

RURAL MUNICIPALITY OF FRANCIS NO. 127

BYLAW NO. 2016-01 2019

The Council of the Rural Municipality of Francis No. 127, in the Province of Saskatchewan in an open meeting hereby enacts as follows:

Bylaw No. 2012-02 the Official Community Plan and Bylaw 2012-03 the Zoning Bylaw is amended herein set forth.

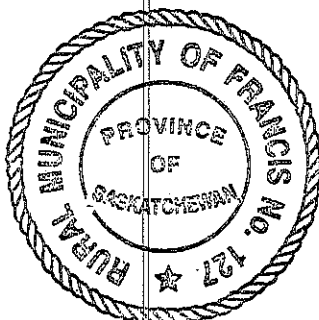
Purpose

- X1) To amend the Official Community Plan Section.8, the Single Parcel Country Residential Policies by replacing the wording one (1) subdivision with two (2) subdivisions.
- X2) By adding to Appendix "B" of the Official Community Plan a new reference Map 9, Mineral Extraction (Potash) Dispositions.
- X3) To amend the Zoning Bylaw by replacing Section 2.0 Definitions with an updated 2.0 Definition Section.
- X4) To amend the Agricultural –Resource District (AR) of the Zoning Bylaw by adding (m) Mineral Resource Extraction to the Permitted Uses.
- X5) To amend the Zoning Bylaw by adding Section 16.0 Mineral Resource Extraction Overlay District (MRE).
- X6) To amend the Zoning Bylaw Map by adding Mineral Resource Extraction Overlay District (MRE) to Map Legend.

READ THE FIRST TIME THIS 10 DAY OF Dec, AD 2015 mm

READ THE SECOND TIME THIS 6 DAY OF Jan, AD 2016

READ THE THIRD TIME THIS 6 DAY OF Jan, AD 2016



Raymond Schmitt  
REEVE

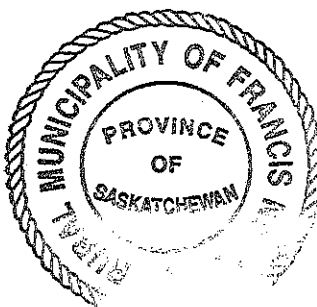
Nepan Macomber  
ADMINISTRATOR

Certified a true copy of Bylaw No. 2016-01

Passed by resolution of Council of the Rural Municipality of Francis No. 127

on the 6<sup>th</sup> day of January, 2016.

Nepan Macomber  
Administrator



Whenever the subsequent words or terms are used in the Official Community Plan, Bylaw No. 2012-02 and this Bylaw, they shall, have the following definition unless the context indicates otherwise.

**ABATTOIR:** a facility for butchering or slaughtering animals, and to dress, cut and inspect meats; refrigerate, cure, and manufacture by-products.

**ACCESSORY:** a building, structure or use of a specific site which is subordinate and exclusively devoted to the principal building, principal structure, or principal use of the same site.

**ACT:** *The Planning and Development Act, 2007* Province of Saskatchewan, as amended from time to time.

**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 Administrator of the Rural Municipality of Francis No.127.

**AGGREGATE RESOURCE:** raw materials including sand, gravel, clay, earth or mineralized rock found on or under a site.

**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, storing and sale of produce produced on the premises and other similar uses customarily carried on in the field of general agricultural.

**AGRICULTURE (INTENSIVE):** an agricultural production system characterized by high inputs relative to land area enabling a substantial increase in production using methods geared toward making use of economies of scale to produce the highest output at the lowest cost.

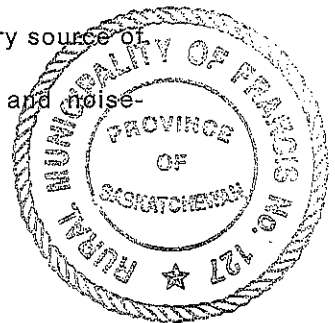
**AGRICULTURAL HOLDING OR FARM:** the cumulative total of all sites which are:

- owned by a person, and
- used for agricultural operations and production, and
- are situated within the rural municipality,

and shall not include a site, the principal use of which is residential or non-agricultural.

**AGRICULTURAL OPERATION:** a site, or sites, the principal use of which is to derive produce directly from the following activities, but shall not be residential in use.

- a) cultivating land;
- b) producing agricultural crops, including hay and forage;
- c) producing horticultural crops, including vegetables, fruit, mushrooms, sod, trees, shrubs, flowers, greenhouse crops and specialty crops;
- d) raising all classes of livestock, horses, poultry, fur-bearing animals, game birds and game animals, bees and fish;
- e) carrying on an intensive livestock operation;
- f) involved the primary processing of agricultural products which provide a primary source of livelihood and income to the site owner or operator;
- g) operating agricultural machinery and equipment, including irrigation pumps and noise-scare devices;



- h) conducting any process necessary to prepare a farm product for distribution from the farm gate;
- i) storing, handling and applying fertilizer, manure, organic wastes, soil amendments and pesticides, including both ground and aerial application;
- j) any other prescribed agricultural activity or process as defined by Council from time to time.

**AGRICULTURAL INDUSTRY:** those processing and distributing industries providing products or services directly associated with the agricultural business sector and without restricting the generality of the above may include:

- a) grain elevators
- b) feed mills
- c) abattoirs
- d) seed cleaning plants
- e) pelletizing plants
- f) bulk fertilizer distribution plants
- g) bulk agricultural chemical distribution plants
- h) anhydrous ammonia storage and distribution
- i) bulk fuel plants
- j) livestock holding stations
- k) retail sales of the goods produced or stored as part of the dominant use on the site.

**AGRICULTURAL COMMERCIAL:** a use related to the sale of products or machinery of an agricultural nature or the provision of services to the agricultural community, and without restricting the generality of the above may include livestock auction marts, farm implement dealerships, fruit stands, veterinary clinics and animal hospitals.

**AGRICULTURAL RESIDENCE:** a dwelling unit accessory to the use of land intended for a combined residential and agricultural purpose.

**AGRICULTURAL RESIDENTIAL DEVELOPMENT:** the establishment of a residence on an agricultural holding in the absence of subdivision of where the residence remains directly appurtenant to the agricultural operation.

**AGRICULTURAL TOURISM:** a tourism oriented commercial land use related to the retail sale of products or the provision of entertainment associated with an agricultural operation or a rural environment and without limiting the generality of the above includes historical and vacation farms, farm zoos, gift shops, restaurants, art galleries and cultural entertainment facilities.

**ALTERATION OR ALTERED (RENOVATION):** with reference to a building, structure or site means a change from one major occupancy class or division to another, or a structural change such as an addition to the area or height, or the removal of part of a building, or any change to the structure such as the construction of, cutting into or removal of any wall, partition, column, beam, joist, floor or other support, or a change to or closing of any required means of egress or a change to the fixtures, equipment, cladding, trim, or any other items regulated by this Bylaw such as parking and landscaping.

**ANCILLARY:** a building, structure or use of a specific site which is related in a subsidiary manner to the principal building, principal structure, or principal use of the same site.

**ANIMAL CLINIC (SEE CLINICS)**

**ANIMAL HOSPITAL (SEE CLINICS)**

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ANIMAL UNIT (A.U.) the kind and number of animals calculated in accordance with the following table:

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

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

**ASPHALT PLANT (SEE CONCRETE PLANT)**

**AUCTION MART/MARKET:** means a building or structure or lands used for the storage of goods, materials and livestock which are to be sold on the premises by public auction and for the sale of the said goods, materials, and livestock by public auction and on an occasional basis.

**AUTO WRECKER:** an area where motor vehicles are disassembled, dismantled or junked, or where vehicles not in operable condition, or used parts of motor vehicles, are stored or sold to the general public.

**BASEMENT:** that portion of a building between two floor levels, which is partly underground and has not more than one-half its height from the finished floor to finished ceiling, above finished grade.

**BED AND BREAKFAST:** a dwelling unit, licensed as a tourist home under *The Public Accommodation Regulations, 1997*, in which overnight accommodation within the dwelling unit, along with one meal served before noon, is provided to the travelling public for a charge.

**BILLBOARD:** a private free-standing sign, including supporting structures, which advertises goods, products, services, organizations, or facilities that are available from, located on, or refer to, a site other than the site on which the sign is located.

**BUFFER:** a strip of land, vegetation or land use that physically separates two or more different land uses.

**BUILDING:** a structure used for the shelter or accommodation of persons, animals, or chattels and includes any structure covered by a roof supported by walls or columns.

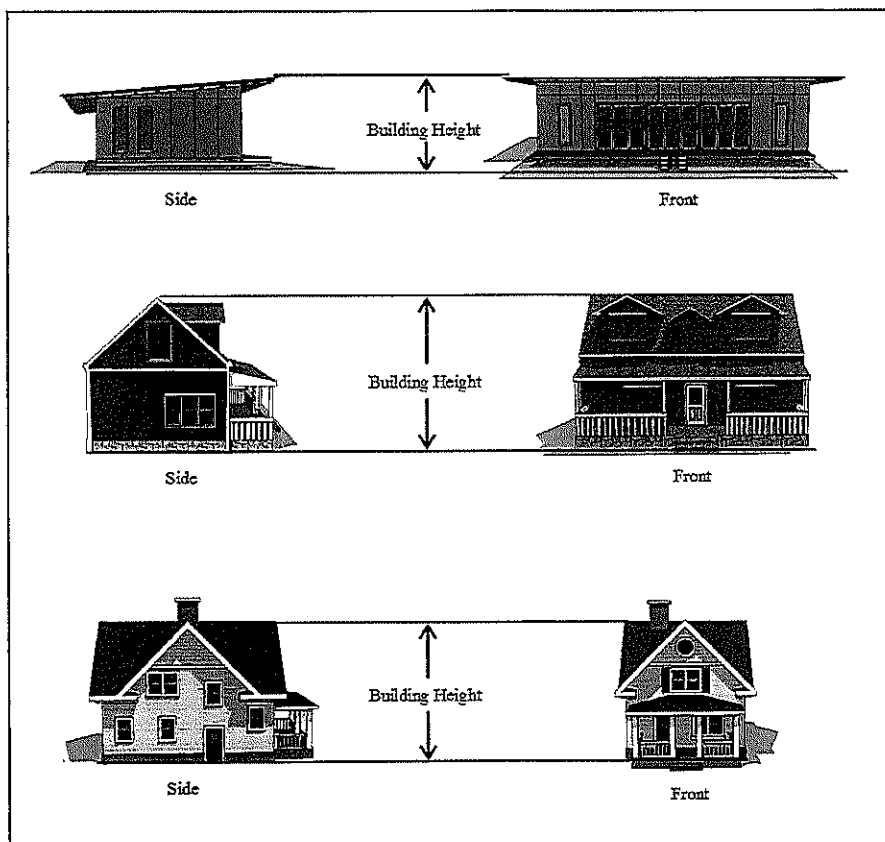
**BUILDING BYLAW:** the Bylaw of the Rural Municipality of Francis No.127 regulating the erection, alteration, repair, occupancy, maintenance or demolition of buildings and structures.

**BUILDING FLOOR AREA:** the sum of the gross horizontal area of all floors of a building excluding the floor area used for or devoted to mechanical equipment, laundry, storage, swimming pools, and enclosed or underground parking facilities. All dimensions shall be measured between exterior faces of walls or supporting columns, or from the centre line of the walls or supporting columns separating two buildings. For the purpose of this Bylaw, the term 'storage' means the keeping or placing of trunks, luggage or similar articles in a place designed therefore, but shall exclude clothes closets, linen closets, broom cupboards, kitchen and bathroom cupboards of whatsoever nature.

**BUILDING FRONT LINE:** the line of the wall of the building or any projecting portion of the building and production thereof, excluding permitted obstructions, which faces the front site line.

**BUILDING HEIGHT:** the vertical distance measured from the grade level to the highest point of the roof surface, if a flat roof; to the deck line of a mansard roof; and to the mean height level between eaves and ridge for a gable, hip or gambrel roof.

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Building Height Measurements

**BUILDING PERMIT:** a permit issued under the Building Bylaw of the Rural Municipality of Francis No.127 authorizing the construction of all or part of any building or structure.

**BUILDING, PRINCIPAL:** a building in which is conducted the main or primary use of the site on which the said building is situated.

**BUILDING REAR LINE:** the line of the wall of the building or any projecting portion of the building and production thereof, excluding permitted obstructions, which faces the rear site line.

**BUILDING SIDE LINE:** the line of the wall of the building or any projecting portion of the building and production thereof, excluding permitted obstructions, which faces the side site line.

**BULK FUEL SALES AND STORAGE:** includes lands, buildings, and structures for the storage and distribution of fuels and oils including retail sales or key lock operations.

**BYLAW:** the Rural Municipality of Francis No. 127's Zoning Bylaw.

**CAMPGROUND:** an area used for a range of overnight camping experiences, from tenting to serviced trailer sites, including accessory facilities which support the use, such as administration offices and laundry, washroom and shower facilities, but not including the use of mobile homes or trailers on a permanent year-round basis.

**CANADA LAND INVENTORY (C.L.I.) SOIL CLASS RATING SYSTEM:** provides an indication of the agricultural capability of land. The classes indicate the degree of limitation imposed by the soil in its use for mechanized agriculture. The C.L.I. class for each parcel of land is determined by the

dominant C.L.I. class for the parcel, usually a quarter-section of land. Soil classes range from 1 to 7, with Class 1 soils having no significant limitations and Class 7 having severe limitations in terms of its capacity for arable culture or permanent pasture.

**(PRIME)LANDS: Canada Land Inventory (C.L.I) Soil Class Rating System**

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

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

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

**(MARGINAL) LANDS: Canada Land Inventory (C.L.I) Soil Class Rating System**

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

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

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

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

**CARDLOCK OPERATIONS:** a petroleum dispensing outlet without full-time attendants.

**CEMETERY:** land that is set apart or used as a place for the interment of the dead or in which human bodies have been buried. "Cemetery" may include a structure for the purpose of the cremation of human remains and may include facilities for storing ashes or human remains that have been cremated or the interment of the dead in sealed crypts or compartments.

**CLEAN FILL:** uncontaminated non-water-soluble, non-decomposable inert solids such as rock, soil, gravel, concrete, glass and/or clay or ceramic products. Clean fill shall not mean processed or unprocessed mixed construction and demolition debris, including, but not limited to, wallboard, plastic, wood or metal or any substance deemed corrosive, combustible, noxious, reactive or radioactive.

**CLINICS / HOSPITAL, ANIMAL**

**ANIMAL CLINIC:** a building or part thereof used by a qualified veterinarian for the treatment of animal health needs where animals are not kept on the premises for surgery or kept overnight.

**ANIMAL HOSPITAL:** the premises of a veterinary surgeon where small, large domestic animals and livestock are treated or kept involving surgery and the keeping of animals in outdoor or indoor pens.

**VETERINARY CLINICS:** a place for the care and treatment of small animals involving outpatient care and medical procedures involving hospitalization, but shall not include the keeping of animals in outdoor pens.

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**CLUSTER:** where design allows for the concentration of development in pockets to preserve ecological areas and other open space while providing lower servicing cost and alternative development (ie. housing) patterns.

**COMMERCIAL:** the use of land, buildings, or structures for the purpose of buying and selling commodities, and supplying professional and personal services for compensation.

**COMMERCIAL INDOOR STORAGE:** a building or series of buildings comprising multiple storage bays intended for lease or rent by the general public for the purpose of indoor storage of private goods.

**COMMERCIAL, SMALL SCALE:** Commercial or Industrial land uses maintaining a lineal frontage less than 90 metres (295.28 feet).

**COMMUNICATION FACILITY (SEE (TELE) COMMUNICATION FACILITY)**

**COMMUNITY FACILITIES:** a building or facility used for recreational, social, educational or cultural activities and which is owned by a municipal corporation, non-profit corporation or other non-profit organization.

**COMPREHENSIVE DEVELOPMENT REVIEW (SEE CONCEPT PLAN)**

**CONCEPT PLAN (COMPREHENSIVE DEVELOPMENT REVIEW):** a land use concept plan for a specific local area that identifies social, environmental, health and economic issues which the proposed development must address.

**CONCRETE (ASPHALT) PLANT:** an industrial facility used for the production of asphalt or concrete, or asphalt or concrete products, used in building or construction, and includes facilities for the administration or management of the business, the stockpiling of bulk materials used in the production's process or of finished products manufactured on the premises and the storage and maintenance of required equipment.

**CONDOMINIUM:** as defined by *The Condominium Property Act, 1993*, means the land included in a condominium plan together with the buildings and units and the common property and common facilities belonging to them.

**CONDOMINIUM, BARE LAND (FREEHOLD):** involves dividing a parcel of land into individually owned 'bare land units'. Each bare land unit is shown on a survey plan. The balance of the parcel around the units is common property.

**CONDOMINIUM, TOWNHOUSE:** involves dividing a building into individually owned units with boundaries referenced to the walls, floors and ceilings. Each unit shall have its own entrance to the outside. Other parts of the building and the parcel containing the building are common property.

**CONSERVATION:** the planning, management and implementation of an activity with the objective of protecting the essential physical, chemical and biological characteristics of the environment against negative impacts.

**CONTRACTOR'S YARD:** the yard of a contractor or company used as a depot for the storage and maintenance of equipment used by the contractor or company, and includes facilities for the administration or management of the business and the stockpiling or storage of supplies used in the business.

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**CONVENIENCE STORE:** a store offering for sale primarily food products, beverages, tobacco, personal care items, hardware and printed matter and which primarily provides a convenient day to day service to residents in the vicinity.

**COTTAGE WINERY:** an establishment primarily engaged in manufacturing wines, brandy, and brandy spirits from grapes, berries and other agricultural produce, the majority of which is grown on site. This includes the bottling, storage and sale wines.

**COUNCIL:** the Council of the Rural Municipality of Francis No.127.

**COUNTRY RESIDENCE:** a dwelling or site whose owner's principal source of household income is derived from a source other than the principal agricultural use of that site.

**COUNTRY RESIDENTIAL DEVELOPMENT:** residential development contained within a severance from an agricultural holding where the essential land requirement is for a residential building site and space rather than for productive agricultural purposes.

**COUNTRY RESIDENTIAL DEVELOPMENT, MULTI-PARCEL:** involves high density rural residential development and may include cluster, multi-unit, linear developments or other suitable design concepts along roadways where the essential land requirement is for a residential building site and space, rather than for productive agricultural purposes.

**CREMATORIUM:** a building fitted with the proper appliances for the purposes of the cremation of human and animal remains and includes everything incidental or ancillary thereto.

**DAYCARE CENTRE:** Any kind of group daycare programs including eldercare or aged adults, nurseries for children of working parents, nursery schools for children under the age for education in public schools or parent cooperative nursery schools and programs covering after school care for school children provided such an establishment is approved by the provincial government and conducted in accordance with provincial requirements.

**DEMOLITION PERMIT:** a permit issued for the removal or dismantling of a building or structure within the Municipality's boundaries as prescribed under Section 13 of *The Uniform Building and Accessibility Standards Act*.

**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, the moving of any building or structure onto land, the moving of a mobile home or trailer coach onto land, and the opening or stripping of land for the purpose of removing therefrom sand, gravel or other aggregate resources.

**DEVELOPMENT AGREEMENT:** the legal agreement between a developer and the Municipality which specifies the all obligations and the terms and conditions for the approval of a development pursuant to section 172 of *The Planning and Development Act, 2007*.

**DEVELOPMENT OFFICER:** an employee of the Municipality appointed by the Council to act as a Development Officer to administer this Bylaw.

**DEVELOPMENT PERMIT:** a permit issued by the Municipality that authorizes development, but does not include a Building Permit.

**DIRECTIONAL SIGNAGE:** signage located off-site providing direction to and information about a specific enterprise or activity which does not contain general advertising.

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**DISCRETIONARY USE:** a use of land or buildings or form of development that is prescribed as a discretionary use in the Zoning Bylaw; and requires the approval of Council pursuant to Section 56 of The Planning and Development Act, 2007.

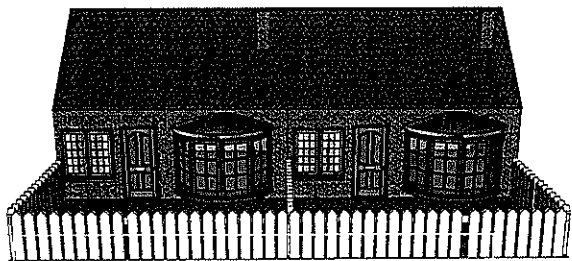
**DORMITORY:** sleeping quarters or entire buildings primarily providing sleeping and residential quarters for large numbers of people.

**DWELLING:** a building or part of a building designed exclusively for residential occupancy.

**DWELLING, DUPLEX:** a building that is divided into two (2) dwelling units, one upper and one lower, with separate entrances.

**DWELLING, MULTIPLE UNIT:** a building containing three (3) 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:** a building divided into two (2) dwelling units by a common vertical wall extending from the base of the foundation to the roofline.



Semi-Detached Dwelling

**DWELLING, SINGLE-DETACHED:** a building containing only one (1) dwelling unit, as herein defined, and occupied or intended to be occupied as a permanent residence, including a RTM when attached to a conventional foundation on the site, but not including a mobile or modular home as defined.



Single-Detached Dwelling

**DWELLING, TOWN (ROW) HOUSE:** a dwelling, designed as one cohesive building in terms of architectural design, which contains three (3) or more similar attached dwelling units each of

which fronts on a street, has direct access to the outside at grade and is not wholly or partly above another dwelling.



Town House Dwelling

**DWELLING GROUP:** a group of single-detached, semi-detached, or multiple unit dwellings clustered on one lot or site, built as one development.

**DWELLING UNIT:** a separate set of living quarters, whether occupied or not, usually containing sleeping facilities, sanitary facilities and a kitchen or kitchen components, but does not include boarding houses or rooming units. For the purposes of this definition, "kitchen components" include, but are not limited to, cabinets, refrigerators, sinks, stoves, ovens, microwave ovens or other cooking appliances and kitchen tables and chairs.

**ELEVATION:** the height of a point on the earth's surface above sea level.

**ENVIRONMENTAL RESERVE:** lands that have been dedicated to the Municipality by the developer of a subdivision as part of the subdivision approval process. Environmental Reserves are those lands that are considered undevelopable and may consist of a swamp, gully, ravine, coulee or natural drainage course, or may be lands that are subject to flooding or are considered unstable. Environmental Reserve may also be a strip of land, not less than 6.0 metres (19.69 feet) in width, abutting the bed and shore of any lake, river stream or other body of water for the purposes of preventing pollution or providing access to the bed and shore of the water body.

**ENVIRONMENTAL FARM PLANS (EFP):** are voluntary, confidential, self- assessment tools used by producers to raise awareness about environmental risks and opportunities on their operations. As part of their EFP, producers develop their own action plans to identify management practices that can reduce environmental risk on their operations.

**EQUESTRIAN FACILITY (RIDING STABLES):** the use of lands, buildings, or structures for the boarding of horses, the training of horses and riders, and the staging of equestrian events, with or without charge and with or without general public involvement, but does not include the racing of horses.

**ESSENTIAL YARD SITE FEATURES:** features of an existing farmstead which are deemed necessary for inclusion within a subdivision plan including but not limited to dugouts, shelterbelt plantings and water wells.

**EXISTING:** in place or taking place on the date of the adoption of this Bylaw.

**FAIRGROUND:** the use of land, buildings or structures where the temporary exhibition of music, art, goods, wares, vehicles and the like are displayed and made available for sale and may include a midway, place of amusement, rodeo or other similar activities.

**FARM BUILDING:** improvements such as barns, granaries, workshops etc., used in connection with the growing and sale of trees, shrubs, and sod or the raising or production of crops, livestock or poultry or in connection with fur production or bee keeping and situated on a parcel of land used for farm operation.

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**FARMERS' MARKET:** an occasional or periodic sales activity held in an open area where groups or individual sellers offer new and used goods, crafts or produce for sale directly to the public but does not include a retail store, shopping centre or greenhouse.

**FARMSTEAD/FARM YARD:** the buildings and adjacent essential grounds surrounding a farm.

**FARM YARD SITE (SEE ESSENTIAL YARD SITE FEATURES)**

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

**FILL:** soil, rock, rubble, or other approved, non-polluting waste that is transported and placed on the existing, usually natural, surface of soil or rock, following the removal of vegetation cover, topsoil, and other organic material.

**FLOOD:** a temporary rise in the water level that results in the inundation of an area not ordinarily covered by water.

**FLOOD HAZARD:** an area that would be inundated by the design flood.

**FLOOD, DESIGN:**

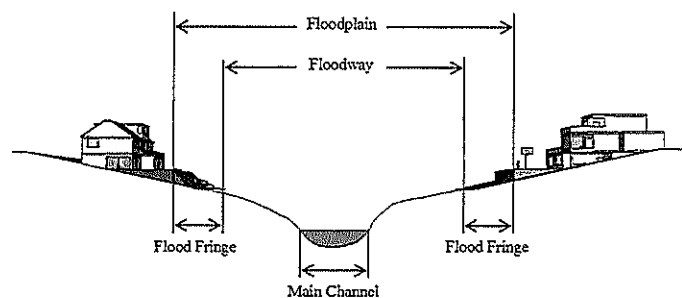
- a) a 1:500 year flood;
- b) a flood having a return period greater than 1:500 years;
- c) a recorded flood having a water surface elevation equal to or exceeding that of a 1:500 year flood.

**FLOOD LEVEL, DESIGN:** the elevation of the design flood.

**FLOOD-PROOFING:** any combination of structural and non-structural modifications to structures, buildings or land, which reduces or eliminates flood damage to structures, buildings, development, land, servicing, environmental and building-contents by using the freeboard elevation.

**FLOODWAY:** a water body or the channel of a water course, including adjoining lands, which are required to carry and discharge, or to contain, the design flood with a known hydraulic impact.

**FLOODWAY FRINGE:** that part of the flood hazard area which is outside a floodway, but which would be covered by flood waters.



**FREEBOARD ELEVATION:** the elevation of the Estimated Peak Water Level plus an extra 0.50 metres (1.64 feet).

**FLOOR AREA:** the total area of all floors of a building or structure, excluding stairwells, elevator shafts, equipment rooms, interior vehicular parking, unloading areas and all floors below the first or ground floor, except when used or intended to be used for human habitation or service to the public.

**GAME FARM:** land and facilities on which domestic game farm animals are held for commercial purposes. (See Harvest Preserve).

**GARAGE:** a building or part of a building used for or intended to be used for the storage of motor vehicles and wherein neither servicing nor repairing of such vehicles are carried on for remuneration.

**GARDEN SUITE:** an additional dwelling unit that is separate from and secondary to the principal single detached dwelling on the residential lands; the unit is to be used by a relative (blood, marriage, or legal adoption) or caregiver of the resident of the principal single detached dwelling.

**GAS BAR:** a building or place used for, or intended for the provision of gasoline or diesel fuel and may or may not include a convenience store.

**GENERAL COMMERCIAL TYPE I:** those developments where activities and uses are primarily carried on within an enclosed building intended to provide for the merchandising of refined goods and services targeted for the travelling public and the surrounding community for financial gain.

**GENERAL COMMERCIAL TYPE II:** those developments where activities and uses are primarily carried on within an enclosed building intended to provide for the merchandising of refined goods and services and in addition may involve outside storage. Some minor manufacturing of goods may occur inside or outside.

**GENERAL INDUSTRY TYPE I:** those developments where activities and uses are primarily carried on within an enclosed building where no significant nuisance factor is created or is apparent outside an enclosed building. Developments of this type shall not pose, in the opinion of a Development Officer, any significant risk of interfering with the amenity of adjacent sites because of the nature of the site, materials or processes and shall include but not be limited to the following activities:

- a) the assembling of goods, products or equipment;
- b) the limited processing of raw, value-added or finished materials;
- c) the storage or trans-shipping of materials, goods and equipment;
- d) the training of personnel in general industrial operations.

It may include any indoor display, office, technical or administrative support areas or any sales operation accessory to the general industrial uses.

**GENERAL INDUSTRY TYPE II:** those developments in which all or a portion of the activities and uses are carried on outdoors, without any significant nuisance or environmental factors such as noise, appearance, or odor, extending beyond the boundaries of the site. Developments of this type shall not pose, in the opinion of a Development Officer, any significant risk of interfering with the amenity of adjacent sites because of the nature of the site, materials or processes and shall include but not be limited to the following activities:

- a) manufacturing, fabricating, processing, assembly, finishing, production or packaging of materials, goods or products;
  - b) the storage or trans-shipping of materials, goods and equipment;
  - c) the cleaning, servicing, repairing or testing of materials, goods and equipment normally associated with industrial or commercial businesses or cleaning, servicing and repair operations to goods and equipment associated with personal or household use, where
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such operations have impacts that would make them incompatible in non-industrial districts.

**GENERAL INDUSTRY TYPE III (EXCLUSIONARY USES):** refers to certain industrial activities that maybe characterized as exhibiting a high potential for adversely affecting the safety, use, amenity or enjoyment of adjacent and nearby industrial and non-industrial sites due to their scale, appearance, noise, odor, emissions and hazard potential. Such activities are considered exclusionary when the only means of mitigating the associated negative effects on surrounding land uses is through spatial separation. Such uses would include but not be limited to the following: landfill, ethanol plant, transformer stations, uranium refiners, anhydrous ammonia storage and distribution centres.

**GEOTECHNICAL ASSESSMENT:** an assessment or estimation by a qualified expert of the earth's subsurface and the quality and/or quantity of environmentally mitigative measures that would be necessary for development to occur.

**GOLF COURSE:** a public or private area operated for the purpose of playing golf, and includes a par 3 golf course, club house and recreational facilities, accessory driving ranges, and similar uses.

**GREENHOUSE:** a building with glass or clear plastic walls and roof for the cultivation and exhibition of plants under controlled conditions.

**GREENHOUSE, COMMERCIAL:** a greenhouse that includes a retail aspect catering to the general horticultural needs of the general public for financial gain and includes outdoor storage of landscaping supplies.

**GREENHOUSE, INDUSTRIAL:** a greenhouse intended to serve intermediate industrial and retail markets with large quantities of horticultural supplies, not including consumer retail.

**GREENWAYS:** a linear park which may accommodate pathways principally for foot traffic and/or bicycles. Typically, greenways are planned along creeks, streams or rivers and managed as natural environments, or bikeways along landscaped roads.

**GROSS SURFACE AREA:** the area of the rectangle or square within which the face of a sign can be completely contained, exclusive of any supporting structure or, where a sign has more than one face or the face of the sign is not flat, the rectangle within which the largest area of the face of the sign in profile can be completely contained exclusive of any supporting structure.

**HALL:** a building or part of a building, in which facilities are provided for such purposes as meetings for civic, educational, political, religious or social purposes and may include a banquet hall, private club or fraternal organization.

**HAMLET:** a small, rural, unincorporated community that includes a limited number of land uses, typically single family dwellings and rural commercial, where infill, minor expansion and diversification of support services may occur.

**HARVEST PRESERVE:** an area of deeded private land fenced for the purpose of management, control, and harvesting of domestic game farm animals. Harvest preserves are regulated by *The Domestic Game Farm Animal Regulations*.

**HAZARD LAND:** land which may be prone to flooding, slumping, landslides, or erosion or any other instability, or is a flood plain or watercourse.

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**HAZARDOUS SUBSTANCE:** a substance that, because of its quality, concentration or physical, chemical or infectious characteristics, either individually or in combination with other substances on the site is an existing or potential threat to the physical environment, to human health or to other living organisms.

**HAZARDOUS USES:** a development which may generate any of the following characteristics:

- a) Excessive noise, odor, dust, vibration;
- b) Offensive emissions;
- c) Involves dangerous or toxic materials, chemicals and wastes;
- d) Air, water or soil pollution;
- e) Land use incompatibility;
- f) Reduced public safety, and may include auto-wrecking, fertilizer, asphalt, chemical and grain handling uses.

**HELO-STOP (LIMITED USE):** any landing area used for the taking off and the landing of private helicopters for the purpose of picking up and discharging passengers or cargo and is not open to use by any helicopter without permission having been obtained.

**HERITAGE PROPERTY:** Any property, whether by a work of nature or of man, that is of interest for its archaeological, historic, cultural, environmental, aesthetic or scientific value, and includes a site where archaeological, historic, paleontological, cultural or scientific property is, or may reasonably be expected to be found, or as otherwise defined in *The Heritage Property Act* and regulations.

**HERITAGE RESOURCE:** the history, culture and historical resources of an area or community.

**HOME-BASED BUSINESS:** an accessory use carried on by occupant(s) as a business conducted for gain in whole or in part in a dwelling unit or an accessory building to a dwelling unit.

**HOME OCCUPATION:** an accessory use carried on as an occupation conducted for gain in a dwelling unit solely by the resident or residents.

**HORTICULTURE:** the culture or growing of garden plants. Horticulturists work in plant propagation, crop production, plant breeding and genetic engineering, plant biochemistry, plant physiology, and the storage, processing, and transportation of fruits, berries, nuts, vegetables, flowers, trees, shrubs, and turf.

**HOTEL/MOTEL:** A building or buildings or part thereof on the same site used to accommodate the traveling public for gain or profit, by supplying them with sleeping accommodation, with or without meals.

#### **INCIDENTAL SIGNS (SEE SIGNS)**

**INDUSTRIAL PARK:** an industrial park is an area of land set aside for industrial development. Industrial parks are usually located close to transportation facilities, especially where more than one transport modality (inter-modal) coincides: highways, railroads, airports, and navigable rivers.

**INDUSTRIAL USE:** the use of land, buildings or structures for the manufacturing, assembling, processing, fabrication, warehousing or storage of goods and materials.

**INNOVATIVE DEVELOPMENT:** developments that include alternative design features.

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**INSTITUTIONAL USE:** a use of land, buildings or structures for a public or non-profit purpose and without limiting the generality of the foregoing, may include such uses as schools, places of worship, indoor recreation facilities, community centres, and government buildings.

**INTENSIVE AGRICULTURE:** an intensified system of tillage and animal husbandry from the concentrated raising of crops or the concentrated rearing or keeping, on a continuous basis, of livestock, poultry or other products for market and without restricting the generality of the above includes:

- a) feed lots;
- b) livestock operation (hogs, chickens, etc.);
- c) sod farms;
- d) market gardens;
- e) greenhouses; and
- f) nurseries and other similar uses.

**INTERNAL SUBDIVISION ROAD:** a road that is integral to the traffic circulation of a particular subdivision.

**INTENSIVE LIVESTOCK OPERATION:** the confining of any of the following animals, where the space per animal unit is less than 370 m<sup>2</sup> (3,982.78 ft<sup>2</sup>):

- a) poultry
- b) hogs
- c) sheep
- d) goats
- e) cattle
- f) horses
- g) any other prescribed animals.

**KENNEL, BOARDING:** the temporary accommodation of dogs, cats or other domestic animals for commercial purposes.

**KENNEL, BREEDING:** the keeping of more than four dogs, cats or other domestic animals, male and female, and which are more than 12 months old, for breeding purposes.

**KENNEL, ENCLOSURE:** an accessory building or enclosure intended to house one or more domestic animals.

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

**LANDSCAPING:** the provision of horticultural and other related compatible features or materials designed to enhance the visual amenity of a site or to provide a visual screen consisting of any combination of the following elements:

- a) soft landscaping consisting of vegetation such as trees, shrubs, vines, hedges, flowers, grass and ground cover, and planters;
- b) hard landscaping consisting of non-vegetative materials such as concrete, curbing, unit pavers, brick pavers or quarry tile, but does not include gravel, shale, or asphalt.

**LANDSCAPING ESTABLISHMENT:** the yard of a landscaping contractor or company used as a depot for the storage and maintenance of equipment used by the contractor or company, and includes facilities for the administration or management of the business and the stockpiling or storage of supplies used in the business.

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**LAND USE MAP:** a comprehensive document compiled by a local government that identifies goals and strategies for future development or preservation of land. In its projections, the map specifies certain areas for residential growth and others for agriculture, industry, commercial and conservation.

**LAND USE ZONING DISTRICT:** divisions identified in the Zoning Bylaw establishing Permitted and Discretionary Uses of land or buildings with attendant regulations.

**LEGAL ACCESS:** a lot or parcel shall be considered as having legal access for the purposes of development when the lot or parcel is adjacent to a municipally maintained road, and meets the frontage requirements of appropriate Zoning District hosting the development.

**LIVESTOCK:** domesticated animals used primarily as beasts of burden or for the production of fur, hides, meat, milk, eggs or other product, or as breeding stock, but excluding companion animals.

**LOT:** a parcel of land of a subdivision, the plan of which has been filed or registered in the Land Titles Office.

**MANUFACTURING ESTABLISHMENT:** a firm or business engaged in the mechanical or chemical transformation of materials or substances into new products including the assembling of components parts, the manufacturing of products and the blending of materials.

**MANUFACTURING AND/OR ASSEMBLY, LIGHT:** the manufacturing, processing, packaging or assembly of semi-finished or finished goods, products or equipment and includes the storage and transportation of such goods, products or equipment.

**MARGINAL LANDS (SEE CANADA LAND INVENTORY (C.L.I.) SOIL CLASS RATING SYSTEM)**

**MARKET GARDEN (SEE INTENSIVE AGRICULTURE)**

**MAUSOLEUM:** a building or other structure used as a place for the interment of the dead in sealed crypts or compartments.

**MINIMUM DISTANCE SEPARATION:** in respect to intensive livestock operations and heavy industrial land uses, the minimum distance separation required in the Zoning Bylaw from non-complementary uses.

**MINISTER:** the Minister as defined in *The Planning and Development Act, 2007*.

**MOBILE HOME:** A prefabricated trailer coach supported on a steel frame, typically surface mounted, has water faucets and shower or other bathing facilities that may be connected to a water distribution system; and has facilities for washing and a water closet or other similar facility that may be connected to a sewage system, that may be used as a dwelling all year round. Generally mobile homes have a Length/Width ratio greater than 2.

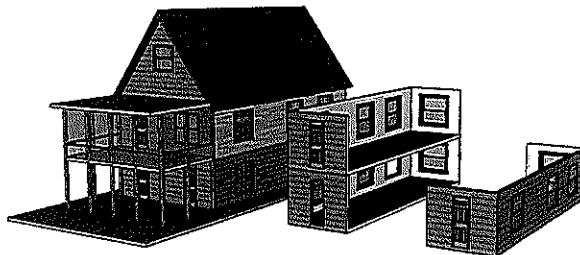
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Double-Wide Mobile Home

**MOBILE HOME PARK:** a site under single management for the placement of two or more mobile homes and shall include all accessory buildings necessary to the operation.

**MODULAR HOME:** a building that is manufactured in a factory as a whole or modular unit customarily assembled on-site to be used as one single dwelling unit and is certified by the manufacturer that it complies with the Canadian Standards Association standards, and is placed on a permanent foundation.



Modular (Manufactured) Home

**MUNICIPALITY:** the Rural Municipality of Francis No. 127.

**MUNICIPAL RESERVE:** are dedicated lands:

- a) that are provided to a Municipality pursuant to clause 189(a) of *The Planning and Development Act, 2007* for public use; or
- b) that were dedicated as public reserve and transferred to a Municipality pursuant to section 196, whether or not title to those lands has been issued in the name of the Municipality;

**MUNICIPAL ROAD:** a public road which is subject to the direction, control and management of the municipality, and includes an internal subdivision road.

**MUSEUM:** an institution that is established for the purpose of acquiring, conserving, studying, interpreting, assembling and exhibiting to the public for its instruction and enjoyment, a collection of artifacts of historical interest.

**NATURAL AREAS:** an area relatively undisturbed by human activities and characterized by indigenous species including remnant or self-sustaining areas with native vegetation, water, or natural features.

**NATURAL RESOURCES:** the renewable resources of Saskatchewan and includes:

- a) fish within the meaning of *The Fisheries Act*;

- b) wildlife within the meaning of *The Wildlife Act, 1998*;
- c) forest products within the meaning of *The Forest Resources Management Act*;
- d) resource lands and provincial forest lands within the meaning of *The Resource Lands Regulations, 1989*;
- e) ecological reserves within the meaning of *The Ecological Reserves Act*;
- f) other living components of ecosystems within resource lands, provincial forest lands and other lands managed by the department.

**NON-CONFORMING BUILDING:** a building that:

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

**NON-CONFORMING SITE:** a site consisting of one or more contiguous parcels that, on the date a Zoning Bylaw or any amendment to a Zoning Bylaw becomes effective, contains a use that conforms to the Bylaw, but the site area or site dimensions do not conform to the standards of the Bylaw for that use.

**NON-CONFORMING USE:** a lawful specific use:

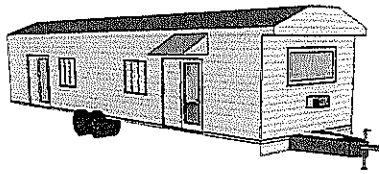
- a) being made of land or a building or intended to be made of land or of a building lawfully under construction, or with respect to which all required permits have been issued, at the date a Zoning Bylaw or any amendment to a Zoning Bylaw affecting the land or building becomes effective; and
- b) that on the date a Zoning Bylaw or any amendment to a Zoning Bylaw becomes effective does not, or in the case of a building under construction or with respect to which all required permits have been issued will not, comply with the Zoning Bylaw.

**NORMALLY ACCEPTED AGRICULTURAL PRACTICES:** a practice that is conducted in a prudent and proper manner that is consistent with accepted customs and standards followed by similar agricultural operations under similar circumstances, in conformance with *The Agricultural Operations Act, 1995*. This includes the use of innovative technology or advanced management practices in appropriate circumstances conducted in conformity with any standards established pursuant to the regulations and meets acceptable standards for establishment and expansion.

**OFFICE OR OFFICE BUILDING:** a building or part of a building used primarily for conducting the affairs of a business, profession, service, industry, or government in which no goods or commodities of business or trade are stored, trans-shipped, sold or processed.

**OPEN SPACE:** passive and structured leisure and recreation areas that enhance the aesthetic quality and conserve the environment of the community. Urban and rural open space includes parks, recreation and tourism nodes, and natural areas.

**PARK MODEL TRAILER/UNIT:** a unit designed to facilitate occasional relocation, with living quarters for a temporary or seasonal use; has water faucets and shower or other bathing facilities that may be connected to a water distribution system; and has facilities for washing and a water closet or other similar facility that may be connected to a sewage system. It has a gross floor area not exceeding 50 m<sup>2</sup> (540 ft<sup>2</sup>). CSA Number Z241.



Park Model Trailer 102



Park Model Recreational Unit

**PARKING LOT:** an open area, other than a street, used for the temporary parking of more than four vehicles and available for public use and the use of employees working on, or from, the site.

**PARKING SPACE:** a space within a building, parking lot or area used for the parking of one (1) vehicle, including convenient access to a public lane or road.

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

**PERMANENT FOUNDATION:** the lower portion of a building; usually concrete, masonry, or an engineered wood basement which renders the structure fixed and immobile.

**PERMITTED USE:** the use of land, buildings, or other structures that shall be permitted in a Zoning District where all requirements of this Zoning Bylaw are met.

**PERSONAL SERVICE TRADE:** a business associated with the grooming of persons or the maintenance or repair of personal wardrobe articles and accessories and may include:

- beauty salons and barber shops
- shoe repair
- self-serve laundry
- tailor or seamstress
- massage services
- tanning beds

but does not include the provision of health related services.

**PLACES OF WORSHIP:** a place used for worship and related religious, philanthropic or social activities and includes accessory rectories, manses, meeting rooms and other buildings. Typical uses include churches, chapels, mosques, temples, synagogues and parish halls.

**PLANNED UNIT DEVELOPMENT:** a comprehensive development which may be composed of a mixture of residential, commercial, industrial; and mixed uses with recreational and open space incorporated into the design.

**PRIME LANDS (SEE CANADA LAND INVENTORY (C.L.I.) SOIL CLASS RATING SYSTEM)**

**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.

**PRIMARY ACCESS:** the principal means of vehicular entry to or from a site or building, but shall not include a lane.

**PROVINCE:** Province of Saskatchewan.

**PUBLIC UTILITY:** a system, work, plant, equipment, or service, whether owned or operated by the Municipality, or by a corporation under federal or provincial statute, that furnishes any of the following services and facilities to, or for the use of, the inhabitants of the Municipality:

- a) communication by way of telephone lines, optical cable, microwave, and cable television services;
- b) delivery of water, natural gas, and electricity;
- c) public transportation by bus, rail, or other vehicle;
- d) collection and disposal of sewage, garbage, and other wastes;
- e) fire and police services.

**PUBLIC UTILITY, LINEAR:** linear or private utilities including, but not limited to, roads, communication lines, rail, power and natural gas lines and similar linear uses.

**PUBLIC UTILITY, SERVICE:** those non-linear utilities which may potentially conflict with other land uses, including, but not limited to: airports, microwave or communication towers, wind towers, water reservoirs, sewage lagoons, landfills, gas compressor stations, large electrical transformer stations and similar potentially conflicting service utilities.

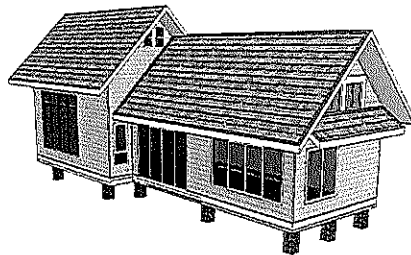
**PUBLIC WORKS:** a facility as defined under *The Planning and Development Act, 2007*.

**QUARTER SECTION:** 64.8 ha (160 acres) or a lesser amount that remains due to the original township survey, road widening, road right-of-way or railway plans, drainage ditch, pipeline or transmission line development, or other public utility; or natural features such as water courses or water bodies.

**RACETRACK:** a place designed and equipped for the racing of motorized vehicles or horses and includes facilities for administration and management of the business.

**RAILWAY FREIGHT YARDS:** the use of land, or building or structure or part thereof for activities directly associated with the operation of a railway. Without limiting the generality of the foregoing, such activities may include loading and off-loading freight, and maintenance and repair of railway cars.

**READY-TO-MOVE (RTM) DWELLING:** a new single detached conventional dwelling constructed off-site to National Building Code standards to customarily be moved in one piece onto a new conventional permanent building foundation.



RTM (Ready to Move) Home

**REAL ESTATE SIGNAGE (SEE SIGNAGE)**

**REDESIGNATION:** rezoning.

**RECREATIONAL USE:** a public or private facility or amenity, a joint-use site or a park or playground that serves the surrounding neighbourhood or community.

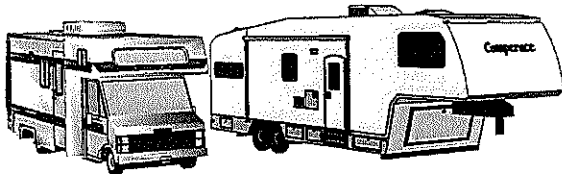
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**RECREATION, INTEGRATED:** public or private recreational facilities located in or adjacent to a multi-parcel country residential subdivision for the purpose of providing recreational opportunities and services to a local population.

**RECREATIONAL, COMMERCIAL:** a public or private facility or amenity, a joint-use site or a park or playground that serves the surrounding neighbourhood with an intent to produce financial gain.

**RECREATIONAL VEHICLE:** a vehicle used for personal pleasure or travels by an individual or a family which may or may not be towed behind a principle vehicle; notwithstanding the generality of the above may include:

- a) Motor homes
- b) Camper Trailers
- c) Boats
- d) Snowmobiles
- e) Motorcycles



Motor Home – Camping Trailer

**RECYCLING AND COLLECTION DEPOT (COMMERCIAL):** a building or series of buildings intended to accommodate the collection, sorting, processing and temporary storage of recyclable materials including: the collection and storage of oil, solvents or other hazardous materials, processing of recyclable material other than compaction, and accommodates outdoor compaction or storage.

**REEVE:** the Reeve of the Rural Municipality of Francis No.127.

**RENOVATION (SEE ALTERATION)**

**RESIDENTIAL:** the use of land, buildings, or structures for human habitation.

**RESIDENTIAL CARE HOME:** a facility which:

- a) provides meals, lodging, supervisory personal or nursing care to persons who reside therein for a period of not less than thirty days; and
- b) is duly licensed by the Province of Saskatchewan or certified as approved by the Province of Saskatchewan under an Act which provides for such licensing or certification as the case may be; and
- c) may include only the principal residence of the operator or administrator.

**RESIDUAL PARCEL:** the acreage remaining in agriculture resulting and independent of the subdivision of an agricultural holding for non-agricultural purposes.

**RESTAURANT:** a building or part of a building wherein food is prepared and offered for sale to the public primarily for consumption within the building. However, limited facilities may be permitted to provide for a take-out food function provided such facility is clearly secondary to the primary restaurant use.

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**RIGHT-OF-WAY:** the right-of-way is the land set aside for use as a roadway or utility corridor. Rights-of-way are purchased prior to the construction of a new road or utility line, and usually enough extra land is purchased for the purpose of providing mitigative features. Sometimes, road rights-of-way are left vacant after the initial roadway facility is constructed to allow for future expansion.

**RIPARIAN:** the areas adjacent to any streams, rivers, lakes or wetlands.

**ROADS, FLANKING:** a roadway constructed to the side of a lot, parcel or site.

**RTM (SEE READY-TO-MOVE DWELLING)**

**SALVAGE YARD (WRECKING):** a parcel of land where second-hand, discarded or scrap materials are bought, sold, exchanged, stored, processed or handled. Materials include scrap iron, structural steel, rags, rubber tires, discarded goods, equipment, appliances or machinery. The term also includes a site for collection, sorting, storing and processing of paper products, glass, plastics, aluminum or tin cans prior to shipment for remanufacture into new materials.

**SCALE OF DEVELOPMENT:** the total acreage intended to accommodate a multi-parcel country residential subdivision.

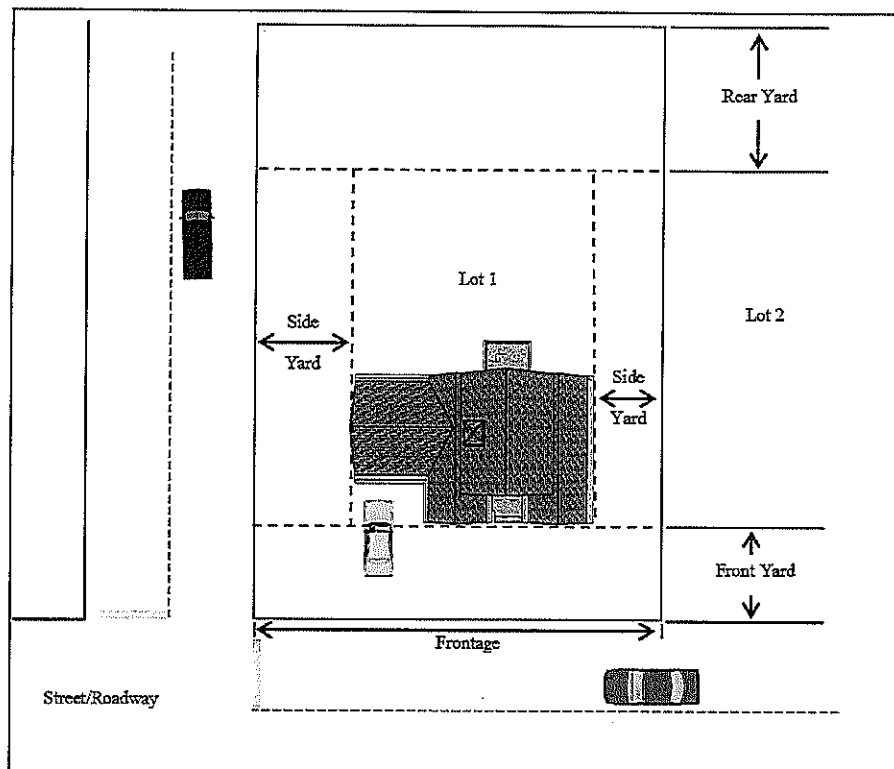
**SCHOOL:** a body of pupils that is organized as a unit for educational purposes under the jurisdiction of a board of education or of the Saskatchewan Ministry of Education and that comprises one or more instructional groups or classes, together with the principal and teaching staff and other employees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

**SCREENING OR SCREENING DEVICE:** the use of vegetation, berms, fences, walls and similar structures to visually shield, block or obscure one development from another, or from the public.

**SECONDARY SUITE:** an additional dwelling unit located within a principal single detached dwelling.

**SERVICE STATION:** a building or place used for, or intended to be developed primarily for supplying vehicles with gasoline, diesel fuel, grease, tires or other similar items and for the repair, rental, greasing, washing, servicing, adjusting or equipping of automobiles or other motor vehicles, including painting, body work and major repairs.

**SETBACK:** the distance required to obtain the front yard, rear yard or side yard provisions of this Bylaw.



Location and measurement of setbacks

#### SHOULD, SHALL OR MAY:

- Shall is an operative word which means the action is obligatory.
- Should is an operative word which means that in order to achieve plan objectives, it is strongly advised that the action be taken.
- May is an operative word meaning a choice is available, with no particular direction or guidance intended.

**SIGN:** a display board, screen, structure or material having characters, letters or illustrations applied thereto or displayed thereon, in any manner not inside a building and includes the posting or painting of an advertisement or notice on a building or structure.

**SIGN, FREE-STANDING:** a sign, except a billboard, independently supported and visibly separated from a building or other structure and permanently fixed to the ground.

**SIGN, HEIGHT OF THE:** the vertical distance measured from the highest point of the sign to grade level at the centre of the sign.

**SIGNAGE, OFF-PREMISE IDENTIFICATION:** a sign that is located separate and apart from the land on which the business or activity is located.

**SIGNAGE, REAL ESTATE:** signage directly associated with the sale of property in which it is located and which maintains a gross surface area of less than 1 m<sup>2</sup>.



**SIGNS, INCIDENTAL:** are signs located on a development site which are intended for the direction of control of traffic, pedestrians or parking and which do not contain any advertising.

**SITE:** an area of land, consisting of one or more lots consolidated under a single Certificate of Title, considered as a unit devoted to a certain use or occupied by a building or a permitted group of buildings, and the customary accessories and open spaces belonging to the same.

**SITE AREA:** the total horizontal area within the site lines of a site.

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

**SITE DEPTH:** the horizontal distance between the front site and rear site lines, but where the front and rear site lines are not parallel the site depth is the length of a line joining the midpoint of such site lines.

**SITE FRONTAGE:** the boundary that divides the site from the street or road. In the case of a corner site, the front site line shall mean the boundary separating the narrowest street frontage of the site from the street. Site frontage for a non-rectangular site shall be defined as the mean of the measured front and rear site lines. Site frontage does not mean front yard.

**SITE LINE:** any boundary of a site, front, rear or side.

**SITE WIDTH:** the horizontal distance between the side boundaries of the site measured at a distance from the front lot line equal to the minimum front yard required for the district in which the site is located.

**SPORT FIELD:** an open space set aside for the playing of sports and may include benches or bleachers for observers but where there is no charge made for spectators.

**STRUCTURE:** anything that is erected, built or constructed of parts joined together and supported by the soil or any other structure requiring a foundation to hold it erect, but not including pavement, curbs, walks or open air surfaced areas.

**STAKEHOLDERS:** individuals, groups or organizations who have a specific interest or 'stake' in a particular need, issue, situation or project and may include members of the local community (residents, businesses, workers, representatives such as Councilors or politicians); community groups (services, interest groups, cultural groups clubs, associations, churches, mosques, temples); or local, state and federal governments.

**STOCKYARD:** an enclosed yard where livestock is kept temporarily.

**STOREY:** the space between the top of any floor and the top of the next floor above it; and if there is no floor above it, the portion between the top of the floor and the ceiling above it.

**STREET (ROAD):** a site owned by the Provincial Crown which provides the principal legal public vehicular access to abutting sites, but shall not include an easement or lane.

**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 Act, 2000*.

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**TAVERN:** an establishment, or portion thereof, where the primary business is the sale of beverage alcohol for consumption on the premises, with or without food, and where no live entertainment or dance floor is permitted. A brew pub may be considered a tavern if beverage alcohol is manufactured and consumed on site under a valid manufacturer's permit in accordance with the *Alcohol Control Regulations*.

**(TELE)COMMUNICATION FACILITY:** a structure situated on a non-residential site that is intended for transmitting or receiving television, radio, or telephone communications, excluding those used exclusively for dispatch communications.

**TEMPORARY SIGN:** a sign which is not permanently installed or affixed in position, advertising a product or activity on a limited basis.

**TOWER:** any structure used for the transmission or reception of radio, television, telecommunications, mechanical or electrical energy for industrial, commercial, private or public uses, or for the storage of any substance of liquid.

**TOWER HEIGHT:** the height above-ground of the fixed portion of the tower, excluding any wind turbine and rotors.

**TRAFFIC CONTROL SIGNAGE:** a sign, signal, marking or any device placed or erected by the Municipality or Saskatchewan Ministry of Highways and Infrastructure.

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

**TRAILER COURT:** any site on which two or more occupied trailer coaches are permitted to be harboured, whether or not a charge is made or paid, and includes any building or structure used or intended for use as a part of the equipment of such trailer court, but shall not include an industrial or construction camp, or a mobile home park.

**TRUCKING FIRM ESTABLISHMENT:** the use of land, buildings or structures for the purpose of storing, servicing, repairing, or loading trucks, transport trailers and/or buses, but does not include automobile service stations or transportation sales or rental outlets.

**USE:** the purpose or activity for which any land, building, structure, or premises, or part thereof is arranged, designed, or intended, or for which these may be occupied or maintained.

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

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

**VALUE-ADDED:** the increase in value generated by a company or individual through the additional processing or sale of raw materials along the production chain.

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**VERTICAL 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 on-site.

**VETERINARY CLINICS (SEE CLINICS)**

**WAREHOUSE:** a building used for the storage and distribution or wholesaling of goods and materials.

**WASTE DISPOSAL FACILITY, LIQUID:** a facility to accommodate any waste which contains animal, aggregate or vegetable matter in solution or suspension, but does not include a septic system for a single residence or farmstead, or a manure storage area for an intensive livestock operation.

**WASTE DISPOSAL FACILITY, SOLID:** a facility, not including a waste transfer station or a temporary storage facility, to accommodate discarded materials, substances or objects which originated from residential, commercial, institutional and industrial sources which are typically disposed of in municipal or private landfills, but not including dangerous goods, hazardous waste or biomedical waste.

**WHOLESALE:** the sale of commodities to retailers or jobbers and shall include the sale of commodities for the purpose of carrying on any trade or business.

**WATERBODY:** any location where water flows or is present, whether or not the flow or the presence of water is continuous, intermittent or occurs only during a flood, and includes but is not limited to, wetlands and aquifers.

**WATERCOURSE:** a river, stream, creek, gully, ravine, spring, coulee, valley floor, drainage ditch or any other channel having a bed and sides or banks in which water flows either permanently or intermittently.

**WATERSHED:** the land area from which surface run-off drains into a stream, channel, lake, reservoir, or other body of water; also called a drainage basin.

**WETLAND:** land having the water table at, near, or above the land surface or which is saturated for a long enough period to promote wetland or aquatic processes as indicated by hydric soils, hydrophytes ("water loving") vegetation, and various kinds of biological activity which are adapted to the wet environment.

**WIND ENERGY SYSTEM (SMALL):** any wind energy conversion system consisting of a wind turbine, a tower and associated control or conversion electronics, which has a rated capacity of not more than 300 kW, and is intended to provide electrical power for use on-site (either behind the meter or off-grid) and is not intended or used to produce power for resale.

**WIND FARM:** a group of wind turbines in the same location used for the production of electric power. Individual turbines are generally interconnected with voltage power collection and transmission systems.

**WINDMILL:** A rotating machine which converts kinetic wind energy directly to mechanical energy for traditional agricultural purposes such as pumping water.

**WIND TURBINE/WIND POWER UNIT:** A rotating machine which converts kinetic wind energy into mechanical energy and then electrical energy primarily for private use.

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**YARD:** the open, unoccupied space on a lot between the property line and the nearest wall of a building and any part of a site unoccupied and unobstructed by a principal building or structure, unless authorized in this Bylaw.

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

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

**YARD, REQUIRED:** the minimum yard required by a provision of this Bylaw.

**YARD, SIDE:** the part of a site which extends from a front yard to the rear yard between the side line of a site and the nearest main wall of a building or structure.

Metric to Imperial Conversions			
Distance (metres - feet)			
0.6 metres	2 ft	15.3 metres	50 ft
1.5 metres	5 ft	17.0 metres	55 ft
1.8 metres	6 ft		
2.0 metres	7 ft	19.8 metres	65 ft
2.5 metres	8 ft	30 metres	98 ft
3.0 metres	10 ft	46 metres	150 ft
4.2 metres	14 ft	50 metres	164 ft
4.5 metres	15 ft	75 metres	246 ft
5.0 metres	16 ft	80 metres	262 ft
5.5 metres	18 ft	90 metres	295 ft
6.0 metres	20 ft	100 metres	328 ft
6.5 metres	21 ft	150 metres	492 ft
7.6 metres	25 ft	200 metres	656 ft
10 metres	33 ft	230 metres	755 ft
11 metres	36 ft	305 metres	1000 ft
12 metres	39 ft	4127 metres	1532 ft
15 metres	49 ft		

Distance (kilometres - miles)		Area	
.5 km	.31 miles	1.0 m <sup>2</sup>	10.76 ft <sup>2</sup>
.6 km	.37 miles	5.0 m <sup>2</sup>	53.8 ft <sup>2</sup>
.8 km	.5 miles	9.3 m <sup>2</sup>	100 ft <sup>2</sup>
1 km	.62 miles	127 m <sup>2</sup>	721 ft <sup>2</sup>
1.6 km	1 mile	100 m <sup>2</sup>	1076 ft <sup>2</sup>
2.4 k	1.5 mile	231 m <sup>2</sup>	2500 ft <sup>2</sup>
3.2 km	2 miles	0.8 hectare	2 acres
		1 hectare	2.47 acres
		2 hectares	5 acres
		8 hectares	20 acres
		64.8 hectares	160 acres

