildings and uses.

5. Regulations for Signs and Billboards

a) Permit Requirements

The sign regulations of this bylaw will be administered by issuance of a development permit by the development officer. In addition, all signs situated along a highway, including those located in a highway corridor, are required to comply with "The Erection of Signs Adjacent to Provincial Highway Regulations, 1986" as may be amended from time to time.

b) Signs Requiring a Development Permit Under This Bylaw

(i) Country Residential District

Signs and billboards will be prohibited in any country residential district in the municipality except for signs advertising the principal use of a premises or the principal products offered for sale on a premises. Permitted signs shall be subject to the following requirements;

- no more than two(2) signs shall be permitted on the premises;
- no sign shall be in excess of three (3) square meters (36 square feet) in area, but the two permitted signs may be combined and the total facial area shall not exceed 6 square metres (64 square feet). Each sign may be double faced;
- no sign shall be illuminated unless the source of light is steady and suitably shielded.; and
- the maximum height of any sign shall be 3.5 metres (11.5 feet)

(ii) Other

Signs and billboards that are not located in a highway sign corridor, or a country residential district, and that advertise agricultural commercial uses, the principal use of a premises or the principal products offered for sale on a premises will require a development permit and are subject to the following requirements:

- no more than two (2) signs shall be permitted on the premises;
- no sign shall be in excess of six (6) square metres (64.5 square feet) in area, but the two permitted signs may be combined and the total facial area shall not exceed 12 sq metres (129 square feet). Each sign may be double faced;
- no sign shall be illuminated unless the source of light is steady and shielded from view; and
- the maximum height of any sign shall be 6 metres (20 feet);

c) Signs Not Requiring a Development Permit Under This Bylaw

- i) signs in a highway sign corridor.
- ii) government signs – all signs erected by any level of government.
- iii) real estate signs – only on property which is being advertised.
- iv) Election signs – any level of government election signs.
- v) Address signs – one address designation per use, which denotes the numerical address and/or name of occupant.
- vi) Election signs – any level of government election signs.
- vii) Memorial signs – such as plaques, tablets and headstones.
- viii) Temporary construction signs – signs that indicate the impending development of a site are permitted only until the development is complete.
- ix) Temporary agricultural related signs are permitted for a maximum period of six months (such as herbicide, insecticide, or seed advertising promotional signs).

6. Public Utilities

Public utilities, except municipal solid and liquid waste disposal sites, shall be listed as a permitted use in every zoning district, and unless otherwise specified by this bylaw, no minimum site area or yard requirements shall apply.

7. Development Standards for Discretionary Uses

a) Home Occupations

- i) The use shall be clearly incidental and secondary to the use of the dwelling unit as a private residence.
- ii) The use shall not involve the display or storage of goods or equipment upon or inside the premises such that these items are exposed to public view from the exterior.
- iii) The use shall not generate substantially more vehicular and/or pedestrian traffic and vehicular parking than normal within the district or produce offensive noise, vibration, electrical interference, smoke, dust, odours, heat or glare shall be produce by the use.
- iv) No use shall cause an increase in the demand placed on one or more utilities (water, sewer, electricity, telephone, garbage, etc.) such that the combined total consumption for a dwelling and its home occupation substantially exceeds the average for residences in the area.
- v) No use requiring electrical or mechanical equipment shall cause a substantial fire rating change in the structure or the district in which the home occupation is located.
- vi) The permitted use shall be valid only for the period of time the property is occupied by the applicant for such permitted use.

b) Farm Based Business

- i) The use shall be clearly incidental and secondary to the principle agricultural operation.
- ii) No variation in the residential character and appearance of the dwelling, ancillary residential building, or land shall be permitted except for approved signs.
- iii) Advertising signs shall be limited to one sign of not more than one square metre (10.75 sq. ft.)

c) Seasonal Campgrounds

- i) The operator of a trailer court shall provide the development officer with a plan of the trailer court, identifying any buildings, uses of land and the location of all roadways and trailer coach sites with dimensions. The addition or rearrangement of sites, the construction or moving of buildings, the material change in use of portions of land, or the filling or clearing of land shall require a development permit, and the operator shall submit for approval an amended plan incorporating the development.
- ii) A seasonal campground shall have within its boundaries a buffer area abutting the boundary of not less than 4.5 metres, which shall contain no buildings.
- iii) The operator of a trailer court shall designate a site for each trailer coach and each dwelling or campsite permitted on the court.
- iv) Each site shall have a minimum area of not less than 150 square metres, unless the site is restricted to tents only where the minimum, area shall be 60 square metres, and shall have its corners clearly marked upon the ground.
- v) No portion of any site shall be located within a roadway or required buffer area.
- vi) Each site shall have direct and convenient access to a developed roadway, which is not located in any required buffer area.
- vii) Each trailer coach shall be located at least 4.5 metres from any other trailer coach and each site shall have dimensions sufficient to allow such location of trailer coaches.
- viii) The operator may designate an area for the harboring of mobile homes on a year to year lease. The minimum dimensions of each site within the area shall provide a site of not less than 400 square metres for each mobile home.

- ix) The space provided for roadways within a seasonal campground shall be at least 7.5 metres in width or 15 metres in width where the roadway is located between mobile home sites. No portion of any site, other use or structure shall be located in any roadway within the season campground.
 - x) A seasonal campground may include an accessory laundromat and confectionary designed to meet the needs of the occupants of the sites.
 - xi) The Public Health Act and the Regulations passed there under shall be complied with in respect to all operations and development of the seasonal campground.
- d) Municipal Solid and Liquid Waste Disposal Facilities
- i) A buffer strip containing trees, shrubs or a berm shall be located surrounding a disposal area:
 - ii) any solid or liquid waste disposal facility shall be fenced;
- e) Bed and Breakfast/Vacation Farm Standards
- i) Vacation farms shall be ancillary to an agricultural farm operation or country residence and may include bed and breakfast, cabins, and overnight camping areas.
 - ii) A maximum of five cabins shall be permitted as part of a vacation farm or bed and breakfast operation.
 - iii) Only one sign, not exceeding 1.5 square metres advertising the vacation farm or bed and breakfast and located on site, is permitted.
 - iv) Vacation farms and bed and breakfast operations shall be licensed by the Department of Health.
 - v) Bed and breakfast operations shall be located in a single detached dwelling used as the operator's principal residence developed as a farmstead site or country residence; or located in cabins or a dwelling as the host principal residence.
 - vi) Council may specify a maximum number of bedrooms, cabins or camping sites or combination thereof, as a special standard in the issuing of a discretionary approval for a bed and breakfast or vacation farm discretionary on approval.

8. Storage of Vehicles

Notwithstanding anything contained in this bylaws, no person shall use any site in any district for the parking or storage of more than two vehicles that are not in running order outside of an enclosed building except that not more than twelve such vehicles shall be stored in any site in the industrial district, except in the case of permitted vehicle storage establishments or auto wreckers. Council may require that such vehicles be screened from roadways or neighboring properties by landscape features or fences or a combination thereof.

9. DISPOSAL OF MANURE *Bylaw 03(99)*

- a) *The use of agricultural land for the disposal and recycling of manure produced by an intensive livestock operation is permitted subject to the following regulations:*
 - i) *Liquid manure shall be spread by direct injection into the soil.*
 - ii) *Solid manure shall be incorporated into the soil within 24 hours.*
 - iii) *Solid or liquid manure shall not be spread on snow covered or frozen ground.*
- b) *Upon application to Council other procedures for disposal of manure may be approved where the applicant establishes to the satisfaction of Council that the objectives of The Basic Planning Statement will be achieved to a similar standard. Council may specify a limited time during which the approval will be valid.*

- (c) *Council may exempt in whole or in part an applicant from this section where:*
- (i) *the manure to be spread comes from an ILO of less than 300 animal units.*
 - (ii) *the manure will be spread on land owned by the operator of the ILO.*
 - (iii) *adverse weather conditions prevent the incorporation of manure in which case spreading of manure will be allowed until weather conditions permit incorporation.*

PART IV – ZONING DISTRICTS

For the purpose of applying this bylaw, the municipality is divided into zoning districts.

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

Regulations for the zoning districts are outlined in the schedules, which are attached and form part of this bylaw.

SCHEDULE: A – AGRICULTURAL DISTRICT

A. PERMITTED USES

The following uses are permitted in this district:

1. Principal Uses:

a) Agricultural:

- i) Field crops, bee keeping, animal and poultry raising. Ranching, grazing, and other similar uses customarily carried out in the field of general agriculture, including the sale on the agricultural holding of any produce grown or raised on the agricultural holding, but not including intensive agriculture or agricultural related commercial operations.
- ii) Grain elevators and rail loading facilities.

b) Resource based activities:

Natural resource developments including mineral products processing and related development facilities.

c) Other:

- i) Radio, television and microwave towers.
- ii) Public utilities, excluding municipal solid and liquid waste disposal sites.
- iii) Places of worship, cemeteries, institutional uses and facilities.
- iv) Historical and archaeological sites, and wildlife and conservation management areas.

2. Accessory Uses

- a) Buildings, structures, or uses secondary to, and located on the same site with a permitted use.
- b) One single detached dwelling or mobile home on a permanent foundation is permitted as and accessory use to principal agricultural use. Additional single detached dwellings or mobile homes required to accommodate full-time workers engaged in a principle agricultural use of the land will be permitted subject to a resolution of Council.
- c) Dormitory dwelling(s) will be permitted, as required; to accommodate full-time workers engaged in a principal agricultural use of the land.

3. Ancillary Uses: *Bylaw 03/(99)*

- (a) *Manure disposal for an ILO subject to Part III Section 9.*

B. Discretionary Uses

The following uses are discretionary in this district.

- a) Agricultural related commercial and other similar uses;
- b) Gravel pits and gravel crushing operations;
- c) Recreational including sports fields, golf courses, seasonal campgrounds, parks, and other similar uses;
- d) Intensive agricultural uses (including intensive livestock operations);
- e) Farmstead residential;
- f) Single parcel country residential, including a single detached residence or a mobile home;
- g) Machine shops and metal fabricators;
- h) Municipal solid and liquid waste disposal facilities, soil farms;
- i) Airports and private airstrips;
- j) Automotive and machinery wrecking yards, R.V. and vehicle storage yards.
- k) Vacation farms and bed and breakfast homes
- l) Home occupations and farm based businesses, subject to Part III Section 7 of this bylaw.

Only items a, b, c, d, g and j only, may include residential dwellings as a permitted accessory use.

C. REGULATIONS

1. Site Area Requirements:

- a) Agricultural use:
 - i) One quarter section or equivalent shall be the minimum site area required to constitute a farm land holding. Equivalent shall mean 64.8 hectares (160) or such lesser amount as remains in an agricultural holding because of the registration of road widening, road right-of-way or railway plans or pipeline development, or natural features such as streams or bodies of water, or as a result of subdivision, as permitted herein. Any agricultural does not conform to the minimum site area requirement shall be deemed 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.
 - ii) Reduced Site Area – where established by an applicant to the satisfaction of Council, that a subdivision to create a site of less than 64 hectares (158 acres) is necessary for reasons that meet the criteria of the basic planning statement, sites for agricultural uses with a reduced area are permitted, provided that no resulting parcel of land in the quarter section shall be less than 16 hectares (40 acres).

Development of a farm residence on such sites shall be permitted;

- If the site is part of a farm land holding of one quarter section or equivalent; or,
- If the site is determined to be a farmstead site as defined in this bylaw; and,
- If the site meets all other requirements of this bylaw.

Intensive agricultural uses

And farmstead residential: minimum – 0.8 hectare (2 acres).

- b) Single parcel country residential: Minimum – 0.5 hectare (1.2 acres)
Maximum – 16 hectares (40.0 acres), except that the maximum site area may be a greater area depending on existing physical circumstances, i.e., natural (river, creek, coulee, etc.) or man made (roadway, railway, etc.) barriers.
- c) Agricultural related commercial: Minimum – 0.4 hectare (1 acre).
- d) All other uses: Minimum – None

Building Setback Requirements:

- a) All buildings and dwellings shall be set back a minimum of 45.7 metres (150 feet) from the centre line of any municipal road allowance, or provincial highway. (Note: A greater distance may be required by the Department of Highway and Transportation)
- b) No dwelling shall be located within the minimum separation distance of an intensive livestock operation as prescribed in the basic planning statement. These requirements may be relaxed by Council subject to a written agreement between adjoining land owners.
- c) No dwelling shall be located within 305 metres (1,000 feet) of a non-refrigerated anhydrous ammonia facility or 600 metres (1969 feet) from a refrigerated anhydrous ammonia facility licensed by the Department of Municipal Government. Residences which are integral part of the fertilizer operation are not subject to the foregoing requirements.

For residences etc

Setback from liquid waste disposal lagoon + 1,000 ft (as per subdivision regs.)

3. Development Standards for Discretionary Uses

- a) Municipal solid and liquid waste disposal facilities:
Development and maintenance of a municipal solid or liquid waste disposal facility shall be subject to Part III Section 7 of this bylaw.

(b) *Intensive livestock operations: Bylaw 03(99)*

- (i) *Council is governed by the location criteria contained in the Basic Planning Statement, Section 2.2 in the issuing of a discretionary approval for an I.L.O.*
- (ii) *Development of any temporary facility and part of a site shall also require a development permit as a discretionary use if it meets the definition of an I.L.O.*
- (iii) *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 for the expansion of an I.L.O. for which a greater separation distance is identified according to Table 1 in the Basic Planning Statement or to substantially alter the species of animals in the operation.*
- (iv) *Council may issue a conditional approval of an ILO subject to:*
 - (a) *Coverage of liquid manure storage facilities by straw or other acceptable means on a continuous basis.*
 - (b) *Disposal of manure produced by an ILO based on the provisions of Part III Section 9.*

c) Seasonal Campgrounds:

Development of a seasonal campground shall be subject to Part III Section 7 of this bylaw.

4. Country Residential Sites: Keeping of Animals

- a) The equivalent of two (2) large animal units (horses or cows) will be permitted per 2 hectare (5 acre) site. Four (4) large animals will be permitted per 4-hectare (10 acre) site. For each additional 1.2 hectares (3 acre), one (1) large animal will be permitted, Birds and small animals to be limited in number to the proportional equivalent per animal unit as determined by the regulations contained in The Pollution (By Live Stock) Control Act.
- b) Animals shall not be pastured within 15 metres (49.2) of any dwelling not owned by the owner of the animals and no buildings or structures intended to contain birds or animals shall be located within 100 feet of a dwelling or property line.

SCHEDULE B: C – COMMERCIAL DISTRICT

A. PERMITTED USES

The following uses are permitted in this; district:

1. Principal Uses:

- a) Retail stores;
- b) Restaurants, confectionaries, and other places for the sale and consumption of food and related items;
- c) Establishments for the servicing, storage, and sale of motor vehicles, marine and farm equipment and machinery, car wash establishments;
- d) Storage facilities, warehousing, supply and distribution facilities;
- e) Nurseries, greenhouses, and veterinary clinics;
- f) Agriculture related commercial;
- g) Motels and hotels; and
- h) Public utilities, except municipal solid and liquid waste disposal facilities.

2. Accessory Uses:

For the purpose of this bylaw, uses customarily incidental and subordinate to the permitted uses shall be considered an accessory use. Single detached residences shall not be permitted, however, living quarters for caretakers, etc., will be allowed.

3. Discretionary Uses:

The following uses are discretionary in this district:

- a) Municipal solid and liquid waste disposal facilities;
- b) Auction marts;
- c) Welding. Machine shops, metal fabricating, auto and machinery wreckers;
- d) Wood and natural products processing and fabrication;
- e) Abattoirs, hide defleshing and tanning facilities, and stockyards;
- f) Outdoor storage yards for construction materials and extractive industries; and

B. REGULATIONS

Any site which does not conform to the following area or minimum frontage requirements shall be deemed to be a conforming site provided that a Certificate of Title existed in the Land Titles Office prior to the coming into force of this bylaw.

1. Site Area:

- a) Principal uses, excluding
Public utilities: Minimum – 1,114.8 sq. Metres (12,000)
- b) Public utilities and
Discretionary uses: Minimum – None

2. Site Frontage:

- a) Principal uses, excluding
Public utilities: Minimum – 30.5 metres (100 feet)
- b) Public utilities and
Discretionary uses: Minimum – None

3. Yard Requirements:

- | | |
|-----------------------------|---|
| a) Front yard:
All uses: | Minimum – 45.7 metres (150 feet) from the centre line of any municipal road allowance or provincial highway (Note: A greater distance may be required by the Department of Highway and Transportation.) |
| b) Side yard:
All uses: | Minimum – 3 metres (9.8 feet) on each side rear. |
| c) Rear yard:
All uses: | Minimum – 10% of the depth of the site. |

4. Off-Street Parking and Loading:

- a) All principal buildings or uses shall provide 1 parking space for each 27.9 sq metres (300 square feet) or gross floor area, or 1 space for each 5 employees, whichever is the greater. Restaurants shall provide 1 parking space for each 4 seats and hotels shall provide 1 parking space for each rented room. Council, through resolution, may require additional parking spaces for uses permitted in the C-Commercial District.
- b) Off-street loading and unloading spaces shall be provided where the use of a building or site involves the receipt, distribution or dispatch by vehicle of materials, good, or merchandise, so that adequate space for such vehicles to stand for loading and loading is provided on the site.

5. Outside Storage

Outside storage will be permitted provided it meets the following requirements:

- a) No outside storage shall be located in the front yard, except for the display of items for sale, which shall be neatly arranged.
- b) If an outside storage area is located in the side or rear yard, that yard shall be fenced or suitably screened to the satisfaction of Council.

6. Municipal Solid and Liquid Waste Disposal Facilities:

Development and maintenance of a municipal solid or liquid waste disposal facility shall be subject to Part III Section 7 of this bylaw.

SCHEDULE C: CR – Country Residential District**A: PERMITTED USES**

The following uses are permitted in this district:

1. **Principal Uses:**

a) Residential

- (i) Single detached dwelling
- (ii) A mobile home on a permanent foundation

b) Public utilities, except municipal solid and liquid waste disposal facilities.

1(a) **Scale and Density**

Lot density shall not be greater than 15 residential lots per quarter section in this district. *Bylaw 03(2007)*

2. **Accessory Uses:**

Buildings, structures or uses secondary to and located on the same site with the principal or discretionary use are permitted, including:

- a) Private garages, whether detached or attached to a dwelling unit;
- b) Garden sheds used for storage of non-industrial yard maintenance equipment;
- c) Greenhouses;
- d) Barns and stables;
- e) Home occupations, subject to Part III Section 7 of this bylaw;
- f) Small scale agriculture such as field crops, pastures and vegetable or horticultural gardens;
- g) Keeping of birds and animals for domestic use and enjoyment;

3. **Discretionary Uses**

The following uses are discretionary in this district;

- a) Institutional uses;
 - i) Schools and educational institutions;
 - ii) Churches, religious institutions, and hospitals;
 - iii) Libraries, public cultural facilities and community halls.
- b) Recreation uses which are related to intensive country residential development, including;
 - i) Sports fields, parks, golf courses
 - ii) Rinks;
 - iii) Other similar uses not primarily intended for monetary reward or gain;
- c) Commercial uses:
 - i) Convenience stores
- d) Municipal solid and liquid waste disposal facilities;
- e) Home occupations subject to Part III Section 7 of this bylaw.

B: REGULATIONS

Any site which does not conform to the following area or minimum frontage requirements shall be deemed to be a conforming site provided that a *Certificate of Title* existed in the Land Titles Office prior to the coming into force of this bylaw.

1) Site Area:

- | | |
|--------------------------------|---|
| a) Residential: | Minimum – 0.8 hectare (2 acres)
Maximum – 16 hectare (39.5 acres) |
| b) Institutional & commercial: | Minimum – 900 square metres
(9,688 square feet) |
| c) All other uses; | Minimum – none |

2) Site Frontage:

- | | |
|--------------------------------|--|
| a) Residential: | Minimum – 30 metres (100 feet) or lesser depending on the physical circumstances as determined by Council. |
| b) Institutional & Commercial: | Minimum – 23 metres (75.5 feet) |
| c) All other uses: | Minimum – none. |

3) Yard Requirements:

- | | |
|---------------------------------|---|
| a) Front Yard: | |
| i) Residential: | Minimum – 15 metres (50 feet) when abutting an internal collector road. |
| ii) Institutional & Commercial: | Minimum – 15 metres (50 feet) |
| iii) All other uses: | Minimum – none. |
| b) Other Yard: | |
| i) Residential: | Minimum – 3 metres (10 feet) when abutting an internal collector road. |
| ii) Institutional & Commercial: | Minimum – 3 metres (10 feet) |
| iii) All other uses: | Minimum – none. |

A minimum of 30 metres (98.4 feet) will apply to a front yard or side yard when abutting a municipal road allowance.

4. Floor Area:

Detached accessory buildings: Maximum – 100m² (1,076 ft²)

5. Outside Storage:

- a) No outside storage shall be permitted in the front yard.
- b) Outside storage located in a side or rear yard shall be suitably screened to the satisfaction of Council.

6. Keeping of Animals:

- a) The equivalent of two (2) animal units will be permitted per 2 hectare (5 acre) site. Four (4) animal units will be permitted per 4 hectare (10 acre) site. For each additional 1.2 hectares (3 acres), one (1) additional animal unit will be permitted.
- b) Animals shall not be pastured within 15 metres (49.2 feet) of any dwelling not owned by the owner of the animals and no buildings or structures intended to contain birds or animals shall be located within 100 feet of a dwelling or property line.

7. Municipal Solid and Liquid Waste Disposal Facilities:

Development and maintenance of a municipal solid or liquid waste disposal facility shall be subject to Part III Section 7 of this bylaw.

Schedule C.1 : CR-2 Country Residential District**A: PERMITTED USES**

The following uses are permitted in this district:

1. **Principal Uses:**

- a) **Residential**
 - (i) **Single detached dwelling**
- b) **Public Utilities, except municipal solid waste and liquid waste disposal facilities.**

2. **Accessory Uses:**

- a) **Buildings, structures or uses secondary to and located on the same site with the principal or discretionary use are permitted, including;**
 - (i) **Private garages, whether detached or attached to a dwelling**
 - (ii) **Garden sheds used for the storage of non-industrial yard maintenance equipment.**
 - (iii) **Greenhouses where accessory to a residential use.**

B: DISCRETIONARY USES

The following uses are discretionary in this district:

1. Residential
 - (i) mobile home on a permanent foundation
2. Institutional Uses
 - (i) Non-residential schools and educational institutions.
 - (ii) Places of worship, and religious institutions
3. Commercial Uses
 - (i) Convenience stores
4. Recreational Uses
 - (i) Public sports fields and parks
 - (ii) Golf courses
 - (iii) Rinks, arenas, and community halls
 - (iv) Other public or non-profit recreational facilities.
5. Solid and liquid waste disposal facilities.
6. The following ancillary uses:
 - (i) Bed and breakfast homes, where ancillary to a residence on the same site.
 - (ii) Home occupations, where ancillary to a residence on the same site, including personal care homes.
 - (iii) Dwelling ancillary to an institutional use.
7. Accessory uses and buildings which form part of an approved discretionary use are permitted.

C: REGULATIONS

1. Scale and Density
 - (i) Lot density shall not be greater than 40 residential lots per quarter section in this district.
2. Site Area Requirements
 - (i) Residential: Minimum – 0.404 hectare (1 acre)
Maximum- 4.050 hectare (10 acres)
 - (ii) Institutional & commercial : Minimum – 900 square metres
(9,688 square feet)
 - (iii) All other uses: Minimum- none
3. Site Frontage Requirements:
 - (i) Residential: Minimum – 30.48 metres (100 feet)
 - (ii) Institutional & commercial : Minimum – 23 metres (75.5 feet)
 - (iii) All other uses: Minimum- none

4. Yard Requirements

a) Front Yard

- (i) Residential Minimum – 15 metres (50 feet) when abutting an internal collector road.
- (ii) Institutional & commercial - 15 metres (50 feet)
- (iii) All other uses minimum - none

b) Other Yard

- (i) Residential Minimum – 3 metres (10 feet) when abutting an internal collector road.
- (ii) Institutional & commercial - 3 metres (10 feet)
- (iii) All other uses minimum - none

A minimum of 30 metres (98.4 feet) will apply to a front yard or side yard when abutting a municipal road allowance.

5. Floor Area

Detached accessory buildings: Maximum 100 square metres (1,076 square feet)

6. Outside Storage

- (i) No outside storage shall be permitted in the front yard.
- (ii) Outside storage located in a side or rear yard shall be suitably screened to the satisfaction of Council.

7. Keeping of Animals

- (i) No person shall keep livestock in this district.

8. Development Standards for Discretionary Uses

a) Solid and Liquid Waste Disposal Facilities:

- (i) Development and maintenance of a solid or liquid waste disposal facility shall be subject to Part III Section 7(d)

b) Home Occupations:

- (i) Home occupations shall comply with Part III Section 7(a)
- (ii) No home occupations in this district shall include auto body repair or repainting operations.
- (iii) No heavy construction or industrial equipment or supplies shall be stored on any site for a home occupations in this district.
- (iv) Council may apply special standards in the issuing of 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.

c) Bed and Breakfast Homes:

- (i) Bed and Breakfast homes shall comply with Part III Section 7(e)
- (ii) Council may apply special standards in the issuing of a development permit limiting the number of rooms or buildings that may be permitted in conjunction with the operation.

- d) **Development Standards for Residential Uses**
 - (i) Where council requires piped potable water or a communal water system, the applicant shall be required to connect to the piped system as a condition of the issuance of a development permit and prior to occupancy of the residential dwelling.
Bylaw 03(2007)

SCHEDULE D: M – INDUSTRIAL DISTRICT

A. PERMITTED USES

The following uses are permitted in this district:

1. Principal Uses:

- a) Storage facilities, warehousing, supply and distribution facilities, and wholesale establishments;
- b) Agriculturally related commercial;
- c) Establishments for the servicing, storage, and sale of motor vehicles, trailers, farm machinery, construction and recreation equipment, and service stations and car wash establishments;
- d) Agricultural implement and prefabricating building component manufacturing and assembly;
- e) Machine and welding shops;
- f) Grain elevators, feed mills, and seed cleaning and drying plants;
- g) Public utilities, excluding municipal solid and liquid waste disposal sites.

2. Accessory Uses:

For the purpose of this bylaw, uses customarily incidental and subordinate to the permitted uses shall be considered an accessory use. Single detached residences shall not be permitted, however, living quarters for caretakers, etc. will be allowed subject to a resolution of the Council.

3. Discretionary Uses

The following uses are discretionary in this district:

- a) Abattoirs, hatcheries, hide defleshing and tanning facilities and stockyards;
- b) Outdoor storage yards for construction materials and extractive industries, and contract yards;
- c) Auto wreckers;
- d) Manufacturing, processing and refining;
- e) Petroleum enterprises, storage yards, coal yard, and gravel yard; and
- f) Municipal solid and liquid waste disposal sites.

B. REGULATIONS:

Any site which does not conform to the following area or minimum frontage requirements shall be deemed to be a conforming site provided that Certificate of title existed in the Land Titles Office prior to the coming into force of this bylaw.

1. Site Area:

- a) All uses: Minimum – 0.4 hectare (1 acre).
Maximum – As determined by demonstrated space needs.

2. Site Frontage:

- a) All uses: Minimum – 30.5 metres (100 feet).

3. Yard Requirements:

- a) Front (all uses): Minimum – 45.7 metres (150 feet) from the centre line of any municipal road allowance or provincial highway, or such greater distance as required by the Department of Highways and Transportation.
- b) Side (all uses): Minimum – 4 Metres (13.1 feet)
- c) Rear (all uses): Minimum – 10% of the depth of the side, except where the rear yard abuts a railway track or railway yard, in which case, no rear yard is required.

4. Off-street parking and loading:

- a) All principal buildings or uses shall provide 1 parking space for each 46.5 sq metres (500 square feet) or gross floor area, or 1 space for each 5 employees, whichever is the greater. Council, through resolution, may require additional parking spaces for uses permitted in the M-Industrial District.
- b) Of-street loading and unloading space shall be provided where the use of a building or site involves the receipt, distribution or dispatch by vehicle of materials of materials, good, or merchandise, so that adequate space for such vehicles to stand for loading and loading is provided on the site.

5. Outside Storage:

Outside storage shall be suitably screened to the satisfaction of Council.

6. Municipal Solid and Liquid Waste Disposal Facilities:

Development and maintenance of a municipal solid or liquid waste disposal facility shall be subject to Part III Section 7 of this bylaw.

PART V – 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 Building: Shall mean a separate building or structure normally incidental to the principal building or structure on the same site.

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.

Act: Shall mean The Planning and Development Act, 1983, as amended.

Agricultural Operator: Shall mean the cumulation of all sites owned by an agricultural operator and does not include a hobby farm or country residence.

Agriculturally Related Commercial Use: See Use

Alteration: Shall mean 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:

<i>Kind of Animal</i>		<i>Number of Animals = 1 Animal Unit</i>
<i>Poultry</i>	<i>Hens, cockerels, capons</i>	<i>100</i>
	<i>Chicks, broiler chickens</i>	<i>200</i>
	<i>Turkeys, geese, ducks</i>	<i>50</i>
	<i>Exotic birds</i>	<i>25</i>
<i>Hogs</i>	<i>Boars and sows</i>	<i>3</i>
	<i>Gilts</i>	<i>4</i>
	<i>Feeder pigs</i>	<i>6</i>
	<i>Weanling pigs</i>	<i>20</i>
<i>Sheep</i>	<i>Rams or ewes</i>	<i>7</i>
	<i>Lambs</i>	<i>14</i>
<i>Goats, etc.</i>	<i>all (including llamas, alpacas etc.)</i>	<i>7</i>
<i>Cattle</i>	<i>Cows and bulls</i>	<i>1</i>
	<i>Feeder cattle</i>	<i>1½</i>
	<i>Replacement heifers</i>	<i>2</i>
	<i>Calves</i>	<i>4</i>
<i>Horses</i>	<i>Colts and ponies</i>	<i>2</i>
	<i>other horses</i>	<i>1</i>
<i>Other</i>	<i>domesticated native ungulates (deer, elk, bison, etc.)</i>	<i>1</i>

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. Bylaw 03(99)

Applicant: Shall mean a developer or person applying for a development permit under this bylaw; or, a recommendation of council on a proposed plan of subdivision as per The Planning and Development Act, 1983.

Bed and Breakfast Home: Shall mean 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 traveling public for a charge.

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

Building Accessory: Shall mean 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: Shall mean a permit issued under a building bylaw of the municipality authorizing the construction of all or part of any building.

Building Residential: Shall mean a single detached, semi-detached, duplex or mobile home dwelling unit.

Building Site: Shall mean the specific area on which the principal building is to be erected.

Campground, Seasonal: Shall mean the seasonal operation of an area of land managed as a unit, providing temporary short-term accommodation for tents, tent trailers, travel trailer, recreational vehicles and campers used by travelers and tourists.

Council: Shall mean the Council of the rural Municipality of Rudy No. 284.

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

Developer: Shall mean the person or corporation, responsible for carrying out development.

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

Discretionary Use: Shall mean 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, Semidetached: Shall mean two dwelling units side by side in one building unit with a common party wall that separates, without opening throughout the entire structure, the two dwelling units.

Dwelling, Single Detached: Shall mean a detached building consisting of one dwelling units 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: 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.

Farm Based Business: Shall mean an ancillary use carried on as a business conducted for gain in whole or in part in a dwelling unit or an accessory building to a dwelling unit.

Farmer: See Agricultural Operator.

Farmstead Site: Shall mean a site which includes the residence of the farm operator and those buildings or facilities which are related to the farm operation, and are normally surrounded by the farmstead shelterbelt.

Floor Area: Shall mean 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: Shall mean land, which may be prone to flooding, slumping, subsidence, landslides, erosion, and other instability, or is located within a flood plain or watercourse.

Household Unit: Shall mean one or more persons occupying a dwelling and living as a single housekeeping unit.

Home Occupation: Shall mean an accessory use carried on as an occupation conducted for gain in a dwelling by the resident or residents.

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

- (a) will contain 150 or more animal units, and*
- (b) provides less than 370 square metres (4000 ft².) of space for each animal unit contained therein. Bylaw 03(99)*

Mobile Home: Shall mean 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.

Mobile Home Park: Shall mean any tract or parcel of land on which two or more occupied mobile homes are harbored or are permitted, and includes any building or structure used for intended to be used as part of the equipment of such mobile home park.

Municipality: Shall mean the Rural Municipality of Rudy No. 284

Non-Conforming Building: Shall mean 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.

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

Petroleum Related Commercial Use: See Use.

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

Principal Use: Shall mean the main activities conducted on a site.

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

Public Utility: Shall mean a system, works, plant equipment or service whether owned or operated by or for the municipality, or by a corporation under agreement with or under a franchise from the municipality or under a federal or provincial statute, which furnishes services and facilities including but not limited to:

- a) communication by way of telephone or microwave;
- b) public transportation;
- c) production, transmission, delivery or furnishing of water. Gas or electricity to the public at large;
- d) collection and disposal of sewage, garbage and other waste.

Reeve: Shall mean the reeve of the Rural Municipality of Rudy #284.

Retail Store: Shall mean the use of a building or portion thereof for the sale or display of merchandise to the public and includes the storage of merchandise on or about the premises in quantities sufficient only to supply the establishment, but does not include a confectionary or a retail food store.

Rural Municipal Administrator: Shall mean the official administrator for the municipality pursuant to The Rural Municipality Act 1989.

School: Shall mean 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.

Signs: Shall mean 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: Shall mean an area of land with fixed boundaries and which has been registered in the Land Titles Office by Certificate of Title.

Site Line, Front Or Site Frontage: 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 frontage for a non-rectangular site shall be defined as the mean of the measured front and rear site lines.

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 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: Shall mean 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: Shall mean a division of land, and includes a division of a quarter section into legal subdivisions as described in The Land Titles Act.

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 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.

Tree Nursery: Shall mean the use of land for raising shrubs, trees and bedding plants for the express purpose of commercial sale.

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

Use, Agricultural: Means a system of tillage and/or animal husbandry through which one may gain livelihood from large areas of land by the raising of crops and/or the rearing of livestock.

Use, Agricultural Related Commercial: Shall mean a service to the agricultural community such as grain and seed cleaning and drying, fertilizer distribution, implement and machinery assemblage, sale and service, veterinary clinics, hatcheries, apiaries, bulk fuel sales, stock yards, auction marts, feed mills, oil seed processing plants, and other similar uses.

Use, Intensive Agricultural: Means an intensive system of tillage and/or operations for the concentrated rearing or keeping of livestock or poultry. Without restricting the generality of the above, intensive agricultural use includes:

- | | |
|------------------------------------|--------------------------------------|
| a) intensive livestock operations; | d) greenhouses; |
| b) sod farms; | e) mushroom farms; |
| c) market gardens; | f) nurseries and other similar uses. |

Use, Petroleum Related Commercial: Shall mean a service to the petroleum and natural gas extraction industry such as drilling and oil well servicing operations, hauling services and storage facilities and other similar uses.

Use, Petroleum Related Commercial: Shall mean a service to the petroleum and natural gas extraction industry such as drilling and oil well servicing operations, hauling services and storage facilities and other similar uses.

Warehouse: Shall mean a building or part of a building used primarily for the operation of general merchandise warehousing, cold storage, and other storage facilities and also includes a centre for the distribution of wholesale goods and commodities for resale to retailers; to industrial, commercial or professional users; to other wholesalers.

Vacation Farm: Shall mean 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 the farm dwelling or adjacent private cabins comprising one or more rooms furnished in such a way as 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: Shall mean a facility to accommodate any waste which contains animal, mineral or vegetable matter in solution or suspension, but does not include a manure storage area for an intensive livestock operation.

Waste Disposal Facility; Solid: Shall mean 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.

Yard: Shall mean the open, unoccupied space on a lot between the property line and the front, rear, or sidewall of a building.

Yard, Front: Shall mean 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: Shall mean 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, Side: Shall mean the part of a site, which extends from a front yard to the rear yard to the rear yard between the sideline of a site and the nearest main wall of a building or structure.

PART VI – EFFECTIVE DATE OF THE BYLAW

- a) This bylaw shall come into force on the date of final approval by the Minister of Municipal Government.
- b) Council Readings:
 - Read a First time this 14th day of June, 1994.
 - Read a Second time this 14th day of June, 1994.
 - Read a Third time this 11th day of October, 1994
- c) This bylaw repeals Bylaw No,2/82 and all subsequent amendments.

Reeve

SEAL

Rural Municipal Administrator

Certified a true copy
of Bylaw 5-94 adopted
by resolution of Council
on October 11, 1994.

Rural Municipal Administrator

Rural Municipality of
RUDY No. 284
ZONING
DISTRICT
MAP

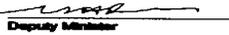
Zoning Districts

-  **AGRICULTURAL**
-  **COMMERCIAL**
-  **COUNTRY RESIDENTIAL**
-  **INDUSTRIAL**

- This is the Zoning District Map which accompanies Bylaw Number 5-94 adopted by the Rural Municipality of Rudy No. 284.


 Mayor

- Approved on the 16th day of December 1994


 Deputy Minister

GENERAL INFORMATION

- Map is derived from source files of Central Survey & Mapping Agency, Sask. Property Management Corp., Regina, SK.
- Map projection is Universal Transverse Mercator
 Horizontal Datum NAD27 : Central Meridian 105°
- Dimensions are in metres and decimals thereof.
- Road Allowances are 20.117 metres wide unless otherwise shown.
- Provincial highway indicated as **(5)**; Primary grid road indicated as **(28)**
- Zoning Districts are bounded by _____
 line is offset 2 metres to the outside.
- Urban Municipalities are bounded by: _____
- Zoning Map Detail:
 - Numeral indicates sheet number.
 - Letter indicates detail on sheet.

2a



Government of Saskatchewan
 Department of Municipal Government
 Community Planning Services
 Saskatoon
 For information Phone (306) 933-6110

