RM OF GOOD LAKE NO. 274
ZONING BYLAW as amended

BYLAW NO. 04-2024

Consolidated version of the TEXTUAL portion of Zoning Bylaw No. 04-2024.

Updated: December 2, 2025

Textual Amendments

Bylaw No. 06-2025 – Aug. 6, 2025
Bylaw No. 07-2025 – Nov. 26, 2025

NOTE:
This consolidation is not official. Amendments have been incorporated for convenience of reference, and the original bylaws should be consulted for all purposes of interpretation and application of the law.

RURAL MUNICIPALITY OF GOOD LAKE NO. 274

ZONING BYLAW

BYLAW NO. 04-2024

PREPARED FOR:

RURAL MUNICIPALITY OF GOOD LAKE NO. 274

PREPARED BY:

NORTHBOUND

PLANNING LTD.

Meota, SK

March 2024

RURAL MUNICIPALITY OF GOOD LAKE NO. 274

Bylaw No. 04-2024

The Council of the Rural Municipality of Good Lake No. 274, in the Province of Saskatchewan, in an open meeting assembled enacts as follows:

1. Pursuant to Sections 46 and 75 of *The Planning and Development Act, 2007* the Council of the Rural Municipality of Good Lake No. 274 hereby adopts a Zoning Bylaw, identified as Schedule 'A' to this Bylaw.

2. Bylaw No. 2-84, the former Zoning Bylaw and all amendments to Bylaw No. 2-84 is hereby repealed.

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

Read a First Time the 8th day of April, 2024.

Read a Second Time the 10th day of March, 2025.

Read a Third Time the 10th day of March, 2025.

_____
Reeve, David Popowich

[SEAL]

_____
Administrator, Nicole Shewchuk

RM OF GOOD LAKE NO. 274

ZONING BYLAW

Schedule 'A' to Bylaw No. 04-2024

in The Rural Municipality of Good Lake No. 274

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1.0 Introduction

Under the authority provided by section 46 of *The Planning and Development Act, 2007*, the Council of a municipality may pass a Zoning Bylaw. Therefore, the Council of the Rural Municipality of Good Lake No. 274 in the Province of Saskatchewan in open meeting enacted as follows:

1.1 Title

This Bylaw shall be known and may be cited as the "Zoning Bylaw" of the Rural Municipality of Good Lake No. 274.

1.2 Purpose

This Bylaw has been created to regulate development within the Rural Municipality of Good Lake No. 274 to provide for the amenities of the area as well as for the health, safety and welfare of the inhabitants of the Municipality.

1.3 Scope

All development hereafter shall be permitted within the limits of the Municipality only when in conformity with the provisions of this Bylaw.

1.4 Severability

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

1.5 Other Legislative and Bylaw Requirements

Nothing in this Bylaw affects the duty or obligations of a person to obtain a Development Permit, or obtain any other permit, license or other authorization required by any Bylaw, the Act, or any regulation under those provincial regulations.

1.6 Bylaw Compliance

Errors and/or omissions by the Development Officer or someone acting under their direction administering this Bylaw while processing development applications do not clear any party of responsibility for complying with the provisions of the Bylaw or any other Bylaw of the Municipality or relieve any applicant from liability to comply with this Bylaw.

No mistake or omission by the Development Officer or someone acting under their direction relieves any applicant from liability for failure to comply with this Bylaw.

2.0 Administration

2.1 Development Officer

(1) The Administrator of the Rural Municipality of Good Lake No. 274 shall be the Development Officer responsible for the administration of this Bylaw, and in their absence, by such other employee of the Municipality as the Council designates from time to time. Council may appoint a Development Officer subject to the approval of Council to whom duties in the administration of the Zoning Bylaw may be delegated.

2.2 Application for a Development Permit

(1) (a) No person shall undertake a development or commence a use unless a development permit has first been obtained or is exempt as described in this Bylaw.

(b) Any person wishing to erect, alter, install, remove, demolish or relocate any building or structure, or make any excavation or landscaping within the jurisdictional boundaries of the Municipality shall be required to submit a Development Permit Application unless exempted in subsection 2.3.

(2) A development permit cannot be issued in contravention of any of the provisions of this Bylaw except as provided in an appeal pursuant to the Act.

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

(4) (a) The application for a development permit shall be made to the Development Officer in "Form A" as adopted or amended by resolution of Council and is not defined in this Bylaw.

(b) Where no new construction is proposed, but where a change to intensity of use results, the applicant shall still be required to submit a Development Permit Application and supply a written description of the proposed development in place of such plans.

(5) Every application for a Development Permit Application shall contain:

(a) Where construction is proposed, building plans prepared by a qualified professional submitted in a form acceptable to the Development Officer, accompanied by corresponding elevations, diagrams, and/or construction schematics of the proposed building or structure.

(b) A Site Plan, including:

(i) The intended use of the land, including the use of any existing or proposed buildings or structures within the site;

(ii) A north arrow;

(iii) The property boundaries, the location of existing and proposed buildings and structures (e.g., dwellings, garages, etc.), and the setbacks from these developments to the property boundaries;

(iv) The location of existing and proposed water and sewage utilities, with distances to development and the property's boundaries;

(v) The street frontage of the lot; and

(vi) Any other information that the Development Officer may require, such as vegetation or alterations to vegetation.

(6) The Development Officer retains the right to request studies or research believed necessary for making a decision on a development permit. These will be at the cost of the applicant and must be provided before a decision is rendered. Potential requirements might include, but are not limited to:

(a) Major drainage paths for water travelling over the lot;

(b) A Real Property Surveyors Report (RPSR) showing all existing structures and easements on site;

(c) Reclamation plans, emergency response plans, etc.;

(d) Any and all photos or pictures of the proposed development in its existing condition (i.e., Move-In Residential Buildings);

(e) Site elevations and the 1:500 flood elevation; and

(f) A geotechnical investigation prepared by an engineer licensed to practice in Saskatchewan.

(7) Real Property Surveyors Reports (RPSRs):

(a) A development permit application on potentially hazardous land as defined by provincial regulation, this Bylaw, and the Official Community Plan, or lands that have an interest registered on the title pursuant to Section 130 of the Act, must be accompanied by a RPSR prepared by a Saskatchewan Land Surveyor, which illustrates that the proposed elevation of the finished main floor is above the Minimum Building Elevation as defined herein.

(8) Letter of Credit, Bonds and Servicing Agreements:

(a) Council may require the submission of a letter of credit, performance or reclamation bond, servicing agreement, or any other form of assurance to ensure that the development is constructed and completed in accordance with the development standards and regulations set forth within this Bylaw.

(b) All agreements for letters of credit; performance or reclamation bonds, and servicing agreements shall individually stipulate procedures for the release or completion of the agreement that will be mutually agreed upon between the Municipality and development proponents.

(9) Hazard Lands:

(a) Where a proposed development of a building is to be located on land considered by the Municipality or under provincial regulation to be potentially hazardous, the land may be deemed "hazard lands". The Municipality may require the applicant to submit additional information to determine if the development will be within the 1:500 flood elevation; and/or within 50.0 meters (164.0 feet) of any slope that may be potentially unstable as determined by Council or the Development Officer.

(b) In accordance with the Statements of Provincial Interest, Statement 6.7, the development of buildings (including addition) in the floodway of the 1:500 year flood event is prohibited.

(c) The Development Officer or Council may require that before a permit be issued in a flood hazard area the applicant be required to supply the following:

Professionally prepared information confirming that all development, redevelopment or alterations and additions will be adequately flood-proofed to at least 0.5 meters (1.6 feet) above the 1:500-year flood elevation plus any prescribed additional freeboard is commonly known as the estimated Minimum Building Elevation (MBE);

(i) The bottom of the joists on the first floor, or the bottom surface of the slab grade, of the building or structure is to be above the MBE;

(ii) Basements are prohibited, except where floodproofing is undertaken. The basement is to be designed to withstand any forces generated by flood water or ice up to and including the MBE;

(iii) Plumbing outlets may be permitted in basements below the MBE provided they contain an automatic shut-off valve approved by a certified inspector;

(iv) Electrical outlets may be permitted in basements below the MBE provided they contain an independent switch for each outlet. The main switch box, heating and air conditioning units shall be located above the MBE; and

(v) Foundations and walls of any building or structure shall be adequately flood-proofed to an elevation above the MBE. All plans for development shall be certified by a Professional Engineer.

(d) Actions identified in an assessment prepared pursuant to preceding sections which prevent, change, mitigate or remedy hazards in lands deemed hazardous may be incorporated as conditions to the issuance of any development permit that may be issued.

(e) The Municipality may refuse a permit for any development for which, in its opinion, the proposed actions are inadequate to address the adverse effects that may result in excessive costs to the Municipality.

(10) Flood Hazards:

(a) Where a development is proposed in an area identified within the Official Community Plan or Zoning Bylaw planning mapping as being potentially flood prone or adjacent to a body of water or watercourse, the applicant may be required to submit sufficient supporting documentation as directed by the Municipality to determine if the proposed development or subdivision is suitable and/or above the MBE. Such proposals may be referred to applicable departments or agencies of higher orders of government for comments and technical expertise prior to finalizing a decision.

(b) Supporting information shall be in the form of a report, assessment, or other information suitable to Council or the Development Officer to confirm suitability; any cost of which shall be borne by the proponent. Where technical information is required, the report or assessment shall be prepared by a certified professional, and shall identify the suitability of the proposed development on the site with respect to:

> (i) The potential for flooding and the location of the 1:500 flood elevation in relation to proposed development. Professionally provided topographical information may be required.
>
> (ii) The suitability of the site for the proposed use or building, given the site constraints;
>
> (iii) Any other potential environmental hazards or limitations; and
>
> (iv) Actions to avoid, prevent, mitigate, or remedy hazards.

(c) Actions identified in an assessment which prevent, change, mitigate or remedy hazards may be incorporated as conditions in the issuance of any development permit. A permit shall be refused for any development for which, in Council's (or the Development Officer's) opinion, the proposed actions are inadequate to address the adverse effects or will result in excessive municipal costs.

(d) Where provincial hazard land development standards are on title of a parcel, the requirements of the standards must be adhered to by an applicant or developer and will not be attached to a permit as an appealable condition or development standard (where the appeal period pertaining to a subdivision approval has expired).

(e) Where provincial hazard land development standards are on title of a parcel, and an applicant deems them as excessive, an applicant may, at their own cost, seek supplementary investigation and recommendations of a certified professional to determine if a lesser standard is feasible. Alternatively, an applicant may approach the holder of the interest specifying the development standards for potential modification or removal.

(f) Notwithstanding the site and development regulations within any District, where potential hazard lands are present, development may be subject to more stringent regulation for determination of suitability and to minimize potential risk to people and property.

(g) If so provided for in this Bylaw related the provision of Real Property Surveyors Reports, or as indicated in a provincial hazard land development standard, a proponent may be required to provide surveyed topographical information confirming that the building or structure has been flood-proofed up to the MBE.

2.3 Developments Not Requiring a Development Permit

A development permit is not required for the following; however, compliance with all relevant provisions of this Bylaw, as well as adherence to other applicable regulations, codes, and acts, is required:

(1) The construction, installation, or maintenance of a public work by the Municipality or a public utility.

(2) Internal maintenance and repairs that do not include structural alternations (i.e., mechanical or electrical work), and where the alteration does not result in a change of use or an increase in the number of dwelling units within the building or on the site.

(3) Fences, subject to height restrictions listed within each specific zoning district.

(4) Retaining walls that do not exceed 0.6 meters (2 feet) in height.

(5) Buildings and structures under 9.3 square meters (100 square feet).

(6) Signs.

(7) Official temporary uses, including the use of all or part of a building as a temporary polling station, returning officer's headquarters, candidates campaign offices and any other official temporary use in connection with a federal, provincial or municipal election, referendum or census.

(8) Private on-site domestic sewage systems are subject to compliance with *The Saskatchewan Onsite Wastewater Disposal Guide, The Shoreland Pollution Control Regulations, 1976*, and approval from the appropriate provincial authority responsible for their administration.

(9) Landscaping, including trees, shelterbelts, driveways, parking areas, flower beds, and at-grade patios, provided that natural drainage pathways are not adversely affected and do not cause negative impacts to adjacent properties.

(10) All uses for land for which the sole purpose is wildlife and conservation management, however, excludes Game Farms (Harvest Preserve).

(11) Agricultural principal uses excluding Intensive Livestock Operations' and farm residences and their accompanying accessory buildings (garage, deck, gazebo, storage buildings etc.).

2.4 Validity and Effective Period for Development Permit Applications

This section shall apply to both permitted and discretionary use applications.

(1) If the development of use authorized by a development permit is not commenced within twelve (12) months from the date of issuance of a permit and completed within twenty-four (24) months of its issue, the permit is deemed void unless an extension has been granted prior to its expiry.

(2) If the use changes or there is a change in intensity of use, a new development permit application shall be required.

(3) Where the Municipality has approved a use for a limited time, as specified on "Form B", and that time has expired, that use of land or structure on that property shall cease until a new application is submitted and approval is provided.

(4) A development permit extension may be granted for an additional twelve (12) month period by the Development Officer. The Development Officer shall provide a written letter granting the extension. Where the use is a discretionary matter of Council, permit extension shall only be granted upon its review and by resolution.

2.5 Review of Applications

(1) The Development Officer is responsible for reviewing all applications to ensure that the proposed development complies with all applicable regulations and provisions of this Bylaw and the policies contained in the OCP.

(2) The Development Officer shall be empowered to decide on a development permit application for a "permitted use."

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

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

(5) Council or the Development Officer may require a development or subdivision proponent to complete and provide a Comprehensive Development review as per the policies outlined in the OCP.

2.6 Discretionary Use Applications

This section addresses special provisions and specific development standards that apply to discretionary permits. These regulations shall apply in addition to the standard development permit regulations, as well as any standards listed in specific zoning districts.

(1) Council may approve the application, reject the application, or approve the application with conditions, including a condition limiting the length of time that the use may be conducted on the site to secure the objectives of the OCP or Zoning Bylaw, with respect to:

(a) The nature of the proposed site, including its size and shape and the proposed size shape and arrangement of buildings.

(b) The accessibility and traffic patterns for persons and vehicles, the type and volume of that traffic and the adequacy of proposed off-street parking and loading.

(c) The safeguards afforded to minimize noxious or offensive emissions including noise, glare, dust, and odour.

(d) Any treatment given, as determined by Council, to aspects including landscaping, screening, open spaces, parking and loading areas, lighting and signs, but not including the colour, texture or type of materials, and any architectural detail.

(2) General Discretionary Use Evaluation Criteria:

In exercising its discretion, Council will apply the evaluation criteria identified below (as applicable) to all discretionary uses, and should determine the extent and nature of the information and analysis required to render a decision:

(a) Roadways: the assessment of the capacity of existing roadway infrastructure to accommodate the proposed use.

(b) Air Resources: assess and consider the potential impacts and effects on local air resources.

(c) Soil Resources: assess and consider the potential impacts and effects on local soil resources.

(d) Water Resources: assess and consider the waste generation resulting from the proposed use, and the capacity of existing water management services.

(e) Natural and Heritage Resources: assess and consider the potential impacts on natural, cultural and heritage resources.

(f) Sustainability: assess and consider the potential impacts and effects on social, economic and physical sustainability of the Municipality.

(g) Surrounding Land Uses: assess for potential land use conflicts with existing land uses.

(h) Municipal Servicing Capacity: assess the demands on service provision provided by the Municipality.

(i) Potential Impacts on Lakes and Waterbodies: assess the impacts of development on lakes and waterbodies and public access to them.

(3) Advertising Discretionary Use Applications:

(a) The Development Officer shall advise the applicant that advertisement for the proposed use will be required by:

(i) Mailing a copy of the notice to the assessed owner or occupant (lessee), and landowners of each property within 75 meters (246 feet) of the subject property;

(ii) Posting notice at the Municipal Office and/or other public bulletin boards; and

(iii) Any electronic information communication or distribution method employed by the Municipality.

(b) The Development Officer may increase the notification area, or method (i.e., posting in the newspaper) at their discretion. Broader notification may be employed to engage parties which may be impacted by uses which have greater potential for land use conflict, creation of a nuisance, or widespread potential impact(s) along travel routes.

(c) At minimum, seven days before the meeting where the application will be discussed, the notice must be posted and delivered to the parties mentioned in subsection 3(a)(i). Unless additional time is necessary for delivery, the notice will be sent by mail no later than twelve days before the meeting.

(d) The applicant shall pay to the Municipality all costs associated with the public notification.

2.7 Notice of Decision

(1) Every decision of Council or the Development Officer on an application for a development permit shall be in writing, and a copy shall be sent to the applicant.

(2) Where an application is made for a permitted use or development, upon completion of the review, the Development Officer shall provide a Notice of Decision identified as "Form B", as adopted by Council. The form shall state one of the following options:

(a) An approval, where the application conforms to all provisions and regulations of this Bylaw; or

(b) An approval, where the application conforms to this Bylaw, incorporating any special regulations, performance standards or development standards authorized by this Bylaw where necessary; or

(c) A refusal, where the application does not conform with a provision or regulation of this Bylaw, or in the opinion of the Development Officer or Council the development does not meet the evaluation criteria for suitability, stating the reason for refusal, and advising the applicant of any right of appeal that they may have.

(3) Where an application is made for a discretionary use or development, the Development Officer shall submit the application to the Council for review. Upon completion of its review, Council shall pass a resolution directing the Development Officer to provide a Notice of Decision identified as "Form B", as adopted by Council. The form shall state one of the following options:

(a) An approval, where the application conforms to this Bylaw, incorporating any special regulations, performance standards or development standards authorized by this Bylaw where necessary; or

(b) A refusal, where the application does not conform with a provision or regulation of this Bylaw, or in the opinion of Council the development does not meet the evaluation criteria for suitability, stating the reason for refusal, and advising the applicant of any right of appeal that they may have.

2.8 Revocation of Decision

This section shall apply to both permitted and discretionary use applications.

(1) Where an approved development is not being developed in accordance with the provisions of this Bylaw, or with the standards and conditions specified in the development permit, the Municipality may suspend the development permit or issue an order pursuant to Section 242 of *The Planning and Development Act, 2007*. The development permit shall not be reinstated until all deficiencies have been corrected.

2.9 Development Appeal Board

(1) Council shall appoint a Development Appeal Board in accordance with sections 49 and 214 to 218 of the Act.

2.10 Fees and Amendment to the Bylaws

(1) Where a person requests Council to amend the OCP, Zoning Bylaw, or other planning bylaw, that person shall pay to the Municipality a fee equal to the costs associated with the public advertisement of the proposed amendment, pursuant to the requirements of Part X of the Act.

(2) Any application made in accordance with this Bylaw may be subject to an application fee if prescribed in this Bylaw, or which may be established by a separate Bylaw of the Municipality in accordance with section 51 of the Act and may be subject to amendment from time to time at the discretion of Council.

(3) These fees shall be in addition to any building permit and inspection fees, or other fees as may be prescribed by the provincial or federal government regulatory agencies.

2.11 Minor Variances to the Zoning Bylaw

(1) The Development Officer shall review minor variance applications in accordance with section 60 of the Act.

(2) An application for a minor variance to the Zoning Bylaw shall be made to the Development Officer in a form as prescribed by the Development Officer.

2.12 Enforcement, Offences and Penalties

(1) The Development Officer shall proceed with enforcement in accordance with sections 242 to 245 of the Act.

2.13 Holding Provision

(1) In accordance with section 71 of the Act, Council may use the Holding Symbol "H", in conjunction with any zoning district designation in this Bylaw, to specify the use to which lands shall be put at some time in the future, but which are now considered premature or inappropriate for immediate development.

(2) In deciding on whether to remove the Holding Symbol "H" via a bylaw amendment for development, Council shall assess the proposal's suitability based on the following criteria:

(a) Servicing Capacity: Evaluating if current municipal services can support the proposed development, or if it is economically feasible to introduce new services.

(b) Environmental Impact: Investigating and planning to mitigate any negative effects on air, water, soil, or noise.

(c) Future Development Capacity: Confirming the area's ability to support further development without compromising local amenities, including natural features like lakes.

(d) Bylaw Compliance: Ensuring the proposal compliance with all relevant zoning regulations and the objectives of the Official Community Plan.

(e) Holding Provision Compliance: Where applicable, reviewing the fulfillment of conditions associated with the Holding Symbol "H" by the applicant.

(f) Additional Considerations: Any other relevant factors that may influence the development's appropriateness as determined by Council.

(3) Upon removal of a Holding Symbol "H," the zoning regulations for the underlying zoning district shall apply to the land.

(4) An appeal to the Development Appeals Board is permitted under clause 71(5) of the Act when a request to lift the holding symbol is either denied or unresolved within 60 days.

(5) Existing uses will be permitted within lands under the use of the Holding Symbol "H" subject to the relevant sections of the Act, dealing with nonconformity.

3.0 General Regulations

In addition to the criteria outlined in Section 2, Section 3 encompasses both broad requirements relevant to all applications and specific considerations tailored to various types of uses.

3.1 One Principal Building and Use Permitted on a Site

(1) Not more than one principal use shall be established and not more than one principal building shall be placed on one site except for:

(a) Uses and facilities owned and/or operated by the Municipality.

(b) Any public works or public utility.

(c) Multiple complementary principal uses (excluding any residential uses or sleeping accommodations), buildings, or structures on sites under private lease, subject to adherence to all site and setback regulations. (See definition of "horizontal integration").

(d) Multiple complementary principal uses, buildings, or structures on any one parcel, provided that all site and setback regulations are followed. This provision extends to principal agricultural or industrial use, campgrounds and trailer courts, private institutions, dwelling groups, communal farm settlements and tourist cabins.

3.2 Prohibited Uses

(1) In addition to prohibited land uses listed in specific zoning districts, should a use not be specifically designated as either a permitted or discretionary use within this Bylaw, such use shall be deemed prohibited.

3.3 Recreational Vehicles or Storage on Vacant LD1 and LD2 Lots

(1) Recreational Vehicles, whether occupied or unoccupied, are prohibited on vacant residential lots in the LD1 – Residential and Lakeshore Residential District 1 and LD2 – Lakeshore Residential District 2 - RV unless permitted by specific zoning regulations.

(2) The storage of any licensed or unlicensed vehicle, boat, trailer, or material or object is strictly prohibited on vacant lots in both LD1 and LD2 Districts

(3) For the purposes of this section (3.3), a vacant lot is hereby defined as where no actual physical construction of the foundation and walls of a permitted or discretionary principal use for which a valid Development Permit exists, is occurring.

3.4 Non-conforming Uses, Buildings and Sites

(1) The provisions of the Act, sections 88 to 93 inclusive, shall apply to all lawful existing non-conforming buildings, uses, and sites.

3.5 Frontage on Road

(1) 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 a graded all-weather registered road, or unless satisfactory arrangements have been made with Council for improvement or building of a road.

3.6 Accessory and Ancillary Buildings and Structures

(1) Accessory and ancillary buildings shall not be constructed or placed on any site prior to the construction of the principal building except as follows:

(a) Where a Development Permit has been issued for a principal building, the Development Officer may, at their discretion, allow prior development of an accessory or ancillary building where such building is required for the storage of construction material or equipment.

(b) Applicants shall be required to show on the site plan the intended location of the future principal building on site.

(2) Private garages and carports attached by a roof or shared wall to the principal building or structure shall be considered part of the principal building or structure and subject to the regulations for the principal building or structure.

(3) The total area underneath an extended roofline (i.e., covered deck, porch, veranda, etc.) of a structure shall be considered within total area of the Residential Building Footprint.

3.7 Permitted Yard Encroachments

(1) Cantilevered construction for bay windows, bow windows, chimney chases, bookcases, built-in cabinets, gutters, windowsills, canopies, eaves, accessory building under 9.3 square meters (100 square feet), and fire escapes to a maximum projection of 0.61 meters (2.0 feet) into the required yard.

(2) Wheelchair ramps to main floor level.

(3) Light standards, flag poles, and permitted signs.

(4) Handrails are permitted in all yards.

(5) Private on-site domestic sewage systems subject to clause 2.3(8).

(6) Fences subject to the specific requirements of the zoning district in which they are located.

(7) Driveways and walkways in the absence of a retaining wall or alteration to the natural topography of the site.

3.8 Separation of Uses - Supplementary Setbacks

In addition to the setbacks noted throughout this Bylaw, the following setbacks shall apply:

(1) Where a proposed development or subdivision is in proximity to a provincial highway, the application shall be referred to the Ministry of Highways for review and comment. Setbacks from a provincial highway shall be as per the requirements of the Ministry of Highways.

(2) No residence shall be located with less than the minimum separation distance to an operation, other than the residence of the owner/operator. Unless otherwise stated, separation distances shall be measured from the operation to the residence:

(a) 305 meters (1000.66 feet) from a honey processing facility.

(b) 305 meters (1000.66 feet) to a non-refrigerated anhydrous ammonia facility licensed by the Province of Saskatchewan.

(d) 600 meters (1968.50 feet) to a refrigerated anhydrous ammonia facility licensed by the Province of Saskatchewan.

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

3.9 Natural Environment, Riparian Area Protection Regulations

(1) Within riparian areas, areas of sensitive biological and animal habitats, or areas adjacent to waterbodies or potentially unstable slopes, the removal of trees shall not be permitted except for purposes of construction of accessways, park development, buildings, or the clearing of dead or diseased trees. Clearance of trees for access ways shall not be permitted greater than 3 meters (9.8 feet) in width further than 2 meters (6.5 feet) from buildings.

3.10 Landscaping, Grading and Levelling of a Site

(1) Any site proposed for development shall be graded and levelled at the developers' or owner's expense as necessary to provide for adequate surface drainage within the parcel boundaries.

(2) Grading, levelling, or placement of fill shall be located entirely within the boundaries of the site with the accommodation of drainage routes incorporated into the landscaping.

(3) Fill must be placed so that natural drainage courses, ditches, and culverts are not blocked or diverted, do not cause off-site adverse effects to neighbouring properties and shall be adequately setback from property boundaries.

(4) Failure to perform reasonable measures to prevent erosion to fill material into water bodies or water courses is in violation of this Bylaw and provincial regulation and is subject to enforcement. Persons found in violation will be subject to a penalty that reflects the recovery costs of the Municipality to perform site remediation and treatment.

(5) As a part of a development permit or subdivision application, the Municipality may require the submission of a drainage plan which, to the acceptance of the Municipality, demonstrates how surface water through the area will be managed such that suitability of proposed development, and in-flows and out-flows, are properly provided. The

responsibility and costs of any drainage planning shall generally be at the sole expense of the proponent.

3.11 Loading Facilities Requirements

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

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

3.12 Parking Requirements

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

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

(3) Number of spaces required:

(a) Residential – 1 per dwelling unit.

(b) All other uses – 1 per 10 square meters of building floor space.

3.13 Proximity to Railway

(1) The *FCM Guidelines for New Development in Proximity to Railway Operations* shall be applied to all development in proximity to rail lines, facilities and operations.

(2) New or expanded developments proposed in proximity to existing or proposed railway lines and/or railway operations and facilities shall be referred to the rail line company for review and comment. Consultation may include, but is not limited to:

(a) The location of the site in relation to the rail corridor;

(b) The nature of the proposed development;

(c) The frequency, types, and speeds of trains travelling within the corridor;

(d) The potential for expansion of train traffic within the corridor;

(f) The ability to implement standard mitigation measures on the site;

(g) Any suggestions for alternate mitigation measures that may be appropriate for the site;

(h) Proposed storm water management and drainage; and

(i) The requirements to be applied to the project.

(3) Any safety measures, nuisance mitigation measures, or other requirements of the rail company or any higher level of government shall be a condition of development permit approval. The developer shall be responsible for any costs related to any required study or implementation.

(4) As a condition of development permit approval, Council may require any additional safety measures or nuisance mitigation measures deemed necessary to protect public and environmental safety and to prevent land use conflicts.

(5) Safety measures and nuisance mitigation measures may include, but shall not be limited to: separation distances, berms, soundproof and privacy fencing, and landscaping.

3.14 Public Works, Water and Sewer Systems, Utilities, and Facilities of the Municipality

(1) Public works and municipal facilities, except for solid and liquid waste disposal sites, shall be permitted uses in every zoning district, and unless otherwise specified by this Bylaw, no minimum site or yard requirements shall apply.

(2) Subject to the provincial regulations administered by the appropriate government ministries, no liquid, solid or gaseous wastes shall be allowed to be discharged into any stream, creek, river, lake, pond, slough, intermittent drainage channel or other body of water, onto any land or into the air.

(3) Where available, every dwelling and every building containing washroom facilities shall be connected to a sewer and water supply system. All costs related to connection are the proponent's expense.

(4) Where a collection, distribution, or transmission line will cross a registered road allowance, the Municipality may apply special design standards as it considers necessary to protect existing and future improvement to the road.

(5) Final locations for water and sewage distribution and collection systems shall be chosen in consultation with the Water Security Agency and shall abide by all applicable provincial legislation.

3.15 Aggregate Resource Operations (Extraction, Storage and Processing)

(1) An application proposing a new aggregate resource operation or an expansion to an existing aggregate resource operation shall be a discretionary use and shall adhere to all appropriate provincial and federal regulations.

(2) In reviewing applications for aggregate resource operations, the environmental implications of the operation including plans for site restoration shall be considered.

(3) The applicant shall submit plans and a description including:

(a) The location and area of the site where the excavation is to take place;

(b) The expected life of the deposit if applicable;

(c) The type and dimensions including average depth of the proposed excavation, and the effect on existing drainage patterns on and off the site;

(d) Identification of the outdoor noise and the discharge of substances into the air, and the prevention and mitigation measures to be implemented

(e) The methods for preventing, controlling, or reducing erosion;

(f) The proposed access and hauling activities (including number of trucks, tonnage, and hours of hauling), and likely route for distribution;

(g) The proposed extraction, operation, and staging (including years, dates and hours of operation);

(h) A reclamation plan showing the final site conditions and post-development land use plan following the completion of operations, including the phasing of remediation – progressive restoration of the site is expected as extraction progresses and expansion into other site sections occurs

(4) Aggregate resource operations are permitted in accordance with the following conditions:

(a) The applicant shall ensure that dust and noise control measures are undertaken to prevent such items from becoming an annoyance to neighbouring landowners. The applicant shall conduct dust control procedures at the request of and to the satisfaction of the Municipality. In this regard, stockpiles shall be located in a position to act as a sound barrier. Also, the applicant shall apply methods of minimizing the noise created from machinery and equipment.

(b) The applicant shall keep the area subject to the Development Permit in a clean and tidy condition free from rubbish and non-aggregate debris.

(c) Access routes into extraction areas shall be located away from residential areas.

(d) A disturbed area shall be reclaimed to a land capability equivalent to the pre-disturbance land capability (e.g. agricultural land) or a post-disturbance condition and land use (e.g. conversion to wetland) which are satisfactory to the Municipality. These conservation and reclamation procedures shall be in accordance with S*askatchewan Environment Reclamation Guidelines for Sand and Gravel Operators*.

(e) Any aggregate resource operation proposed to be located within 100 meters of any municipal road, provincial highway, creek or lake may be permitted only where it would not adversely impact the environment, or materially interfere with or affect adjacent lands.

(f) Aggregate resource operations shall have regard to adjacent land uses and no material is to be stored or piled on any road allowance or within 30.0 meters of the bank of any river or watercourse.

(g) The general resource extraction operator and any person who hauls the aggregate may be required to enter into a road maintenance agreement.

(h) The aggregate resource extraction operator must report the amount of aggregate extracted each year as per the Administrative Agreements signed by the applicant and Municipality.

(i) The applicant may be required to provide a bond or other method of security or financial guarantee, acceptable to Council, equal to the cost to reclaim and remediate the site, to be held by the Municipality for the lifespan of the operation, to ensure the land is to be reclaimed to an accepted condition. This security, if it has been required, must be in place and in receipt by the Municipality prior to any development proceeding on the site.

(j) An approval of an aggregate resource operation may be for a maximum period of five (5) years and may be renewed at the discretion of Council providing the requirements of this Bylaw continue to be met.

(5) No aggregate resource operation site shall be located within 250 meters of any residential dwelling. Bylaw 07-2025

(a) Council may impose conditions to the operational hours, and any other conditions deemed necessary.

3.16 Animal Kennels

(1) The maximum number of animals that an animal kennel may keep shall be at the discretion of Council, and shall be based on:

(a) Site area and servicing capacity; and

(b) Proximity to neighbouring properties and ability to minimize nuisance.

(2) An animal is kept, for purposes of this section, when it is on the site overnight.

(3) No building, facility or exterior exercise area(s) shall be allowed within 300.0 meters (984 feet) of any dwelling not associated with the operation.

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

(5) No animals shall be allowed outdoors between the hours of 9:00 p.m. to 7:00 a.m. daily. During this time, all animals shall be kept indoors. Council may adjust these hours as necessary to align with the objectives of this Bylaw.

(6) Pens, rooms, exercise runs and holding stalls shall be soundproofed to the satisfaction of Council.

(7) A plan for managing and disposing of animal waste/sewage may be required as part of the development permit application.

(8) Animal kennels must adhere to bylaws and legislation related to noise and public health, ensuring that their operation does not interfere with the character of the neighbourhood or the general enjoyment of adjoining sites

(10) Animal kennels will be subject to any additional conditions for approval deemed necessary based upon a specific application.

(11) Animal kennels may include on-site residential development affiliated with the operation.

3.17 Bed and Breakfast and Vacation Farms

(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. Accommodations and camping are to be provided to patrons on a short-term basis not exceeding 14 days.

(2) Council may specify the maximum number of cabins permitted as part of a vacation farm operation.

(3) Off-site signs may be permitted at the discretion of Council where necessary to provide directions from a provincial highway or roadway to the operation.

(4) Vacation farms and bed and breakfast operations shall be licensed pursuant to *The Public Health Act*, where tourist accommodations require health approval.

(5) Bed-and-breakfast operations shall be in a single detached dwelling used as the operator's principal residence or located in a dwelling accessory to and established on the same site as the operator's principal residence.

(6) Council will consider applications with respect to the following criteria:

(a) The proposed structures are suitable for the proposed development.

(b) There is a water source suitable for public consumption at the facility.

(c) There are suitable utilities and sewage disposal system for the facility.

(d) There are appropriate levels of access to the site and off-street parking for the users of the facility.

(e) The development will not conflict with adjacent uses or uses currently on site.

3.18 Bulk Fuel Storage and Sales

(1) Fuel pumps and accessory equipment including any fuel sale kiosk on a pump island shall be located at least 6.0 meters (19.7 feet) from any street or other property boundary.

(2) Above-ground fuel storage tanks which meet the standards of the *National Fire Code of Canada* may be permitted when associated with service stations, gas bars and other permitted industrial or commercial uses where the dispensing of fuel to vehicles is a standard aspect of the use where that use is permitted in the zoning district.

(3) The total storage capacity for above-fuel storage tanks on any snivel service station or gas bar shall not exceed the regulations and requirements set out by the *National Fire Code of Canada*.

(4) Above-ground fuel storage tanks shall be:

(a) Located at least 3.0 meters (9.8 feet) from any property line or building.

(b) Notwithstanding (a) above, above-ground fuel storage tanks associated with a gas bar or service station shall be located at least 6.0 meters (19.7 feet) from any property line or building.

(c) The dispensing equipment associated with above-ground fuel storage tanks shall be located at lease 3.0 meters (9.8 feet) from any property line, at least 7.5 meters (24.6 feet) from any open flame or other ignition source, and at least 4.5 meters (14.8 feet) from any door or window.

(d) Notwithstanding (b) above, above-ground fuel storage tanks associated with a gas bar or service station shall be located at least 6.0 meters (19.7 feet) from any property line, at least 7.5 meters (24.6 feet) from any open flame or other ignition source, and at least 4.5 meters (14.8 feet) from any door or window.

(e) Above-ground fuel storage tanks shall be protected from vehicles with suitable posts, guardrails or other similar means.

3.19 Campgrounds

(1) The operator of a campground shall provide the Development Officer with a comprehensive plan, identifying:

(a) Any buildings, details of adjacent and internal land uses, as well as the location of all roadways and trails.

(b) Sites intended to accommodate a trailer coach or camping unit with dimensions and utility services provided to each site.

(c) Location of garbage collection and washroom facilities with their utilities.

(d) Emergency evacuation plan.

(e) Details of the water supply details including the source, measures taken for contamination protection, the treatment methods to be utilized, and the results of water quality testing.

(f) Details of sewage disposal, including the proposed disposal method, expected daily sewage volume, and the dimensions and placement of holding tanks. Additionally, confirmation is needed that the designated disposal site will accept the effluent from the development.

(g) Any other details required by a public health officer or as requested.

(2) A campground must have a vegetative landscape buffer surrounding its complete perimeter, except for access roads, with a width of at least 4.5 meters (14.8 feet). This buffer area shall not contain any buildings.

(3) The minimum required width for internal roadways is 15 meters (49.2 feet).

(4) The design of the campground and its roads shall account for the requirements of emergency vehicles, ensuring accessibility, maneuverability, and safety.

(5) A campground shall provide directional signs for traffic throughout the property and clearly mark each individual campsite with its own identifying sign.

(6) Every trailer coach and camping unit must be spaced at least 4.5 meters away from any other trailer coach or camping unit. Each site should be designed large enough to ensure this spacing requirement is met.

(7) Each campsite must include:

(a) A vegetation buffer of at least 1.0 meter (3 feet) along the full length of the rear and side property lines to provide noise reduction, privacy, and shelter.

(b) A minimum frontage of 12 meters (39.2 feet) and a minimum site area of 372 square meters (4,004 square feet).

(c) Direct and convenient access to a developed roadway that does not fall within any required buffer area.

(8) The operator may designate an area for mobile homes on a yearly lease, ensuring that each site allocated for a mobile home is no smaller than 400 square meters (4,305 square feet).

(9) Sites shall not encroach upon a roadway or required buffer area, and parking shall be within individual campsites.

(10) A campground may have accessory amenities like a laundromat, confectionery, and a single detached dwelling for the operator's residence. Additionally, recreational facilities such as playgrounds or ball diamonds can be included to cater to the occupants.

(11) All operations and developments within a campground must adhere to *The Public Health Act* and its applicable regulations.

(12) On-site washrooms must be connected to a sewage holding tank.

(13) Operators must obtain a Development Permit for any modifications or additions to campsites, construction or relocation of buildings, significant changes in land use, or activities such as filling or clearing of areas.

3.20 Cannabis Production Facilities

(applies to medical, non-medical, and micro-facilities)

(1) Cannabis production facilities shall meet all applicable federal, provincial and municipal regulations. Proof of compliance and applicable federal licenses will be required as part of the development permit application.

(2) Any structural or electrical alterations must comply with the *National Building Code of Canada* and all other applicable Codes and regulations.

(3) The building and site shall display a high visual quality and be integrated into the surrounding environment by appropriate design, location, and landscaping.

(4) Council shall consider the compatibility of all neighbouring land uses before issuing a decision.

(5) Council may place any additional conditions deemed necessary for the health, safety, and welfare of the public.

(6) All processes and functions must be fully enclosed within a building, including loading stalls, docks, garbage containers, and waste material with no outdoor storage or display.

(7) Buildings and related structures shall be securely fenced for public safety and security. Council may require additional security measures.

(8) If a facility ceases operation, it shall be decommissioned and remediated in accordance with regulations. A decommissioning plan may be required.

(9) Operations must not cause nuisances like unsightliness, odours, dust, noise or health hazards. A mitigation plan for potential nuisances may be required.

(10) Council may require additional security measures as part of development permit approval.

(11) One residence for the owner/operator may be allowed on the same site as the facility.

(12) Any change to the operation, such as an increase in size or new buildings, will require a new development permit.

3.21 Communal Farm Settlements

(1) Council shall consider applications for communal farm settlements, encompassing multiple uses as defined for Communal Farm Settlements, as a single discretionary use application. Buildings and uses must adhere to the setbacks and standards specified in this Bylaw and any other relevant municipal bylaws. Development and building permits are required for each use and principal building, unless exempted.

(2) Communal farm settlements may consist of more than one dwelling on a single site, including one-unit dwellings, multiple unit dwellings, or a combination thereof. Council may determine the maximum number of dwelling units permitted.

(3) The development must ensure an adequate water supply and must not contaminate any water sources. Potable water, water treatment, and wastewater disposal systems must

comply with provincial regulations. The proponent may need to provide a study by a qualified professional to demonstrate the adequacy and safety of these systems.

(4) Access to the communal farm settlement must be from an all-weather registered road, adequate for the expected traffic volume. Council may require improvements or new road construction, at the applicant's expense. A Traffic Impact Assessment by a qualified professional may be required to ensure the municipal road network can safely handle the development's traffic.

(5) Access to individual dwellings, uses, and buildings within the settlement must be from roads internal to the site.

(6) Any expansion, increase in intensity, or other significant changes to the approved development will require a new discretionary use approval.

(7) Within communal farm settlements containing an Intensive Livestock Operation, separation distances between ILO facilities and residences within the same settlement are not required.

3.22 Concrete Manufacturing, Storage and Processing Facilities; Salvage and Wrecking Yards

(1) Council may specify approval conditions regarding, but not limited to:

(a) daily operations (i.e., hours of operations, crushing times, potential nuisance-related matters, etc.);

(b) site rehabilitation and reclamation; and

(c) site landscaping and fencing.

(2) Council may require the submission of a surety, performance, or reclamation bond at time of application and permitting.

(3) Applications shall have adequate set back and sufficient screening of any outdoor storage area from existing incompatible development or a municipal road allowance. The proposed use may be required to provide appropriate screening to the satisfaction of Council.

3.23 Dwelling Groups

(1) Access to individual dwellings and dwelling sites shall be from a road internal to the dwelling group parcel.

(2) All buildings on a dwelling group parcel shall maintain the required yards to the property lines of the parcel as provided for principal residential uses in this District.

(3) Council will apply the following criteria in considering dwelling groups:

(a) The size and location will be such that the access system has sufficient capacity to handle the added development and that the development will not cause excessive traffic through existing residential areas.

(b) The proposal will provide for adequate sewer and water supply services.

3.24 Home-Based Business

(1) Home businesses shall be in single detached, semi-detached or duplex dwellings or an accessory building.

(2) One business or professional sign or notice not exceeding 0.5 square meters in area is permitted. No neon or LED signs shall be permitted.

(3) Other than provided for in (2) above, there shall be no exterior indication of the home occupation or variation from the residential character of the building.

(4) Council will consider the potential impact(s) to local traffic and parking, and the proposal's plans to address said potential impacts.

(5) Shall be clearly secondary and accessory to the use of a dwelling unit as a private residence.

(6) The character of the zoning district shall not be disturbed by dust, noise, smell or smoke generated by the use.

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

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

(9) Shall not require the parking of more than two (2) client vehicles at any time. Off-street parking shall be provided on site for any resident vehicles.

(10) Persons employed within the dwelling in the home-based business shall be full time residents of the dwelling. Additionally, Council, upon approval, may allow for up to two (2) other persons to be employed by the home-based business, either to work off-site or on-site, depending on the specific circumstances and requirements.

(11) The following uses shall not be allowed as a home-based business:

(a) Medical services, excluding massage therapy or physiotherapy.

(b) On-site automotive repair or servicing (this includes any mechanism containing an internal combustion engine).

(c) Painting of vehicles, trailers, boats, or machinery.

(d) Pest control.

(e) Sale of cannabis, cannabis products and related accessories.

(f) Veterinary services.

3.25 Intensive Agricultural Operations

(1) Where applicable, applicants shall identify the proposed water supply for the operation. Council may require the applicant to provide a study, from a qualified professional, to demonstrate the water supply is of sufficient quality and quantity to meet the needs of the operation without causing any detrimental effects on the water supply of neighbouring properties.

(2) The operation may include on-site residential development subject to the regulations of this Bylaw.

3.26 Intensive Livestock Operations (ILOs)

To manage the development of ILOs and surrounding land use interests, Council will consider applications for development of an ILO, including any rendering facility or abattoir, and apply the following criteria:

(1) Location Separation Criteria

(a) In order to ensure ILO development occurs in acceptable locations, new ILO development proposed or a proposed expansion of an existing ILO (existing at the date of adoption of this Bylaw) must comply with the location separation criteria in this Section and in Table 1. New developments must also respect these separation distances from existing ILOs.

Table 1

Minimum Separation Criteria for ILO to Specific Uses (in meters)

Type of Development	**Animal Units**				
	100-299	300-499	500-2000	2000-5000	>5000
Dwellings, tourist accommodation, or campground	300 (450)	400 (450)	800 (1200)	1200 (1600)	1600 (2000)
Residential subdivisions, hamlet, urban municipality <100 population	400 (600)	800 (1200)	1200 (1600)	1600 (2000)	2000 (2400)
Urban municipality 100-500 population	800	1200	1600	2400	2400
Urban municipality 501-5000	1200	1600	2400	3200	3200
Urban municipality >5000	1600	2400	3200	3200	3200

- Distances are measured between livestock facilities and building development, or site occupied for campground purposes.
- Distances do not apply to residences associated with the Intensive Livestock Operation.
- Distances shown in brackets apply to facilities with open liquid manure storage.

(2) Location separation criteria reduction

(a) At its discretion, Council may consider a lesser setback than those identified in Table 1 where the potential for incompatibility, nuisance, or hazard can be demonstrated to be negligible for circumstances specific to the location, or where suitable mitigation measures are in place. Council may consider registering agreements to the respective titles to advise future landowners of the intent for developments to co-exist.

(3) Public Consultation

(a) Council shall advertise any proposal for an intensive livestock operation, as defined by this Bylaw, providing sufficient time to advertise the application, notify surrounding landowners, and shall include dates for the applicants open house regarding the proposal.

(b) In addition to subsection 3.26(3)(a), the applicant shall be required to host an open house and provide information about the proposal, showing conformance to provincial intensive livestock regulations.

(c) Council may not render a decision until public notification procedures as outlined above have been completed, and provincial approvals have been received.

(4) Additional information

(a) Applicants must submit relevant documentation and obtain approvals from federal or provincial ministries or agencies. These approvals address concerns, including but not limited to, water supply and protection, manure management, and plans for mortality management.

(b) Council may refer a development permit application to relevant authorities for advice and recommendations.

(5) Approval Criteria

In addition to the General Discretionary Use Evaluation Criteria, the following criteria apply specifically to the approval of an intensive livestock operation.

(a) Council shall specify the maximum number of animal units for which the approval is granted.

(b) To mitigate land use conflicts, Council may designate areas where the spreading, disposal, or storage of manure can either be permitted or prohibited, as a stipulation of approval. This determination may consider current land uses, future land uses identified on the Future Land Use Map, protection of water resources, and advice from the Ministry of Agriculture.

(c) Site size shall be appropriate, at Council's discretion, for the receipt, distribution or dispatch by vehicles of materials, goods, product or merchandise through the designation of a clearly defined parking, unloading or loading space on the site plan.

(d) Manure spreading will adhere to the minimum separation distance for manure application as per the general regulations in Section 3, and the recommendations of the Ministry of Agriculture.

(e) Council may require a development agreement to formalize any of the aforementioned condition or other development standards.

(f) Applicants shall be required to enter into an agreement to upgrade municipal road allowances to primary weight standards to ensure all-season access to facilities where deemed necessary by the RM.

(6) ILOs existing at the time of the adoption of this Bylaw shall continue. However, any expansion of the operation or change of animal species or type of operation is required to obtain written approval from Council in accordance with the requirements and conditions of this Bylaw.

(7) Development permits are required for a new ILO, any expansion or alteration of an existing ILO, any change in animal species or type of operation that aligns with the ILO definition as outlined in this Bylaw.

(8) Development permits are not required for the temporary confinement of livestock for purposes such as seasonal feeding, wintering, or calving involving less than 300 animal units will not be classified as an intensive livestock operation under this Bylaw and will not require discretionary use approval from the Council. However, they may be subject to provincial regulation and subject to provincial approval for the use and a suitable waste management plan.

(9) ILOs may include on-site residential development affiliated with the operation subject to the regulations of this Bylaw.

3.27 Manure Application

The minimum separation distance between manure application and the nearest property boundary is listed within Table 2.

Table 2			
Minimum Separation Distances for Method of Manure Application (in meters)			
Distance between manure application and the nearest property boundary	**Method of Manure Application**		
	Injected	**Incorporated in soil within 24 hours**	**No incorporation in soil**
Communities of 1-1000 population	200	400	800
Communities of >1000 population	400	800	1200

3.28 Move-In Residential Buildings

(1) All buildings to be relocated within the Municipal boundaries shall be of a size and nature consistent with the existing buildings in the immediate neighbourhood, and subject to compliance with this Bylaw.

(2) The Development Officer may require an inspection to assess the structural integrity, safety and overall condition of buildings before they may be relocated within the Municipality.

(3) Buildings that are, in the opinion of the Development Officer, dilapidated, derelict, in a state of disrepair or unsuitable for the intended use shall not be relocated within the Municipality. Approval by the Development Officer shall not be unreasonably withheld.

(4) The Development Officer shall evaluate the feasibility of moving a structure onto a site, considering potential impacts on roadways, vegetation, utilities, and existing properties.

(5) Applicants will be required to submit detailed plans and timing for the moving in of structures.

(6) Photos showing the current condition of the building, including images of all external walls, must be submitted.

(7) Proof of compliance with the *Canadian Standards Association Code CSA-Z240* is required for mobile or manufactured homes, and with the *Canadian Standards Association Code CSA-A277* for modular homes.

(8) Where upgrades to infrastructure or relocation of utilities are required, the responsibility for any associated costs will be the sole responsibility of the applicant.

(9) Applicants shall be solely responsible for any damage to trees, roads, culverts, or other municipal infrastructure. The responsibility for corrective action or for repair shall also be the responsibility of the applicant.

(10) The Development Officer may require a performance bond or other financial assurance to cover potential costs and damage to municipal infrastructure. The performance bond may be refunded in full or in part under the following conditions:

(a) The building relocation and exterior finishes or alterations are completed within the validity period, and in accordance with any standards in the development permit.

(b) The site has been properly leveled and graded within the validity period, in accordance with the provisions of this Bylaw.

(c) The Municipality is satisfied that the relocation to the site has not negatively impacted its infrastructure.

Should the applicants fail to meet these conditions:

(a) All or a portion of the performance bond may be withheld or used by the Municipality to take corrective action or make repairs.

(b) If any damage exceeds the amount of the performance bond, the Municipality may seek further remuneration or remediation.

3.29 Motor Vehicle Sales, Repairs and Servicing

(1) Site size shall be appropriate, in Council's opinion, for the receipt, distribution or dispatch by vehicles of materials, goods or merchandise through the designation of a clearly defined parking, unloading or loading space on a site plan.

(2) Locations are encouraged to be adjacent to major transportation routes.

3.30 Outfitting Operations and Lodges

(1) Submission Requirements

(a) The applicant shall provide a letter, along with the development permit application, outlining the proposed method of operation, promotional strategy, services and amenities to be provided to guests, a detailed list of equipment to be used, and any other information that will assist Council in making their decision.

(2) Site Plan Details

(a) A site plan shall be submitted along with the development permit application that, in addition to the requirements of subsection 2.2.5, shows:

i) size of the proposed/existing site,

ii) the property in relation to provincial highways, roads, lakes or rivers, or crown land,

iii) location of proposed and existing buildings,

iv) location of proposed or existing septic tanks, fields, lagoons, etc.

v) anything else that is relevant to the site and its operation.

(3) Crown Land Approvals

If the outfitters lodge is proposed to be located on Crown land, approvals from the Crown must be submitted as part of the development permit application.

(4) Location

(a) The outfitter lodge shall be located in close proximity to the proposed hunting or fishing area.

(b) If the outfitter lodge is situated within a hamlet, it is encouraged to be located near transportation routes and hamlet boundaries to mitigate potential traffic congestion.

(5) Waste Management

If the outfitters lodge is located within a hamlet, the applicant is required to submit a waste management plan for carcass disposal, and any disposal of carcasses within the hamlet boundaries is strictly prohibited.

(6) General Development Standards

(a) Council may prescribe specific development standards related to the size of the operation or buildings used for the operation.

(b) Council may prescribe specific development standards related to control of noise, glare, dust, and odour.

(7) Provincial Approvals

(a) All applicants must obtain the relevant approvals from provincial authorities as a condition for approval.

(8) Site Storage

(a) Outside storage shall be prohibited. All items associated with the commercial use shall be retained within an approved building.

(b) Empty lots are restricted from the temporary storing of seasonal buildings or recreational equipment or vehicles in the off-season period.

(9) Signage

(a) Off-site signs may be permitted at the discretion of Council where necessary to provide directions from a provincial highway or roadway to the operation.

(10) Parking

(a) There shall be adequate off-street parking available for the proposed use. Parking shall be developed such that a minimum of one parking space is provided per potential patron.

3.31 Park Models, Mobile or Manufactured Homes, Modular Homes and RTMs

(1) Where applicable, all park models, mobile or manufactured homes, and modular homes must have skirting installed and the hitch removed. Additionally, within 30 days of placement on the site, the structure must either be blocked up or have its wheels removed, if applicable.

(2) No Park Model Home that does not bear *Canadian Standards Association Standard CSA-Z241* approval shall be located in the RM.

(3) No mobile or manufactured home that does not bear *Canadian Standards Association Standard CSA-Z240* approval shall be located in the RM.

(4) No modular home that does not bear *Canadian Standards Association Standard CSA-A277* approval shall be located in the RM.

(5) The Development Officer may require an inspection to assess the structural integrity, safety and overall condition of the structure before they may be relocated within the Municipality.

(6) Structures that are, in the opinion of the Development Officer, dilapidated, derelict, in a state of disrepair or unsuitable for the intended use shall not be relocated within the Municipality. Approval by the Development Officer shall not be unreasonably withheld.

(7) Review of the development permit application shall consider feasibility of moving the structure on to a site and the potential impacts to roadways, vegetation, utilities, or disruption to existing properties.

(8) Applicants will be required to submit detailed plans and timing for the moving in of structures. Where upgrades to infrastructure or relocation of utilities is required, the responsibility for any associated costs will be the sole responsibility of the applicant.

3.32 Retaining Walls

(1) Notwithstanding anything contained herein, the Development Officer may require a detailed geotechnical investigation prepared and endorsed by a qualified professional which is required prior to the issuance of a Development Permit for the construction of any retaining wall. Costs associated with any investigation are solely those of the applicant. The detailed investigation shall include, but is not limited to:

(a) Construction plans for the retaining wall and any engineering specifications that must be adhered to with respect to its construction and any fill to be retained.

(b) Detailed plans for suitable management of on and off-site surface drainage. Post-development outflows must not increase pre-development levels unless properly directed to a municipally controlled drainage network with excess capacity, or a suitable natural retention body.

(c) A site surface drainage plan demonstrating appropriate passage of surface waters and mitigation of drainage impacts to adjacent and neighbouring properties.

(d) Encourage the assessment or investigation by a qualified professional that the retaining wall is designed with full knowledge of topographical, geotechnical, and hydrological conditions on site. The level of investigation required is to be determined by the professional such that they are willing to endorse and assume liability for their conclusions.

(2) Retaining walls proposed within 5 meters (16.4 feet) of the high-water mark of any watercourse or water body must have documented approval from the appropriate provincial ministry or agency for any potential shoreline alterations, and this approval must be submitted to the Development Officer.

(3) In the opinion of the Development Officer, should concerns arise regarding the construction of the retaining wall not being within property boundaries or in alignment with the regulations of this Bylaw, the Development Officer may then require the submission of a Real Property Surveyor's Report completed by a Saskatchewan Land Surveyor to verify compliance.

(4) The applicant may be required to provide to the Development Officer, evidence prepared by a qualified professional detailing any considerations or development standards required to ensure the integrity of the wall(s) and the land which it is retaining (for example, a letter of assurance).

(5) The construction of a retaining wall or walls shall not cause adverse effects for surface drainage onto adjacent and nearby property boundaries.

(6) A retaining wall or walls shall be constructed such that: any risk to public safety is suitably addressed in its placement and design (i.e., appropriate placement of railings); its placement shall not negatively affect the sight lines of adjacent properties; and its placement shall not unreasonably create vantage points that intrude on the privacy of adjacent properties.

(7) Retaining walls shall not exceed 1.82 meters (6 feet) from the undisturbed soil.

(8) Notwithstanding any site regulation in any zoning district, retaining walls shall not be subject to any minimum yard setback requirement, but must not extend beyond the site boundary.

3.33 Shipping Containers (Sea-Cans)

(1) Shipping containers shall be considered as an accessory structure in every zoning district, unless a district otherwise provides for, or regulates the use or structure.

(2) Shipping containers shall not be placed on a site prior to, or in the absence of, an established principal use except as provided for in this Bylaw.

(3) Shipping containers shall be required to meet all the yard requirements and regulations of an accessory structure or building for the zoning district in which it is located.

(4) Shipping containers shall not be used for any form of dwelling, human habitation, or sleeping accommodation, nor shall they be connected to any water or sewage system.

(5) Where permitting is required, applicants shall submit photographs of the unit clearly showing all sides of the structure as part of a permit application.

(6) Any permit granted for a shipping container is specific to the particular unit. Removal, replacement, or relocation within a site shall require a new permit.

(7) Shipping containers shall be properly maintained and kept in good repair.

(8) Shipping containers shall not be used as a sign or billboard except in accordance with any regulations pertaining to signs within this Bylaw.

(9) Where applicable, a shipping container shall meet the requirements of the *National Building Code of Canada*.

(10) Where a zoning district identifies a shipping container as a discretionary use, the following evaluation and standards shall apply:

(a) In the opinion and to the satisfaction of Council, assessment for compatibility, suitability, and placement within a site shall be based on:

(i) The context in which the shipping container will be located, and its ability to complement or detract from land uses in the vicinity;

(ii) The condition of the shipping container and any treatment(s) given to improve its appearance; and

(iii) The use of any screening or placement within the site to minimize any potential land use conflict, nuisance, or negative impact on the public realm.

(b) To secure the objectives of this Bylaw, and to minimize any negative impact on adjacent land uses and the public realm, Council may impose development standards or permit conditions related to the following:

(i) The placement within the site relative to other on-site development, or development on adjacent lands; and

(ii) The requirements for landscaping or screening.

3.34 Soil Farms

(1) All applicants shall be required as a condition of approval to provide applicable approval from provincial approving authorities.

(2) Locations are encouraged to be adjacent to major transportation routes and will be evaluated on the basis of potential impacts on municipal infrastructure.

3.35 Solid and Liquid Waste Disposal Facilities

(1) Development and site maintenance must comply with both provincial and federal environmental and health regulations.

(2) Solid and liquid waste disposal facilities should be separated from neighbouring uses, following the separation distances outlined in Table 3.

(3) At its discretion, Council may consider a lesser setback than those listed in Table 3 where the potential for incompatibility, nuisance, or hazard can be demonstrated to be negligible for circumstances specific to the location, or where suitable mitigation measures are employed to mitigate the same. Council may consider registering agreements to the respective titles to advise future landowners of the intent for developments to co-exist.

(4) Waste disposal facilities shall be located in proximity to a provincial highway and directly adjacent to a graded all-weather registered road.

(5) A buffer strip, consisting of trees, shrubs, fencing, or a berm, may be required around the waste disposal area for adequate screening.

(6) Site design must prevent contamination of both ground and surface water.

(7) When developing new disposal sites, the direction of prevailing winds must be considered.

(8) Council can impose conditions for approval, such as limits on operation, dust control measures, height restrictions, and specific requirements related to landfill development activities.

(9) An agreement with the Municipality is required to ensure compliance with the bylaw.

(10) The bylaw does not apply to liquid manure storage facilities and the application of manure on agricultural lands, as long as these are consistent with other sections of the bylaw.

(11) Specific measures must be taken for stripping, filling, excavation, and grading associated with landfill development.

(12) Onsite signage needs to comply with the signage requirements of the zoning district where the facility is located.

Table 3		
Separation Criteria for Waste Disposal Facilities		
Neighbouring Use	**Solid Waste Facility**	**Liquid Waste Facility**
Non-farm residential subdivision or tourist accommodation	457 m	457 m
Country residential subdivision, hamlet district, or urban municipality	800 m	600 m
Commercial or industrial use	300 m	300 m

3.36 Stockyards and Auction Marts; Abattoirs

(1) Applicants shall be required as a condition of permit approval to provide applicable documentation and approval from any federal or provincial ministries or agencies.

(2) Site size shall be appropriate, at Council's discretion, for the receipt, distribution or dispatch by vehicles of materials, goods, product or merchandise through the designation of a clearly defined parking, unloading or loading space on the site plan.

(3) Applicants shall be required to enter into an agreement to upgrade municipal road allowances to primary weight standards to ensure all-season access to facilities where deemed necessary by the RM.

3.37 Swimming Pools

(1) All swimming pools and related appurtenances shall be setback a minimum of 1.5 meters (5 feet) from the rear and side site lines and the principal building.

(2) For the protection of the general public, a yard containing a swimming pool shall be completely enclosed by a fence. Any openings in the fence shall have a gate with an automatic or manual locking device affixed in such a manner so as to prevent the entry of small children.

(3) Lights for the illumination of swimming pools shall be designed, constructed, and maintained so that no direct ray shall cross any property line.

(4) Any maintenance equipment including heating, filtering, disinfectant, and re-circulation equipment shall not be located within 1.5 meters (5 feet) from the site lines, and shall be effectively screened and enclosed so as to not adversely affect the character of surrounding properties. No equipment which may result in the emission of noise, vibrations, dust, odours, or which would otherwise be considered obnoxious or dangerous to the health and safety of the public, shall be allowed.

(5) All setbacks shall be measured to the water's edge.

3.38 Tourist Cabins

(1) There shall be a minimum of 200 square meters (2152 square feet) of site area for each rental unit or other dwelling unit on the site.

(2) One parking space shall be maintained adjacent to each unit and located on the site.

(3) No other commercial use shall be permitted on the site as accessory or ancillary to the tourist cabins.

(4) There shall be a maximum of two dwelling units in any building. Each building shall be located at least 1 meter (3.2 feet) from any other building on the site inclusive of eave or roof overhang.

3.39 Wind Farms

(1) Wind farm development applications must include detailed site plans, environmental and noise impact assessments, engineering certifications and community engagement plans.

(2) Applications must comply with all relevant municipal, provincial, and federal regulations. Applicants are responsible for obtaining any required federal or provincial permits, licenses and approvals for construction and maintenance of wind energy facilities and must provide copies to the Municipality.

(3) Wind turbines must be set back a specified distance from neighbouring properties, residences, public roads, and sensitive areas to mitigate visual, audio, and safety impacts. The exact setback distance will be determined based on the size and scale of the wind farm and its proximity to neighbouring development or infrastructure.

(4) In addition to adhering to the public notice requirements outlined in Section 2, Council may require that applicants conduct public meetings or consultations during the application process, particularly with residents and/or assessed landowners within a 5.0 km (3.1 mile) radius of the proposed site.

(5) Applicants may be required to conduct environmental and noise impact assessments, providing mitigation strategies for identified risks, and demonstrating compliance with industry standards and/or provincial guidelines for construction and noise emissions.

(6) The maximum total wind tower height or total system height shall be at the discretion of Council, based on surrounding land uses.

(7) Advertising on the tower or blades is restricted to the manufacturer's logo only.

(8) Council may require a detailed strategy for decommissioning, including financial assurances or bonds to cover the costs of turbine removal and land restoration.

(9) Ongoing compliance with all conditions of the development permit and any other relevant legislation is mandatory.

(10) Council may request additional information or modifications before approval.

3.40 Work Camps

(1) Development permits for work camps are temporary, with their duration set by the Council. Renewal is dependent on a formal application, fee payment, and adherence to municipal bylaws.

(2) All permit applications must include a detailed site plan, encompassing boundary lines, specific locations and purposes of buildings, access routes, driveways, parking provisions, landscaping plans, and strategies for mitigating environmental impact.

(3) Permit applications shall clearly specify the number of persons proposed to live in the work camp, provide a definitive development timeline, and incorporate a comprehensive plan for land reclamation once the work camp has been removed.

(4) Work camps shall have utilities: water supply, wastewater disposal, solid waste disposal, etc., that meet provincial standards and support the number of occupants proposed to use the camp.

(5) Operations must not unduly interfere with neighbouring communities or the environment and should not place excessive demand on municipal services, utilities or municipal roadway access.

(6) Off-site parking is prohibited for work camps, mandating sufficient on-site parking facilities for both private and construction vehicles. Additionally, the design of access routes should minimize impact on existing residential areas.

(7) Compliance with all fire protection and safety codes is mandatory, particularly in relation to building placement and overall site safety. Adequate buffering or screening from adjacent land uses is required, with a preference for preserving existing natural buffers.

(8) The work camp site must be secured with appropriate fencing or other security measures and maintained in a state of cleanliness and order.

(9) Applicants are required to enter into a development agreement with the Municipality. This ensures adherence to all stipulations of this bylaw and any supplementary conditions deemed necessary by the Council for approval. This may include a provision for a financial guarantee to cover the cost of site restoration, as determined by the Council.

(10) All operations and activities within the work camp must comply with relevant provincial and federal legislation and regulations.

4.0 Zoning Districts and Zoning Map

4.1 Classification of Zoning Districts

(1) For the purposed of this Bylaw, the Rural Municipality of Good Lake No. 274 is divided into the following zoning districts, and the boundaries of which are shown on the "Zoning District Map". Such zoning districts may be referred to by the appropriate symbol, as shown below:

A – Agricultural District

LD1 – Residential and Lakeshore Residential District 1

LD2 – Lakeshore Residential District 2 – RV

CR – Country Residential District

(2) The uses or forms of development allowed within a zoning district, along with regulations or standards which apply are contained in the individual schedules in this Bylaw and supplemented by any general regulation(s).

(3) Any site that does not conform to the specific district site sizes or frontage requirements shall be deemed to be a conforming site for the existing use provided that a Certificate of Title existed in the Land Titles Office prior to the coming into force of this Bylaw.

4.2 Zoning Districts Map

(1) The Zoning District Map accompanies and forms part of this Bylaw and is referred to in this Bylaw adopted by the Rural Municipality of Good Lake No. 274 signed by the Reeve and Rural Municipality Administrator and under the seal of the Municipality.

4.3 Boundaries of Zoning Districts

(1) The boundaries of the zoning districts referred to in this Bylaw, together with an explanatory legend, notations, and reference to this Bylaw, are shown on the map entitled, Zoning District Map.

(2) Unless otherwise shown, the boundaries of zoning districts are site lines, centre lines of streets, lanes, road allowances, or such lines extended and the boundaries of the Rural Municipality of Good Lake No. 274. Where abutting a waterbody or watercourse and land exists beyond a surveyed boundary, the adjacent zoning district shall be considered extended the lesser of 20 m or the center point between two different zoning districts on all land bounded by the hypothetical continuation of parcel boundaries into the waterbody or watercourse.

5.0 A – Agricultural District

5.1 Intent

(1) The general purpose of the District is to encourage the retention of agricultural land for crop production, livestock operations, and related agricultural use, and to allow non-farm residential development at a level which will not jeopardize existing agricultural operations or remove good farmland from production and those specific permitted uses as indicated.

5.2 Permitted Uses

(1) Agricultural

(a) Agricultural – field crops, bee keeping, ranching, grazing, and other similar uses (excluding intensive livestock operations 300 animal units or greater where confined) customarily carried on in the field of general agriculture, including the sale, on the premises, of any produce grown or raised on the premises.

(2) Commercial

(a) Agricultural commercial uses, processing and similar uses; grain elevators, grain and seed storage, drying and cleaning; agriculture fertilizer storage; oil and gas-related commercial uses (excluding mineral resource primary processing and transmodal facilities), processing, manufacturing and distribution facilities,

(b) Bulk fuel storage and sales.

(c) Implement and machinery sales and service.

(d) Petroleum pipelines and related facilities, oil and gas exploration or extraction wells and related facilities, related primary processing facilities, and transmodal facilities.

(3) Residential

Single Detached Dwellings and Secondary Dwellings (up to 2), in the form of single detached dwellings (including RTMs), modular homes, manufactured homes, or mobile homes, and move-in residential buildings, subject to any general regulation regarding the residential use; and all must be on a permanent foundation. Bylaw 06-2025

(4) Institutional

(a) Cemeteries, places of worship, and community halls.

(5) Recreational

(a) Recreational uses, sports fields, parks, golf courses, and other similar uses.

(6) Public Utilities

(a) Public utilities and works, excluding solid and liquid waste facilities.

(7) Heritage Resources

(a) Historical and archaeological sites.

5.3 Discretionary Uses

(1) Aggregate Resource Operations.

(2) Anhydrous Ammonia Facilities.

(3) Animal Kennels.

(4) Cannabis Production Facilities.

(5) Concrete manufacturing, storage and processing facilities.

(6) Fences exceeding 1.83 meters (6 feet) in height.

(7) Home based business; vacation farms; bed and breakfast homes; outfitters, campgrounds, agricultural tourism, drive-in theatres, and other similar uses.

(8) Intensive livestock operations; Intensive agricultural operations.

(9) Motor vehicle sales, repair, and servicing.

(10) Private Airstrips.

(11) Salvage and wrecking yards.

(12) Secondary Dwellings (more than to 2) subject to the regulations found in subsection 5.6(1).

(13) Solid and liquid waste disposal facility.

(14) Stockyards and auction marts; abattoirs.

(15) Work Camps.

5.4 Accessory Uses

The following uses shall be accessory to an existing principal building or use, and shall be considered as a permitted development, and subject to all site regulations listed in section 5.5:

(1) Uses, buildings and structures accessory to the foregoing permitted or discretionary uses and located on the same site with the main use.

(2) Farmstead development, with a principal agricultural use, including one (1) single detached dwelling (including RTMs), mobile or manufactured home, modular home,

dwelling group, move-in residential buildings subject to any general regulation regarding the residential use; and all must be on a permanent foundation.

(3) One (1) bunkhouse, ancillary sleeping accommodation.

(4) Fences, provided that they are 1.83 meters (6 feet) in height or less.

5.5 Regulations

(1) Site Area Requirements:

(a) Agricultural Use(s):

(i) One quarter section, 64 hectares (158 acres) or equivalent shall be the minimum site area required to constitute a farmland holding. Equivalent shall mean 64 hectares (158 acres), 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 because of subdivision as permitted herein, but in any case, not less than 57 hectares (140 acres) unless otherwise specified in this Bylaw. Subdivision of land will be permitted for consolidation purposes subject to meeting the total area requirement for a farmland holding.

(ii) Any agricultural holding which does not conform to the minimum site area requirement shall be deemed conforming regarding site area, provided that a registered title for the site existed in the Land Title Office prior to the coming into force of this Bylaw.

(iii) A reduced site area below 64 hectares (158 acres), but not below 2 hectares (5 acres) will be permitted for the purposes of farmland consolidation and estate planning and settlement subject to a resolution of Council.

(b) Agricultural-related commercial development: **Minimum** – 0.4 hectares (0.99 acres).

(c) Other Permitted and Discretionary uses, such as intensive livestock operations and intensive agricultural operations: **Minimum** - 0.8 hectares (2.0 acres); **Maximum** – as determined by demonstrated space need necessary for a viable principal agricultural use.

(d) Non-Farm Residential Development: **Minimum** – 0.8 hectares (2.0 acres); **Maximum** – 4.45 hectares (11.00 acres); however, the maximum site area may be increased at the discretion of Council to accommodate existing developed yard sites or accommodate sites fragmented from the balance of the quarter section by either natural (river, creek, coulee, etc.) or man-made (developed road, railway, etc.) barrier.

(e) All other uses: No minimum; however, site area will be evaluated according to operational needs and requirements.

(2) Frontage Requirements:

(a) A site to be created by subdivision shall not be permitted unless the proposed parcels and the remainder of the parcel being subdivided abuts, or has frontage on a

registered and developed road, and upgrades or construction of any road may be required through a signed servicing agreement.

(b) Developed municipal road allowances shall mean an existing paved or graded all-weather road on a registered right-of-way, or road allowance that meets the RM road construction standards, or unless satisfactory arrangements have been made with Council for the improvement or building of a road.

(c) Residential Development: **Minimum** - 30 meters (98.4 feet)

(d) All other uses: **Minimum** – 15 meters (49.2 feet)

(3) Density Requirements:

(a) A maximum of five (5) separate parcels are permitted per quarter section, or equivalent* located within this District, for any permitted or discretionary uses. Parcels for public utilities and works are excluded from any density calculation.

(b) One additional separate parcel of land for permitted or discretionary uses where the parcel to be added is physically separated from the remainder of the section by a registered road plan or by a railway on registered right of way, and the parcel has direct access to a developed road.

(4) Road Setback Requirements:

(a) All buildings and structures shall be set back at least 45 meters (147.6 feet) from the centreline of any municipal road, road allowance, provincial highway, or as required by the Ministry of Highways.

(b) The minimum setback of all buildings and structures shall be 3.0 meters (9.8 feet) from the parcel boundaries if the above section (a) does not apply.

5.6 Supplementary Discretionary Use Evaluation Criteria and Regulations

The general discretionary use evaluation criteria listed in Section 2, and general regulations in Section 3 shall apply to all discretionary uses, where more specific evaluation criteria and regulation is deemed appropriate by Council, it shall be supplemented below.

(1) Secondary Dwellings (more than 2):

(a) May be in the form of single detached dwellings (including RTMs), modular homes, manufactured homes, or mobile homes, and move-in residential buildings, subject to any general regulation regarding residential use.

(b) All dwellings must be on a permanent foundation.

(c) The dwellings must be consistent with the rural landscape and community character.

(d) Confirmation that infrastructure such as water, sewage and roads, can adequately support the additional dwellings.

6.0 LD1 – Residential and Lakeshore Residential District 1

6.1 Intent

The general purpose of this district is to control and regulate development, providing appropriate standards for development within a cottage/lakeshore setting as identified by this Bylaw.

6.2 Permitted Use

The following uses are permitted in this district:

(1) Residential

(a) Single detached dwellings (including RTMs).

(b) Mobile or manufactured and modular homes.

(c) Move-In Residential Buildings.

(2) Institutional

(a) Churches, religious institutions.

(b) Community Halls

(c) Municipal facilities.

(d) Schools, education institutions.

(3) Recreational

(a) Recreational sites, parks, walking and cross-country ski trails and similar uses.

(4) Public Utilities

(a) Public utilities and works, excluding solid and liquid waste facilities.

(5) Heritage Resources

(a) Historical and archaeological sites.

6.3 Discretionary Uses

The following uses are discretionary in this district:

(1) Residential

(a) Dwelling Groups.

(b) Semi-Detached Dwellings, Duplexes.

(2) Commercial

(a) Bed-and-Breakfast.

(b) Boat rental and service shops.

(c) Commercial and administrative offices.

(d) Convenience stores including gas bars.

(e) Home-based business.

(f) Hotels and motels.

(g) Laundromats.

(h) Restaurants and other eating establishments.

(i) Tourist Cabins.

(j) Workshops.

(3) Recreational

(a) Boat launches, marinas; waterslides.

(b) Campgrounds.

(c) Community halls; picnic areas and sports fields.

(d) Drive-in theatres; golf courses; go-cart tracks; riding stables; gun and archery ranges.

(4) Other

(a) Dwellings ancillary to a recreational or commercial use.

(b) Fences exceeding 1.83 meters (6 feet) in height.

6.4 Accessory Uses

(1) Buildings, structures or uses secondary to and located on the same site with the principal or discretionary use are permitted.

(2) Fences, up to a maximum height of 1.83 meters (6 feet) are permitted. The use of razor wire, barbed wire, and electric fences is prohibited.

(3) Loft garages excluding kitchen facilities.

(4) One (1) bunkhouse, ancillary sleeping accommodation.

(5) One (1) recreational vehicle or similar unit subject to general regulations in Section 3 and subsection 6.9

(6) Retaining walls subject to general regulations in Section 3.

(7) The use of shipping containers (Sea Cans) for the temporary storage of building materials and tools may be permitted during construction. Subject to the establishment of the principal use on the site, if the shipping container is intended for permanent storage, it must conform to the requirements for accessory buildings and general regulations in Section 3.

6.5 Prohibited Uses

In addition to the prohibitions outlined in the clause pertaining to prohibited uses in Section 3, the following uses are prohibited:

(a) Fabric tent garages & coverall garages.

(b) Sale of cannabis, cannabis products and related accessories.

(c) Keeping of livestock.

6.6 Regulations

(1) Site Area:

(a) Residential:	**Minimum** – 464.52 square meters (5,000 square feet)	Bylaw 06-2025
(c) Commercial:	**Minimum** –930 sq. meters (10010 square feet)	
(b) Public Utilities:	**None**	
(c) All other uses:	**Minimum** – 700 sq. meters (7,534.73 square feet)	

(2) Site Frontage:

(a) Residential:	**Minimum** – Rectangular Sites – 15 meters (49.2 feet) **Minimum** – Non-Rectangular Sites – 11 meters (36.1 feet)	Bylaw 06-2025
(b) Commercial:	**Minimum** – 25 meters (82 feet)	
(c) Public Utilities:	**None**	
(d) All other uses:	**Minimum** – 15 meters (49.2 feet)	

(3) Yard Requirements:

(a) Front Yard

(i) Residential:	**Minimum** – 3.0 meters (10 feet)

(ii) Commercial: **Minimum** – 7.5 meters (25 feet)

(iii) Public Utilities: **None**

(iv) Accessory Uses: **Minimum** – 3.0 meters (10 feet)

(b) Side Yard

(i) Residential: **Minimum** – 2.44 meters (8 feet)

(ii) Commercial: **Minimum** – 3.0 meters (10 feet)

(iii) Public Utilities: **None**

(iv) Accessory Uses: **Minimum** – 1.22 meters (4.0 feet)

(v) Building set back requirement specified in section 6.6(3)(b)(i) may be reduced at the discretion of Council to a minimum of 1.2 metres (4 feet) where Council has determined (in consultation with the proper authorities if applicable) that the reduced setbacks may accommodate development, will conform with the standard building set back requirements, and will not injuriously affect neighbouring properties.

(c) Rear Yard

(i) Residential: **Minimum** – 3.0 meters (10 feet)

(ii) Commercial: **Minimum** - 7.5 meters (25 feet)

(iii) Public Utilities: **None**

(iv) Accessory Uses: **Minimum** - 0.6 meters (2.0 feet)

(d) Maximum Building Height

Principal Use: 10.5 meters (35 feet)

Accessory Use: 5.3 meters (17.3 feet)

(4) Decks and Balconies

(i) Notwithstanding the foregoing and (ii), all covered and uncovered decks will be required to be set back a minimum of 1.22 meters (4 feet) from the side yard, 0.6 meters (2 feet) from the rear yard and 3.0 meters (10 feet) from the front yard.

(ii) Covered and uncovered decks, balconies and patios within 0.3 meters (1.0 feet) of a principal building shall be considered part of the principal building and shall abide by the principal building setback requirements.

(5) Accessory Buildings and Structures

(i) Private garages, carports and accessory buildings that are attached by a roof to a residential building shall be considered a part of the building and subject to the yard requirements of the building.

(ii) The total area of all accessory buildings shall not exceed the area of the principal building.

6.7 Floor Area Requirements

(1)	Residential Uses:	**Minimum** – 67 square meters (720 square feet) on the main floor
(2)	Accessory Uses:	**Maximum** – 100 square meters (1,076 square feet).

6.8 Outdoor Storage

(1) No outside storage shall be permitted in the front yard.

6.9 Accessory Recreational Vehicles

(1) One recreational vehicle is permitted as an accessory to an established permitted principal dwelling where used to accommodate guests of the principal use.

(2) The facilities and amenities of the principal dwelling on the lot or site shall be available for the use of the occupants of the recreational vehicle at all times.

(3) The minimum yard setbacks for accessory residential uses shall apply to the placement of the recreational vehicle within a site.

(4) Recreational vehicles shall not be modified to be made permanent through the removal of axles and/or wheels.

(5) No structures are permitted to be attached to the recreational vehicle, including but not limited to: decks, fences, free-standing permanent awnings, sheds, or similar structures.

(6) A recreational vehicle is not to be used as part of a home-based business.

(7) The recreational vehicle is not to be kept for rent, lease, or hire.

7.0 LD2 – Lakeshore Residential District 2 – RV

7.1 Intent

With an emphasis on accommodating recreational vehicles, this district is designated to control and guide development, establishing suitable standards for a cottage/lakeshore setting as stipulated by this Bylaw.

7.2 Permitted Use

The following uses are permitted in this district:

(1) Residential

(a) Mobile or manufactured homes and modular homes.

(b) Move-In Residential Buildings.

(c) Park model homes.

(d) Recreational Vehicles.

(e) Single detached dwellings (including RTMs).

(2) Recreational

(a) Recreational sites, parks, walking and cross-country ski trails and similar uses.

(4) Public Utilities

(a) Public utilities and works, excluding solid and liquid waste facilities.

(5) Heritage Resources

(a) Historical and archaeological sites.

7.3 Discretionary Uses

The following principal uses are discretionary in this district:

(1) Commercial

(a) Bed-and-Breakfast.

(b) Boat rental and service shops.

(c) Commercial and administrative offices.

(d) Convenience stores including gas bars.

(e) Home-based business.

(f) Hotels and motels.

(g) Laundromats.

(h) Restaurants and other eating establishments.

(i) Workshops.

(2) Recreation

(a) Boat launches, marinas; waterslides.

(b) Campgrounds.

(c) Community halls; picnic areas and sports fields.

(d) Drive-in theatres; golf courses; go-cart tracks; riding stables; gun and archery ranges.

(3) Other

(a) Dwellings ancillary to a recreational or commercial use.

(b) Fences exceeding 1.83 meters (6 feet) in height.

7.4 Accessory Uses

(1) Buildings, structures or uses secondary to and located on the same site with the principal or discretionary use are permitted.

(2) Fences, up to a maximum height of 1.83 meters (6 feet), are permitted. The use of razor wire, barbed wire, and electric fences is prohibited.

(3) Loft garages excluding kitchen facilities.

(4) One (1) bunkhouse, ancillary sleeping accommodation.

(5) Retaining walls subject to the general regulations in Section 3.

(6) The use of shipping containers (Sea Cans) for the temporary storage of building materials and tools may be permitted during construction. Subject to the establishment of the principal use on the site, if the shipping container is intended for permanent storage, it must conform to the requirements for accessory buildings and general regulations in Section 3.

7.5 Prohibited Uses

In addition to the prohibitions outlined in the clause pertaining to prohibited uses in Section 3, the following uses are prohibited:

(a) Fabric tent garages & coverall garages.

(b) Sale of cannabis, cannabis products and related accessories.

(c) Keeping of livestock.

7.6 Regulations

(1) Site Area:

(a) Residential Uses:	**Minimum** – 464.52 square meters (5,000.05 square feet)	Bylaw 06-2025
(b) Commercial:	**Minimum** – 930 square meters (10,010.44 square feet)	
(c) Public Utilities:	**None**	
(d) All other uses:	**Minimum** – 700 square meters (7,534.73 square feet)	

(2) Site Frontage:

(a) Residential Uses:	**Minimum** – Rectangular Sites – 15 meters (49.2 feet) **Minimum** – Non-Rectangular Sites – 11 meters (36.1 feet)	Bylaw 06-2025
(b) Commercial:	**Minimum** – 25 meters (82 feet)	
(c) Public Utilities:	**None**	
(c) All Other Uses:	**Minimum** – 15 meters (49.2 feet)	

(3) Yard Requirements:

(a) Front Yard

(i) Residential:	**Minimum** – 3.0 meters (10 feet)
(ii) Commercial:	**Minimum** –7.5 meters (25 feet)
(iii) Public Utilities:	**None**
(iv) All other Uses:	**Minimum** – 3.0 meters (10 feet)

(b) Side Yard

(i) Residential:	**Minimum** – 2.44 meters (8 feet)
(ii) Commercial:	**Minimum** – 3.0 meters (10 feet)
(iii) Public Utilities:	**None**

(iv) Accessory Uses: **Minimum** – 1.22 meters (4.0 feet)

(v) Building set back requirement specified in section 7.6(3)(b)(i) may be reduced at the discretion of Council to a minimum of 1.2 metres (4 feet) where Council has determined (in consultation with the proper authorities if applicable) that the reduced setbacks may accommodate development, will conform with the standard building set back requirements, and will not injuriously affect neighbouring properties.

(c) Rear Yard

(ii) Residential: **Minimum** – 3.0 meters (10 feet)

(ii) Commercial: **Minimum** – 7.5 meters (25 feet)

(iii) Public Utilities: **None**

(iv) Accessory Uses: **Minimum** – 0.6 meters (2.0 feet)

(d) Maximum Buildings Height

Principal Use: 10.5 metres (35 feet)

Accessory Use: 5.3 metres (17.3 feet)

(4) Decks and Balconies:

(i) Notwithstanding the foregoing and (ii), all covered and uncovered decks will be required to be set back a minimum of 1.22 meters (4 feet) from the side yard and 0.6 meters (2 feet) from the rear yard and 3.0 meters (10 feet) from the front yard.

(ii) Covered and uncovered decks, balconies and patios within 0.3 meters (1.0 feet) of a principal building shall be considered part of the principal building and shall abide by the principal building setback requirements.

(5) Accessory Buildings and Structures:

(i) Private garages, carports and accessory buildings that are attached by a roof to a residential building shall be considered a part of the building and subject to the yard requirements of the building.

(ii) The total area of all accessory buildings shall not exceed the area of the principal building.

7.7 Floor Area Requirements

Residential Uses: (excluding RVs) **Minimum** – 67 square meters (720 square feet) on the main floor

Accessory Uses: **Maximum** - 100 square meters (1,076 square feet)

7.8 Outside Storage

(1) No outside storage shall be permitted in the front yard.

8.0 CR - Country Residential District

8.1 Intent

The purpose of the Country Residential District (CR) is to accommodate clusters of rural residential lifestyle choice where the essential land requirement is for a building site and space rather than for productive agricultural purposes.

8.2 Permitted Uses

(1) Residential

(a) Single Detached Dwellings (including RTMs).

(b) Mobile and Manufactured Homes and Modular Homes.

(2) Institutional

(a) Churches, religious institutions.

(b) Community halls.

(c) Municipal offices and shops.

(3) Recreational

(a) Public sports fields and parks.

(b) Other public or non-profit recreational facilities.

(4) Public Utilities

(a) Public utilities and works, excluding solid and liquid waste facilities.

(5) Heritage Resources

(a) Historical and archaeological sites.

8.3 Discretionary Uses

(1) Commercial

(a) Bed-and-Breakfast.

(b) Convenience Stores including gas bars.

(c) Home-based businesses.

(2) Recreational

(a) Golf Courses.

(b) Rinks and arenas.

(3) Other

(a) Dwellings ancillary to an institutional, recreational or commercial use.

(b) Fences exceeding 1.83 meters (6 feet) in height.

8.4 Accessory Uses

(1) Buildings, structures or uses secondary to and located on the same site with the principal or discretionary use are permitted.

(2) Barns, stables, and keeping of animals on the same site as the residence, subject to Section 9.7.

(3) Greenhouses, orchards, vegetable, horticultural or fruit gardens, all where accessory to a residential use.

(4) One (1) bunkhouse, ancillary sleeping accommodation.

(5) Private riding arenas where the site area is a minimum of 8 hectares.

8.5 Regulations

(1) Site Area:

(a) Residential:	**Minimum :** 1 hectares (2.47 acres) ; **Maximum :** 5 hectares (12.35 acres)
(b) Commercial:	**Minimum:** 0.5 hectares (1.24 acres); **Maximum:** 5 hectares (12.35 acres)
(c) Institutional:	**Minimum :** 0.5 hectares (1.24 acres) ; **Maximum :** 5 hectares (12.35 acres)
(d) Recreational:	**Minimum:** 1 hectares (2.47 acres); No Maximum

(2) Site Frontage:

(a) Residential & Recreational: **Minimum:** 30 meters (98.4 feet)

(b) Institutional and Commercial: **Minimum:** 15 meters (49.2 feet)

(3) Yard Requirements:

(a) Front Yard

(i) Residential: **Minimum:** 10 meters (32.8 feet)

(ii) Commercial: **Minimum:** 10 meters (32.8 feet)

(iii) Institutional & Recreational: **Minimum:** 6 meters (19.7 feet)

(b) Side Yard

(i) Residential: **Minimum:** 6 meters (19.7 feet)

(ii) Commercial: **Minimum:** 6 meters (19.7 feet)

(iii) Institutional & Recreational: **Minimum:** 3 meters (9.8 feet)

(c) Rear Yard

(i) Residential: **Minimum:** 10 meters (32.8 feet)

(ii) Commercial: **Minimum:** 10 meters (32.8 feet)

(iii) Institutional & Recreational: **Minimum:** 6 meters (19.7 feet)

(4) Accessory Buildings and Structures:

(i) Private garages, carports and accessory buildings that are attached by a roof to a residential building shall be considered a part of the building and subject to the yard requirements of the building. Covered and uncovered decks within 0.3 meters (1.0 feet) from the principal building shall be considered a part of the principal building and shall abide by the principal building setback requirements.

(ii) Front Yard: as per principal building

(iii) Rear & Side Yard: **Minimum**: 3 meters (9.8 feet)

8.6 Floor Area Requirements

(1) Residential **Minimum** – 66.89 square meters (720 square feet) on the main floor.

8.7 Outside Storage

(1) No outside storage shall be permitted in a yard abutting a road.

(2) Outside storage located in a side or rear shall be screened by landscaping or vegetation so as not to be visible from a road.

8.8 Keeping of Animals

(1) Two large animals (horses or cattle) will be permitted on a site of at least 2 hectares (4.9 acres). Four large animals will be permitted on a site of at least 4 hectares (9.9 acres). For each additional 1.2 hectares (3.0 acres), one additional large animal will be

permitted. All other animals shall be limited to domestic pets of the residents of the site, but in no case shall the number exceed the equivalent of one animal unit.

(2) Animals shall not be pastured within 15 meters (49.2 feet) 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 meters (98.4 feet) of a property line.

(3) The use of vacant residential sites for pasture of animals is prohibited.

8.9 Supplementary Development Standards and Criteria for Discretionary Uses

(1) Commercial and Recreational Uses:

Council will apply the following criteria in making a discretionary use decision for commercial recreational facilities.

(a) The uses should be located at or near the entry to a residential subdivision and not require access through the residential development.

(b) An application for a golf course and any associated residential development must prepare a concept plan addressing transportation, utilities, and design, as well as any other issues identified by Council.

(c) Public rinks and community halls may be located on municipal reserve within the subdivision.

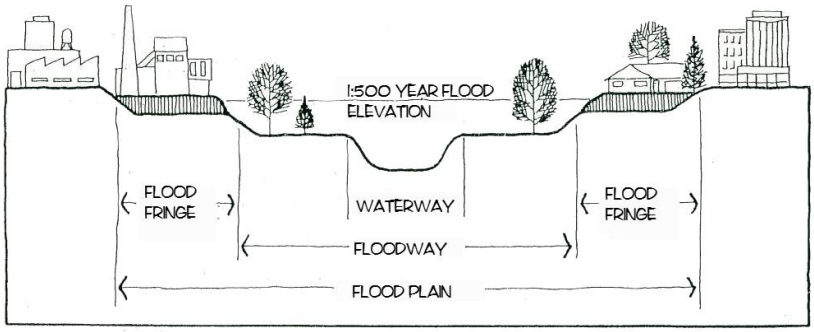
(d) Applications shall demonstrate to Council how the natural vegetation of the proposed parcel shall retain the intent of the CR – Country Residential District.

9.0 Interpretation

9.1 Definitions

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

1:500 Flood Hazard Elevation: an overflowing of a large amount of water beyond its normal confines, with a probability of a 1:500, or 0.2 percent (0.2%) chance of happening in any given year.



1:500 Flood Hazard Elevation

Abattoir (Slaughterhouse): A building for butchering. The abattoir houses facilities to slaughter animals; dress, cut, and inspect meats; and refrigerate, cure, and manufacture by-products.

Accessory Building or Use: a use or building that:

(a) Is subordinate to and is exclusively devoted to the principal building or principal use;

(b) Is subordinate in area, extent and purpose to the principal building or principal use served;

(c) Contributes to the comfort, convenience or necessity of occupants of the principal building or principal use served;

(d) Is located on the same site as the principal building or principal use served; and

(e) May include additional sleeping accommodation and washroom facilities, however it shall not include kitchen facilities.

Act: *The Planning and Development Act, 2007*, as amended.

Adjacent: contiguous or would be contiguous if not for a river, stream, railway, road or utility right-of-way or reserve land; and any other land identified in this Bylaw as adjacent land for the purpose of notifications.

Administrator: The Municipal Administrator for the Rural Municipality of Good Lake No. 274.

Aggregate Resource Operation: Refers to the development for the extraction, processing, storage, and sale of aggregate resources, including activities like the on-site removal of aggregates (such as gravel, sand, clay, marl, or peat), primary processing operations (like crushing), and the handling of aggregate materials sourced from offsite for storage, further processing, sale, or transportation. Typical facilities may include gravel and sand pits, clay or marl pits, peat extraction sites, topsoil stripping operations, and aggregate resource storage and processing facilities.

Agricultural: a use of land, buildings or structures for the purpose of animal husbandry, fallow, field crops, forestry, market gardening, pasturage, private greenhouses and includes the growing, packing, treating, sorting, and sale of produce produced on the premises and other similar uses customarily carried on in the field of general agricultural activity.

Alteration: any structural change or addition made to any building or structure. This includes any structural change including but not limited to an addition to the area or height of a building, any changes to the structure or supports of a building, or the addition or expansion of a deck raised more than 16 inches above grade.

Animal Kennel – means a building or property where household pets, such as dogs, cats or other domestic animals, are boarded and/or bred for commercial purposes.

Animal Unit (AU): the kind and number of animals calculated in accordance with the following table:

Animal Type	Number of Animals = 1 Animal Unit
Hens, cockerels, capons	100
Chicks, broiler chickens	200
Turkeys, geese, ducks	50
Exotic birds	25
Boars and sows	3
Gilts	4
Feeder pigs	6
Weanling pigs	20
Rams or ewes	7
Lambs	14
All (including llamas, alpacas, etc.	7
Cows and bulls	1
Feeder cattle	1.5
Replacement heifers	2

Calves	4
Colts and ponies	2
Other horses	1
Fallow deer	8
Fallow deer fawns	32
Elk	5
Elk calves	20
White tailed deer	8
White tailed deer fawns	32
Mule deer	8
Mule deer fawns	32

Applicant: a developer or person applying for a development permit under this Bylaw.

Approved: approved by Council of the Rural Municipality of Good Lake No. 274 or the Development Officer of the Municipality depending on the nature of the application in question.

Attached (Structural) An attached structure is defined as a construction that is permanently, physically, and structurally integrated with a main building, involving shared critical components such as walls, roofs, or foundations.

i. Where a building on a site is attached to a principal building by a solid roof or by structural rafters, and where the solid roof or rafters extend at least one-third of the length of the building wall that is common with the building, the building is deemed to be part of the principal building.
ii. Decks, patios, within 0.3 meters (1 ft) of the principal building shall be considered part of the principal building and shall abide by the principal building setbacks.
iii. This definition explicitly excludes non-structural attachments, such as trellises, decorative elements, or temporary fixtures, which do not contribute to the building's structural integrity and do not comply with the requirements of building code for structural components.

Balcony: a platform projecting from the face of a wall, cantilevered or supported by columns or brackets, typically at least 2.4 meters (8.0 feet) above ground level.

Basement: a portion of a building that is partly or wholly underground and which has more than (1) half of its height, from finished floor to finished ceiling, below grade level.

Buffer: a strip of land, vegetation or land use that serves as a physical separator. This term is distinct from 'Buffer Strip' as defined under the Act."

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

Building Bylaw: a bylaw of the Rural Municipality of Good Lake No. 274 regulating the erection, alteration, repair, occupancy, or maintenance of buildings and structures, adopted pursuant to The Uniform Building and Accessibility Standards Act.

Building Floor Area: the sum of the gross horizontal area of all floor of a building. All dimensions shall be measured between exterior faces of walls or supporting columns separating two (2) buildings. Floor area is calculated excluding in the case of a dwelling any private garage, porch, and veranda.

Building Height: the vertical distance of a building measured from grade level to the highest point of the roof.

Building Permit: a permit, issued under the Building Bylaw of the Rural Municipality of Good Lake No. 274, authorizing the construction of all or part of a building or structure.

Building, Principal: a building within which the principal use of the site is housed or conducted.

Building Line, Established: a line, parallel to the front site line (and, in the case of corner sites, a line, parallel to the side site line along the flanking street), and set back the average distance from the edge of the street to the main walls of the existing buildings on a side of any block of the street where more than half the lots have been built on.

Bunkhouse: buildings and structures that are secondary to the principal or discretionary use and which will permit overnight accommodations, but such structures shall not contain kitchen facilities. Shall not be constructed, in any way, as consent or approval for a future subdivision for the use.

Cannabis Production Facility: means a federally-licensed facility used for the on-site cultivation, harvesting, processing, testing, packaging and shipping of cannabis goods and products derived from cannabis.

Camp: to remain overnight with or without a tent or temporary shelter.

Campground Site, Group: an area of land managed as a unit, used to provide accommodations for tents, and Recreational Vehicles. Sites shall be considered a campground where there is more than one (1) unit (i.e., campers, recreational vehicles, etc.) within an individual site boundary.

Campground Site, Seasonal: an area of land managed as a unit, used to provide accommodation for tents, and Recreational Vehicles. Sites shall be considered a campground where that one (1) unit (i.e., campers, recreational vehicles, etc.) is within an individual site boundary, or two (2) or more units in a group site boundary. This type of site is rented for long-term periods to be determined by Council.

Campground Site, Non-Seasonal: an area of land managed as a unit, used to provide accommodation for tents, and Recreational Vehicles. Sites shall be considered a campground where there is one (1) unit (i.e., campers, recreational vehicles, etc.) within individual site boundaries. This type of site is rented for short-term periods to be determined by Council.

Camping Unit: a vehicle or structure that is or may be used as a temporary living quarter or shelter, and typically includes: motor homes, cabin trailer, tent trailer, truck camper, tent, van, car, truck, recreational vehicle, houseboat and other similar uses.

Campsite: an area within a seasonal campground, designed and developed to accommodate a family or a specified number of persons in one camping unit.

Carport: a roofed enclosure for parking or a motor vehicle which has less than 60 percent (60%) of the perimeter enclosed by walls, doors or windows and is attached by a roof to the principal building on the site.

Communal Farm Settlement: a multi-use development located on a single site that typically is associated with a farm operation or intensive livestock operation carried out on the same site or on an adjacent site by a religious colony or other association by or on behalf of the occupants of the communal farm settlement and may include the following:

a) Agricultural uses, including intensive agricultural and livestock operations;

b) Residential dwellings, including single, semi-detached, multi-unit dwellings, and dwelling groups;

c) Facilities, encompassing cooking and eating facilities, living and sleeping areas, and sanitary facilities;

d) Community and educational facilities, including places of worship, educational and childcare facilities;

e) Recreational facilities and cemeteries;

f) Workshops;

g) Accessory uses, structures, and buildings related to the above principal use.

Communication Tower: a structure or structures used for receiving and broadcasting radio, internet, cellular service or television signals.

Compatible: with respect to land use, that land uses are able to coexist near each other without conflict or are consistent and capable of being used in combination with each other.

Corner lot: a lot at the intersection or junction of two (2) or more streets.

Council: The Council of the Rural Municipality of Good Lake No. 274.

Country Residence: includes 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.

Deck or Porch: a raised open platform, with or without railings, which is at least 40 centimeters (16 inches) above grade and attached to the principal building.

Dedicated Lands: lands dedicated pursuant to the Act, and *The Dedicated Lands Regulations, 2009*, as buffer strips, environmental reserve, municipal reserve, public reserve, and walkways.

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 of any building or land.

Development Appeals Board: a board established pursuant to section 49 of the Act, which may be a District Development Appeals Board if municipalities have authorized an agreement pursuant to subsection 214(3) of the Act.

Development Officer: the individual(s) appointed pursuant to section 2.1 – Development Officer to administer this Bylaw.

Development Permit: a permit, issued by the Council of the Rural Municipality of Good Lake No. 274 of its designated Development Officer that authorizes development but does not include a building permit.

Discretionary Use: a use or form of development that may be allowed in a zoning district following application to, and approval of Council; and which complies with the development standards, as required by Council, contained in this Bylaw.

Dwelling Group: a group of principal buildings used as dwellings, located on a single parcel, developed as a project, that may also include condominium or bare land condominium forms of tenure.

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.

Dwelling, Multiple Unit: A building containing three or more dwelling units and shall include condominiums, townhouses, row houses, and apartments as distinct from a rooming house, hotel, or motel.

Dwelling, Semi-Detached: means two dwellings units side by side in one building unit with a common party wall which separates, without opening throughout the entire structure, the two dwelling units.

Dwelling, Single Detached: a detached building consisting of one dwelling unit as defined here; and occupied or intended to be occupied as a permanent home or residence, including an RTM when attached to its foundation on the site, but not including mobile, modular, or manufactured home as defined.

Elevation: the height of a point on the Earth's surface above sea level.

Estimated Peak Water Level (EPWL): means the water level calculated by the Water Security Agency or other certified professional to determine a flood hazard area. It is based on the 1:500 peak flow for rivers and the higher of the 1:500 peak calm level or the 1:100 peak calm level with 1:5 wind from the most critical direction for most water bodies.

Existing: anything in place, or taking place, on the date of adoption of this Bylaw.

Farmstead: a single site, which includes the residence of the farm operator and those buildings, or facilities that are related to the farm operation and may include cropland and pastures. 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 and partners of the operator engaged in the agricultural operation.

(c) Facilities for the temporary holding of livestock raised in an operation, in lesser numbers than constitutes an ILO (unless approved as an ILO).

(d) Buildings for permitted accessory and ancillary use.

Fence: a constructed barrier erected to separate, enclose, screen or divide areas of land.

Flood plain: the area prone to flooding from a water body or watercourse that comprises the combined area of the flood way and flood fringe.

Flood proofed: a measure, or combination of structural and non-structural measures, incorporated into the design of a structure that reduces or eliminates the risk of flood damage to a defined elevation.

Flood way: the portion of the flood plain adjoining the channel where the waters in the 1:500 year flood are projected to meet or exceed a depth of 1.0 meter or a velocity of 1.0 meter per second.

Flood fringe: the portion of the flood plain where the waters in the 1:500 year flood are projected to be less than a depth of 1.0 meter of velocity of 1.0 meter per second.

Frontage: the length of the site line front, the site line abutting the street providing access. In the case of a corner lot the shorter side shall be considered the front. Where a pie shaped or non-rectangular lot is involved, the average width of the lot measured by its front and rear lot lines may be considered as the value for calculating the minimum frontage requirement of the lot.

Grade Level: the average level of the finished surface of the ground adjacent to the exterior walls of the building or structure. In the case of one-unit dwellings, two-unit dwellings and semi-detached dwellings with a walk-out basement, grade level shall be the average elevation of the finished surface of the ground adjacent to the side walls of the buildings.

Hazard Lands: land that is contaminated, unstable, prone to flooding or otherwise unsuited for development or occupation because of its inherent danger to public health, safety or property.

Hazardous Material: any material, product, substance, organism, has, liquid or anything else which because of its quantity, concentration, location risk of spill, chemical or infectious characteristics, carcinogenic or mutagenic properties, is a potential or current threat to physical environment, human health, living organisms, water supplies or other resources.

Heritage Building or Site: any property or site that is designated by the Municipality, the Provincial Government or the Federal Government as being a site that should be protected and preserved to protect heritage resources within the Municipality.

Heritage Resources:

(a) Archaeological and paleontological objects; and

(b) Any property or site of interest for its architectural, historical, cultural, environmental, archaeological, paleontological, aesthetic or scientific value.

(c) Heritage resources include built sites and structures, archaeological sites and objects, paleontological localities and objects, traditional cultural locations and cultural landscapes.

Home Based Business: a business, occupation, trade, profession or craft customarily conducted entirely within a residential building or accessory building by the inhabitants of the dwelling, and where the use is clearly accessory and secondary to the residential use and does not change the character of the dwelling.

Horizontal Integration: the accommodation of multiple complimentary activities which could be considered principal permitted uses under single or multiple ownership within one or more buildings on a single parcel where these uses are considered to provide additional processing, and/or the sale of manufactured goods produced onsite.

Hotel: a building which provides sleeping accommodation for which a fee is charged and may also contain commercial uses facilities or services such as a restaurant, dining room, room services or convention room.

Intersection: any place where two (2) or more streets meet or cross at grade.

Intensive Agriculture: an intensified system of tillage from the concentrated raising of crops and other plants for market and without restricting the generality of the above includes:

(a) sod farms;

(b) market gardens;

(c) greenhouses;

(d) nurseries, tree farms, and other similar uses.

I**ntensive Livestock Operation:** the confining of any of the following animals, in number equal or greater than 300 animal units, where the space per animal unit is less than 370 square meters:

(a) poultry;

(b) hogs;

(c) sheep;

(d) goats;

(e) cattle;

(f) horses;

(g) any other animal prescribed by provincial regulation.

Liquid Waste Disposal Facility: a facility to accommodate any liquid waste in solution or suspension from residential, commercial, institutional and industrial sources, but does not include a septic system for a single residence, or a manure storage area for an intensive livestock operation.

Lot: one surface parcel as defined under Land Titles Act, 2000, and used as a unit for the purpose of regulation under this Bylaw.

Lot Coverage: the percentage of the lot covered by building, such as principal and accessory uses buildings as outlined in this Bylaw.

Lot Line, Front: the property line that divides the lot from the street, in the case of a corner lot, the line separating the narrowest street frontage on the lot from the street.

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

Lot Line, Side: a lot line which is neither the front or rear lot line.

Membrane Covered Structure: a structure consisting of a frame that is covered with a plastic, fabric, canvas, or similar non-permanent material, which is used to provide storage for vehicles, boats, recreational vehicles, or other property. The term shall also apply to structures commonly known as hoop houses, canopy covered carports, tent garages and can be fully or partially covered, but does not include gazebos.

[Estimated] Minimum Building Elevation (MBE): an elevation a minimum of 0.5 meters above the EPWL which includes a necessary freeboard to adequately protect development from potential flooding, damage, erosion, ice, etc. The Water Security Agency usually recommends a freeboard of 0.5 meters for most situations and may be increased to 0.6 meters where dykes are used for flood-proofing, or 1.0 meters in lake or river areas with greater uncertainty in estimating hydrological response. In some instances, the MBE may be registered to title with development standards as a condition of subdivision approval by the subdivision approving authority.

Mobile or Manufactured Home: a trailer coach:

(a) that is used as a dwelling for permanent or year-round living.

(b) that has water faucets, wash basin, a shower or bathtub, and a toilet that may be connected to a water distribution and sewage collection system.

(c) certified by the manufacturer that is complies with the *Canadian Standards Association Code CSA-Z240* series standards.

(d) that is property skirted and attached to a permanent foundation.

Modular Home: a factory-built home that is manufactured as a whole or modular unit and is designed to be used as one dwelling unit, and is certified by the manufacturer that complies with the *Canadian Standards Association Code CSA-A277* standard.

Move-in (MI) Residential Building: shall mean a single detached dwelling, which includes an RTM, constructed off site which is being relocated to a new site in the Municipality. A Move-in residential building has been used previously as a residential building.

Municipality: means the Rural Municipality of Good Lake No. 274 unless explicitly stated otherwise.

Municipal Facility: any structures or land owned and/or maintained by the Municipality that are used for:

(a) Office and meeting space.

(b) Storage or municipal equipment and supplies.

(c) Recreation.

(d) Other institutional purposes.

Non-Conforming Building: a building:

(a) that is lawfully constructed or lawfully under construction, or with respect to which all required permits have been issued, as the date a zoning bylaw or any amendment to a zoning bylaw affecting the building or land on which the building is situated or will be situated, becomes effective.

(b) that on the date a zoning bylaw or any amendment to a zoning bylaw becomes effective does not, or when constructed will not, comply with the zoning bylaw.

Non-Conforming Use: a lawful specific use:

(a) being made of land or a building or intended to be made of land or of a building lawfully under construction, or with respect to which all required permits have been issued, at the date the zoning bylaw or any amendment to the zoning bylaw affecting the land or building becomes effective.

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

Official Community Plan (OCP): the Official Community Plan for the Rural Municipality of Good Lake No. 274.

Park Model Home: a dwelling unit, of a cottage style having a pitched roof, designed to facilitate occasional relocation, with living quarters; has water faucets and shower or other bathing facilities that maybe connected to a water distribution system; and has facilities for washing and a water closet or other similar facility that may be connected to a sewage system. Park Model Trailers must meet or exceed CSA-Z241 standards and bear a label of certification from the Canadian Standards Association and is similar in form and construction to the following:

Permanent Foundation: any concrete pads, pilings made of any material, pony walls or other support structures made of concrete, wood, steel or other metal, placed on or in the ground where a building will be constructed or installed.

Permitted Use: a use permitted within the Municipality in a certain zoning district as long as all other bylaw and regulation requirements are met.

Personal Service Establishment: a development used for the provision of personal services to an individual which are related to the care and appearance of the body, or the cleaning and repair of personal effects, including barbershops, hairdresser, beauty salons, tanning salons, tailors, dressmakers, laundromats, shoe repair shops, photographers, but excluding any adult or sexually explicit services.

Principal Building, Structure or Use: the main or primary activity, for which a site or its buildings are designed, arranged, developed or intended, or for which it is occupied or maintained.

Public Works: a system, works, plant, equipment or service, whether owned or operated by or for the Municipality, or by a corporation under agreement with the Municipality, or under a federal or provincial statue, which furnishes any of the following services and facilities to the residents of the Municipality.

a) Systems for the production, distribution or transmission of electricity.

b) Systems for the distribution, storage, or transmission of natural gas or oil.

c) Facilities for the storage, transmission, treatment, distribution or supply of water.

d) Facilities for the collection, treatment, movement or disposal of sewage and garbage.

e) Telephone or light distribution lines.

f) Microwave and cell phone tower communication facilities.

g) Facilities for optical cable, or cable television services.

Quarter Section: a quarter section as defined by the Township Plan of Survey 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.

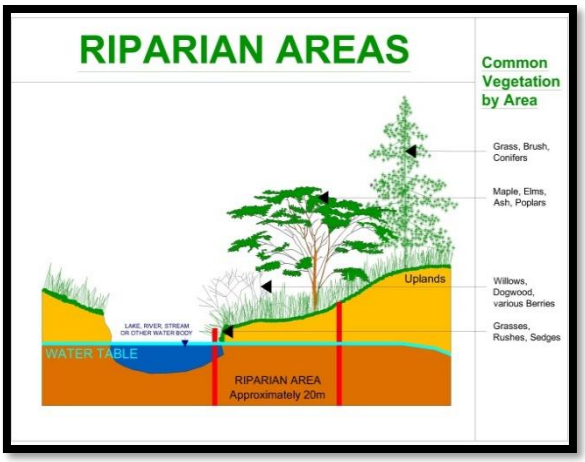
Ready-to-Move (RTM) Dwelling: a single detached dwelling constructed off site to *National Building Code of Canada* or *Canadian Standards Association Code CSA-A277* standards to be moved onto a new permanent residential site building foundation.

Recreational Vehicle or RV: a tent trailer, travel coach, travel trailer, truck camper, fifth wheel, motor home or other similar structure intended to provide temporary accommodation for travelers, tourists and campers.

Reeve: The Reeve of the Rural Municipality of Good Lake No. 274.

Restaurant: a commercial establishment where the primary products sold are good and beverages prepared and served to customers on site at tables or chairs or off-site, as in the case of take out and drive-thru's.

Riparian Area: the areas along the edges of water bodies and waterways such as streams, rivers and lakes that act as important natural bio-filters that protect water bodies and water resources such as groundwater from excessive sedimentation, pollutants in surface water runoff and erosion. These areas and the vegetation within them are instrumental in water quality management and protection and need to be protected. The area that they cover can vary depending on the area where they are located but it will be assumed to be the first 20.0 meters (65.61 feet) from the shoreline of any water body in the Municipality unless evidence to the contrary is provided by what Council determines to be a qualified professional.

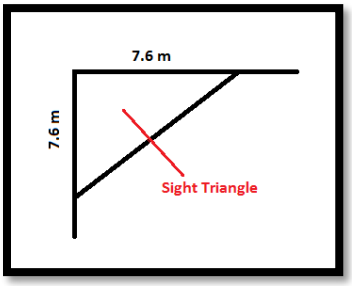


Sand and Gravel: sand and gravel products, excluding ceramic clays, found on the surface of land and obtainable by either or both stripping off the surface or excavation.

Setback: the minimum distance certain developments must be setback from other uses due to their nature to disqualify future development or injuriously affect the existing development.

Shipping Container: means a durable metal container typically used for shipping goods long distances by rail, ship or trucks. It is commonly used as a storage container. Also known as a Sea Can.

Sight Triangle: the triangular area formed, on a corner sites, by the intersecting front and side lines at a street intersection and the straight line joining said site lines at points which are measured distanced along said site lines.



Sign: any device, letter, figure, symbol, emblem or picture, which is affixed to or represented directly or indirectly upon a building, structure or a piece of land and which identifies or advertises any object, product, place, activity, person, organization, or business in such a way as to be visible to the public or any street or thoroughfare.

Site: a parcel or contiguous parcels of land under one ownership as defined in *The Land Titles Act, 2000*.

Site Line, Front: 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.

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.

Solid Waste Facility: a site designed specifically to store and/or process solid waste on land in a way that protects and respects the health of residents and the environment in the surrounding area.

Statement of Provincial Interest: a statement of provincial interest respecting land use planning and development, as per *The Statement of Provincial Interest Regulations*, pursuant to *The Planning and Development Act, 2007*.

Storage Compound: means an area that is open and exposed to the natural elements and does not involve the erection of permanent structures, or the material alteration of the existing state of the land, and is intended for the storage of recreational and automotive vehicles and equipment, RV's, and trailers but not for the storage, stockpiling or accumulation of industrial type goods, materials and/or equipment.

Street: a public thoroughfare which affords the principal means of access to the abutting property.

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

Structure, Temporary: anything that is built, constructed or erected, located on the ground or attached to something located on the ground but that may be relocated or moved and is not of a permanent nature.

Subdivision: a division of land and includes a division of a quarter section into legal subdivisions as described in the regulations made pursuant to *The Land Surveys Titles Act*, 2000.

Sustainable: meeting present needs without compromising the ability of future generations to meet their needs.

Tourist Cabins: Shall mean multiple season recreational dwellings located on one site under a single title, where the recreational dwellings are rented out on a short-term basis.

Units of Measure: units of measure in this Bylaw are metric abbreviated as follows:

ac – acres

ft. – feet

ft^2 – square feet

m – meter(s)

m^2 – square meter(s)

km – kilometers

ha – hectare(s)

Warehouse: means 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.

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

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

Wind Farm: a designated area containing a collection of wind turbines and related infrastructure for converting wind energy to electricity, including transmission systems, substations, transformers, and access roads.

Wind Turbine: a device that converts kinetic energy of the wind into rotational energy to tum an electrical generator shaft. A wind turbine typically consists of a rotor, nacelle and supporting tower. The height of a wind turbine tower is measured from the base of the tower foundation to the highest point of the blades at their apex.

Work Camp: means a temporary residential facility, typically for resource-based development, housing employees in structures like trailers, tents, or modular units with basic living amenities. It may also include temporary facilities for administration, recreation, and areas designated for the storage or parking of equipment and vehicles

Yard: any part of a site unoccupied and unobstructed by any principal building or structure.

Yard, Front: a yard extending across the full width of a site between the front site line and the nearest main wall of the principal building.

Yard, Rear: a yard extending across the full width of the site between the rear site line and the nearest main wall of the principal building of structure on the site.

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

Zoning District: a specifically designated area of the Municipality that is subject to a corresponding set of development rules and policies contained within the Zoning Bylaw and Official Community Plan.

10.0 Zoning District Map

Appendix 'A' to Bylaw No. 04-2024