Corman Park - Saskatoon Planning District Zoning Bylaw

CONSOLIDATED October, 2017

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Bylaw Amendments

(Updated October, 2017)

Bylaw No.	Description	Date of Approval
48/10	Textual Amendment – Construction Yard Schedule J and Schedule K	February 3, 2011
01/11	W ½, SE 1-38-5-W3 DAG1 to DCR1	April 5, 2011
06/11	Textual Amendment – Site Area Agricultural Support Services Schedule C	May 3, 2011
07/11	Textual Amendment – Dwelling Groups Schedule H	May 6, 2011
11/11	NE and Portion of SE 13-36-5-W3 DAG1 and DREC1 to DCR5	January 28, 2011
20/11	LSD 15, NE 2-38-5-W3 DAG1 to DCR2	August 17, 2012
22/11	Portion of SW 1-36-5-W3 DAG1 to DC1	November 24, 2011
24/11	NE 23-37-6-W3 DAG1 to DCR1	November 18, 2011
25/11	S ½, NW 4-36-5-W3 DAG1 to DCR1	January 12, 2012
28/11	Parcel B, NW 5-36-4-W3 DAG1 to DCR1	May 10, 2012
39/11	W ½, SE 16-36-4-W3 DAG1 to DCR1	April 27, 2012
06/12	Portion of NW 10-37-6-W3 DAG1 to DCR1	April 12, 2012
07/12	Textual Amendment - 40 acre parcels	April 27, 2012
12/12	S ½, NW 10-37-6-W3 DAG1 to DCR1	July 4, 2012
31/12	Portions of NE 10-37-4-W3 DAG1 to DCR1 (Repealed by 12/14)	October 7, 2012
34/12	Textual Amendment - Business Support Service	November 12, 2012
35/12	Textual Amendment - Maximum Site Area Requirements - DAG 1 Zoning District	April 26, 2013
37/12	Parcel T, SE 2-36-5-W3 DREC1 to DC1	December 7, 2012
38/12	Textual Amendment - Residency for Uses	April 26, 2013
42/12	Portion SE 33-37-5-W3 DAG1 to DM1 & DM1(“H”)	November 20, 2012
43/12	W ½ 5-38-5-W3 DAG1 to DCR1	July 3, 2013
01/13	Textual Amendment - DM2 Height	April 26, 2013
24/13	Portion of NW 32-37-4-W3 DAG1 to DCR2	August 14,2013

34/13	Textual Amendment – Automotive, Equipment and Vehicle Services	July 10, 2013
50/13	Textual Amendment – Construction Demolition Materials Industry	January 24, 2014
51/13	W ½, NW 22-36-4-W3 DAG1 to DCR1	January 21, 2014
61/13	Textual Amendment - Business Support Service	March 26, 2014
02/14	Textual Amendment – Commercial Storage	March 26, 2014
12/14	NW 10-37-4-W3 DAG1 to DCR1	June 11, 2014
13/14	NE 10-37-4-W3 DAG1 to DCR1	June 23, 2014
15/14	Textual Amendment – Flanking Yard Setback	August 26, 2014
32/14	SE 33-35-7-W3 DM1 to DB	November 27, 2014
34/14	Parcel W, NE 32-37-5-W3 DAG1 to DRM1	March 16, 2015
41/14	Textual Amendment – Equipment Sales/Rentals	December 10, 2014
27/15	Parcel B, SE 4-36-5-W3 DAG1 to DCR4	October 26, 2015
38/15	S ½ 33-37-5-W3 DM1 (“H”) to DM1	September 21, 2015
45/15	N ½, SE 5-36-4-W3 DAG1 to DCR1	April 14, 2016
17/16	NW 23-37-6-W3 DAG1 to DCR1	August 30, 2016
27/16	Portion of N ½, NW 32-36-6-W3 DAG1 to DCR1	August 30, 2016
29/16	NE 6-38-5-W3 DAG1 to DCR1	August 30, 2016
44/16	Textual Amendment – Garden Suite Expiration	February 22, 2017
45/16	Textual Amendment – Accommodation Service Definition	February 22, 2017
55/16	Parcel S & Parcel Q, SW 13-36-6-W3 DAG1 to DCR1	April 7, 2017
64/16	Lot 15, Block 1, NW 14-36-6-W3 DCR1 by Contract to DCR1	March 10, 2017
65/16	Lot 16, Block 1, NW 14-36-6-W3 DCR1 by Contract to DCR1	March 10, 2017
15/17	LSD 13 & 14, NW 5-38-5-W3 DAG1 to DCR1	June 15, 2017
16/17	Textual Amendment – Correction of “Interment”	July 18, 2017
30/17	Textual Amendment – “Temporary Use” Standards and Definition	July 26, 2017
25/17	Textual Amendment – “Liquid Waste Disposal Facilities” Setback Requirements	September 20, 2017

41/17	Textual Amendment – "Automotive Sales/Rentals" in the DM1 District	September 20, 2017
42/17	Textual Amendment – DREC1 District Setback Requirements	September 20, 2017

Section 1: Introduction

1. **Title**
    1. This Bylaw shall be known as the “Corman Park-Saskatoon Planning District Zoning Bylaw.”
2. **Scope**
    1. All development within the limits of this District shall be in conformity with the provisions of this Bylaw.
3. **Severability**
    1. If any part of this Bylaw, including anything shown on the Zoning District Map, is declared to be invalid for any reason, by an authority of competent jurisdiction, the validity of this Bylaw as a whole, or any other part, Section or provision of this Bylaw will not be affected.

Section 2: General Administration

1. **Development Officer:**
    1. The Administrator of the Rural Municipality of Corman Park No. 344 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. The Administrator 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. The Development Officer shall:
        a) receive, record, and review development permit applications and issue decisions in consultation with Council, particularly those decisions involving subdivision, rezoning, discretionary uses, and development levy agreements;
        b) maintain, for inspection by the public during office hours, a copy of this Bylaw, zoning maps and amendments, and ensure that copies are available to the public at a reasonable cost;
        c) ensure accessibility of bylaws and amendments on the municipal website;
        d) make available, for public inspection during office hours, a register of all development permits and subdivision applications and decisions;
        e) collect application and development fees; and
        f) perform other duties as determined by Council.
    3. The Development Officer shall be empowered to make a decision regarding a development permit application for a "permitted use".
2. **Council:**
    1. Council shall make all decisions regarding discretionary uses, contract zoning, and zoning bylaw amendments.
    2. Council shall make a recommendation regarding all subdivision applications circulated to it by the Ministry of Municipal Affairs, prior to a decision being made by the Minister.
    3. Council shall act on discretionary use, rezoning, and subdivision applications in accordance with the procedures established by the Act and in accordance with the Official Community Plan.

3. District Planning Commission:

1. The Commission shall make recommendations to Council regarding discretionary uses, contract zoning, and zoning bylaw amendments in accordance with the Official Community Plan.
2. The Commission shall make a recommendation to Council regarding all subdivision applications circulated to it by Ministry of Municipal Affairs, prior to a decision being made by the Minister.
3. The Commission shall undertake any other role provided under the provisions of the Act.

4. Development Permits:

1. Every person shall obtain a development permit before commencing any development within the District, except as listed within this Bylaw.
2. The application shall have attached a layout or site plan, as required in the application form or by the Development Officer, together with any information deemed necessary by the Development Officer to assess the application.

Developments Not Requiring a Permit:

3. The following forms of development shall not require a development permit but shall conform to this Bylaw:
    a) agricultural operations excluding intensive agriculture and Intensive livestock;
    b) the erection of any fence, wall, gate;
    c) the erection of a single residence wind turbine, satellite dish, television antennae, or radio antennae;
    d) the construction or placement of a temporary building, the sole purpose of which is incidental to the erection or alteration of a building for which a building permit has been granted;
    e) internal alterations and maintenance to a residential building, provided that the use, building footprint or intensity of use of the building including the number of dwelling units within the building or on the site does not change;
    f) landscaped areas, driveways and parking lots, provided the natural or designed drainage pattern of the site and adjacent sites are not adversely impacted; or
    g) disposal of clean fill on a site where the clean fill is generated by construction or demolition activity on that site, subject to compliance with all federal and provincial requirements.

Referrals to Council:

4. The Development Officer may refer any application to Council for a decision on the interpretation of this Bylaw or regarding special conditions provided for in this 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.

Building Permit Requirements:

5. Nothing in this Bylaw shall exempt any person from complying with a building bylaw or any other bylaw in force within the Municipality; or from obtaining any permission required by this or any other bylaw of the Municipality or the Provincial or Federal Governments.
6. Where the provisions in this Bylaw conflict with those of any other municipal, provincial or federal requirement, the higher or more stringent standards shall prevail.

7. A building permit, where required, shall not be issued for a development until a development permit has been issued as required.

8. The following forms of development shall not require a building permit, but shall conform to all other bylaw requirements:

    a) accessory farm buildings or structures under 46m^2 (500 ft^2) where applied to a principal agricultural use within an appropriate zoning district established by this Bylaw;
    b) accessory non-farm buildings or structures under 9.3 m^2 (100 ft^2), fencing, walls, gates, single residence wind turbines, satellite dishes, television antennae, or radio antennae where applied to a principal permitted use within an appropriate zoning district established by this Bylaw; or
    c) the temporary placement of a CSA approved trailer during the construction or alteration of a primary structure for a term not to exceed that provided by an active approved building permit issued for the project.

Development Permit Procedures:

9. An application for a development permit shall be in the form prescribed by the Development Officer.

10. When an application for a development permit is made for a permitted or accessory use in conformity with this Bylaw, the Act and all other municipal bylaws, the Council shall hereby direct the Development Officer to issue a development permit.

11. When an application has been made for a development permit and prior to making a decision, the Development Officer may refer the application to whichever government departments or agencies Council may consider appropriate. The Development Officer may also require the application to be reviewed by planning, engineering, legal, or other professionals, with the cost of this review to be borne by the applicant.

12. A development permit shall be issued for the use at the location and under such terms and development standards specified by the Official Community Plan and this Bylaw.

13. The applicant shall be notified in writing of the decision of their application. The applicant shall be advised of their right to appeal a decision to the Development Appeals Board on a permitted or accessory use application and any terms and conditions attached to an application.

14. A development permit shall be valid for one (1) year from the date of issue.

15. Where the Development Officer determines that a development is being carried out in contravention of any condition of Council's approval or any provision of the Official Community Plan or this Bylaw, the Development Officer may issue an order subject to the provisions of Section 242 of the Act to suspend or revoke the development permit and notify the permit holder that the permit is no longer in force.

16. Where the Development Officer is satisfied that a development for which a permit has been suspended or revoked, will be carried out in conformity with the conditions of the permit and the requirements of this Bylaw the Development Officer may reinstate the development permit and notify the permit holder that the permit is valid and in force.

Stop-Work:

17. The Development Officer may authorize action to stop any development which does not conform to this Bylaw, a development or servicing agreement, a development permit or condition, or an interest under this Bylaw.

5. **Comprehensive Development Review:**

1. A Comprehensive Development Review (CDR) is a land use plan for a specific local area that has been identified for potential development requiring its submission as provided within the Official Community Plan. The purpose of this plan is to identify and address social, environmental, health and economic issues appropriately and to encourage the development of high quality developments. This plan is intended to address the following topics:

    a) proposed land use(s) for various parts of the plan area;
    b) the effect of proposed development on adjacent land uses;
    c) the integration of the natural landscape regarding the planning and design of the area;
    d) the location of, and access to, major transportation routes and utility corridors;
    e) the provision of services, and the relationship to existing infrastructure within the District;
    f) sustainable development and environmental management practices regarding surface and groundwater resources, storm water management, flooding and protection of significant natural areas; and
    g) appropriate supplemental information specific to the particular land use.

2. The CDR must be prepared in accordance with the goals, objectives and policies of the Official Community Plan.

3. The scope and required detail of the CDR will be based on the scale of the proposed development and its location.

4. The following items shall be included in the preparation of a CDR:

    a) identification of the purpose and objectives of the proposed development including an inventory of current land uses within the development review area and evidence of compliance with the Official Community Plan policies and Zoning Bylaw regulations.
    b) identification of plan area characteristics including:

        i. physical site characteristics, regional context, and the size and intensity of development proposed;
        ii. an inventory of natural and heritage resources including screening of environmental, archaeological, and historically significant areas within and adjacent to the development;
        iii. identification of potential hazard lands within the plan area and the proposed methods of mitigating the hazards; and
        iv. identification of the potential impact of proposed development on existing infrastructure and adjacent land uses.

    c) identification of the concept for development including a thorough description and explanation, illustrations, and any technical and professional analysis required to identify:

        i. proposed land uses;
        ii. the economic and social benefits and the impact on the development review area and the region providing evidence of positive community integration;
        iii. the subdivision design including phasing, identification of natural and constructed open space amenities, and allocation of Municipal and Environmental Reserve;
        iv. the identification of existing and required utility capacity including but not limited to power, natural gas, telecommunications, water supply, and onsite wastewater disposal systems;

v. evidence that the carrying capacity of the soil within the plan area is sufficient to accommodate the proposed structures and waste water created by the development, and that the anticipated effect on the regional surface and groundwater systems quantity and quality is minimized;
vi. the local hydrology, providing evidence that the design provides sufficient capacity to contain storm water and surface runoff locally to accommodate a 1:100 year flood event, with no significant increase in offsite flows resulting from development of the area;
vii. the proposed buffering from, or integration with, adjacent land uses;
viii. the impact of human activity and development on the natural environment and plans for the conservation, management and integration of existing natural features within the plan area;
ix. a transportation plan for the area identifying road requirements, major commuting routes and the potential impact of development on current roadway infrastructure; and
x. the local capacity of fire and protective services, schools and other supportive community and recreational facilities.

d) the applicant shall provide evidence of significant and effective public consultation acknowledging and attempting to incorporate the findings within the development proposal wherever possible to ensure that the development is perceived as beneficial to the area. The information required as part of the review process includes but is not limited to:

i. submission of a consultation plan, identifying the program and timing of consultation;
ii. submission of a summary of findings, clearly identifying ideas and areas of support and challenges presented through the consultation process; and
iii. identification of strategies to respond to the challenges presented within the consultation, and how potential solutions may be incorporated within the proposal.

6. Discretionary Use Applications:

Application Process:

1. Applicants must file with the Development Officer the prescribed application form, a site plan, and any other plans and supplementary information as required by the Development Officer and pay the required application fee.

2. The application will be examined by the Development Officer for conformance with the Official Community Plan, this Bylaw, and any other applicable policies and regulations and shall advise the Council as soon as practical.

3. Council may refer the application to whichever government departments or agencies, as Council may consider appropriate. Council also may require the application to be reviewed by planning, engineering, legal, or other professionals, with the cost of this review to be borne by the applicant.

4. The Development Officer will provide written notice to all assessed landowners within 1.6 km (1 mile) of the subject property and will provide a minimum of 21 days from the date of mailing for public comment prior to formal consideration of the application by the Commission and Council.

5. Where an adjacent rural or urban municipality is within the 1.6 km (1 mile) radius of a subject property, written notice shall be provided to the municipal administration for comment. Every effort shall be made to give notice by regular mail to all landowners in an adjacent rural municipality which is located within the 1.6 km (1 mile) radius of the subject property.
6. Where a discretionary use is deemed by the Development Officer to have a potential significant effect upon assessed landowners along a transportation route, the area of notification shall be extended to include affected landowners along this route.
7. The Development Officer will prepare a report for the Commission and Council concerning the application which may contain recommendations, including recommended conditions of approval to be applied in accordance with the Act.
8. The Development Officer will set a date for the public hearing at which time the application will be considered by Council and if deemed necessary, provide notice to all assessed landowners within 1.6 kilometres of the subject property within the information packages provided as part of the notification process.
9. Council shall consider the application together with the reports of the Planning Department and the District Planning Commission and any written or verbal submissions received by Council.
10. 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 in order to secure the objectives of this 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; or
    d) any treatment given, as determined by the 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 architectural detail.
11. Discretionary uses, discretionary forms of development, and associated accessory uses shall conform to the development standards and applicable provisions of the Zoning District in which they are located.
12. Where, in Council's opinion, there is a need to consider the effects of a development further in the future with the benefit of direct observation of its features and effects in the approved location and setting, or where Council believes there is potential for changes in the vicinity of the development that may alter its fit, Council may approve the development for a specified length of time.
13. Where Council has approved a discretionary use for a limited time as provided in this Bylaw, and that time has expired, that use of land or use of buildings on that property shall cease until such time as Council gives a new discretionary use approval and a new development permit is issued.
14. Upon approval of a discretionary use by resolution of Council, the Development Officer shall issue a development permit for the discretionary use at the location and under such terms and development standards specified by Council in its resolution.

15. The applicant shall be notified of Council's decision by regular mail addressed to the applicant at the address shown on the application form and the applicant shall be advised of their right to appeal any terms and conditions attached to the approval of a discretionary use application to the Development Appeals Board.

16. Council is deemed to have granted discretionary approval to an existing permitted use or specific intensity of use, that becomes a discretionary use as a result of the adoption or amendment of this Bylaw, as of the date that this Bylaw or amendment comes into effect.

Discretionary Use Evaluation Criteria:

17. Council may designate discretionary uses in any zoning district where, in Council's opinion, the type of development may have one or more features or potential effects that warrant proposal-specific review in terms of the considerations identified in Figure 1.

18. Discretionary uses typically have features or effects that warrant Council's consideration to determine if:

    a) the proposed development is suitable as proposed,
    b) specific development standards by means of a development agreement should be applied, or
    c) the proposed development should not be approved.

19. In exercising its discretion Council will consider the evaluation criteria identified in Figure 1. Council will determine the extent and nature of the information and analysis required to render a decision and may, upon initial review of an application, request specific additional information and analysis from the applicant.

20. Where, in Council's opinion, the proposed development has one or more features or effects that warrant the application of specific development standards to achieve the fit Council desires; these standards shall be identified as conditions of approval and included in a development agreement.

Figure 1: Discretionary Use Evaluation Criteria

Evaluation Criteria	Summary Statement
1. Roadways	Council will assess and consider the capacity of existing roadway infrastructure to accommodate the proposed use.
2. Air Resources	Council will assess and consider the potential effects of the proposed discretionary use on air resources.
3. Soil Resources	Council will assess and consider the potential effects of the proposed discretionary use on soil resources.
4. Water Resources	Council will assess and consider the potential effects of the proposed discretionary use on water resources.
5. Waste Management	Council will assess and consider the generation of waste resulting from the proposed use and the capacity of existing waste management services to accommodate the proposed use.
6. Natural and Heritage Resources	Council will assess and consider the potential effects of the proposed discretionary use on natural and heritage resources.

7. Sustainability	Council will assess and consider how the proposed discretionary use contributes to social, economic and physical sustainability for the Municipality.

7. Temporary Uses: *(Bylaw 30/17, Approved July 26, 2017)*

1. The Municipality may issue a temporary Development Permit, with conditions for a specified period of time, to accommodate developments incidental to construction, temporary residential accommodation, amusement and entertainment services, recreational uses, emergency uses or other uses as specified in this Zoning Bylaw.
2. In determining whether a building, structure or use is temporary, Council shall take the following factors into consideration:
    a) The nature of the principal use, if any, with which it is associated;
    b) The practicality of removing the use at the end of the approval period, given such things as the time of the year, and the equipment required to remove it; and
    c) The actual duration of similar uses in the Municipality.
3. Every Temporary Use shall be approved for the shortest period possible, but in no case shall it be approved for more than 12 months, except as otherwise provided in this Bylaw.
4. An applicant shall be required to enter into a development agreement with the Municipality to ensure the temporary development complies with all relevant requirements of this Bylaw.
5. Temporary Uses must conform to the use provisions, yard setbacks and other requirements of the Zoning District in which they are situated.
6. All Temporary Uses must be located on an existing site; no subdivision will be permitted for Temporary Uses.
7. Any buildings, placed on sites where a Temporary Use is permitted, must be removed on or before the expiry period allowed for the use, unless the construction of permanent buildings is specifically permitted by Council and conforms to the provisions of this Bylaw.
8. Once the Temporary Use has ceased, the site must be restored to the same condition as it was prior to the beginning of the Temporary Use or restored to a post-disturbance condition and land use which is satisfactory to the Municipality. Council may required a corresponding financial guarantee from the applicant, in a form acceptable to the Municipality, to ensure acceptable remediation of the site.

8. Variances:

1. The Development Officer may vary the requirements of this Bylaw subject to the following requirements:
    a) a minor variance may be granted for the relaxation of the minimum required distance of a building from a lot line.
    b) the maximum amount of a minor variance shall be 10% variation from the requirements of this Bylaw.
    c) the development must conform to all other requirements of this Bylaw.
    d) the relaxation of the bylaw requirement must not injuriously affect a neighbouring property.
    e) no minor variance shall be granted for a discretionary use or form of development in connection with an agreement to rezone pursuant to the Act.

2. An application form for a minor variance shall be in a form prescribed by the Development Officer and shall be accompanied by the required fee.
3. Upon receipt of a minor variance application the Development Officer may:
    a) approve the minor variance;
    b) approve the minor variance and impose terms and conditions on the approval; or
    c) refuse the minor variance.
4. Terms and conditions imposed by the Development Officer for a minor variance shall be consistent with the general development standards in this Bylaw.
5. Where a minor variance is refused, the Development Officer shall notify the applicant in writing, providing reasons for the refusal.
6. Where a minor variance is approved, with or without terms and conditions, the Development Officer shall provide written notice to the applicant and to the assessed owners of the property having a common boundary with the applicant's land that is the subject of the approval.
7. The written notice shall contain:
    a) a summary of the application;
    b) reasons for and an effective date of the decision;
    c) notice that an adjoining assessed owner has 20 days to lodge a written objection with the Development Officer, which, if received, will result in the approval of the minor variance being revoked; and
    d) where there is an objection and the approval is revoked, the applicant shall be notified of the right to appeal to the Development Appeals Board.
8. A decision to approve a minor variance, with or without terms and conditions, does not take effect until 23 days from the date the notice was mailed.
9. If an assessed owner of a property having an adjoining property with the applicants land objects to the minor variance in writing to the Development Officer within the prescribed 20 day time period, the approval is deemed to be revoked and the Development officer shall notify the applicant in writing:
    a) of the revocation of the approval; and
    b) of the applicant's right to appeal the revocation to the Development Appeals Board within 30 days of receiving the notice.
10. If an application for a minor variance is refused or approved with terms or conditions, the applicant may appeal to the Development Appeals Board within 30 days of the date of that decision.

9. Development Appeals Board:

Establishment:

1. Council shall appoint a Development Appeals Board in accordance with the Act within ninety (90) from the effective date of this Bylaw.
2. The Development Appeals Board shall be composed of five members. All vacancies, as they occur, shall be filled by a resolution of Council.

Duties:

3. The Development Appeals Board is bound by the Official Community Plan.

4. The Development Appeals Board may confirm, revoke, or vary the decision or development permit or any condition attached to any of these, or substitute a decision or permit that it considers advisable.
5. The Development Appeals Board shall adhere to the requirements of the Act.
6. The Board shall elect one of its members as Chair, who may administer oaths, affirmations, or declarations.
7. The Development Appeals Board shall keep records of its proceedings. These proceedings shall be filed in the municipal office and shall be a public record.
8. Where a member of the Development Appeals Board has a pecuniary interest in the matter before the Board, that member is duty bound to declare a conflict of interest and shall not take part in the proceedings or be entitled to vote on the matter.

Remuneration:

9. Council may establish a separate bylaw to provide for the payment of remuneration to the board members in any amount that Council may determine.

Right to Appeal:

10. The Act provides the right to appeal the Zoning Bylaw where a Development Officer:
    a) is alleged to have misapplied the Zoning Bylaw in issuing a development permit;
    b) refuses to issue a development permit because it would contravene the Zoning Bylaw; or
    c) issue an order, based on inspection, to the owner, operator, or occupant of land, buildings, or premises considered to contravene the Zoning Bylaw.
11. Appellants also may appeal where they are of the opinion that development standards prescribed by the Municipality with respect to a discretionary use exceed those necessary to secure the objectives of the Zoning Bylaw and the Official Community Plan. This right of appeal extends thirty days after the issuance or refusal of a development permit or order.
12. The Development Officer shall make available to all interested persons copies of the Development Appeals Procedures Handbook outlining the procedures and fees associated with filing an appeal.

10. Zoning Bylaw Compliance Certificate:

1. The Development Officer may issue a Zoning Bylaw Compliance Certificate for any use, building or structure which is in conformance with this Bylaw or is deemed to be a legal non-conforming use, building or structure.
2. The applicant for a Zoning Bylaw Compliance Certificate shall provide the Development Officer with any information that may be required, including information on the existing and past use of the land or buildings on the property, and a Real Property Report prepared by a registered Saskatchewan Land Surveyor where applicable.

11. Amendment of the Zoning Bylaw:

1. Council may amend this Bylaw at any time, upon its own initiative or upon request, provided that the amendments are in keeping with the intent of the Official Community Plan.
2. Council shall require applicants requesting an amendment to this Bylaw, or approval of a discretionary use that Council wishes to advertise prior to issuance of a development permit, to pay Council all of the cost associated with public advertisement of the application in addition to the required application fee.

3. Where an application is made to rezone land to permit the carrying out of a specified proposal, the Municipality may, for the purpose of accommodating the request, enter into an agreement with the applicant pursuant to the Act.

4. The following provisions shall apply in the review of applications for rezoning by agreement:

    a) Terms of Agreement: The Municipality may enter into an agreement with the applicant setting out a description of the proposal and reasonable terms and conditions with respect to:

        i. the uses of the land and buildings and the forms of development;
        ii. the site layout and external design, including parking areas, landscaping, and entry and exit ways; and
        iii. any other development standards considered necessary to implement the proposal, including all appropriate standards from the requested zoning district.

    b) Use Limitations: The Municipality may limit the use of the land and buildings to one or more of the uses permitted or discretionary in the requested zoning district.

5. A zoning designation which is subject to an agreement entered into pursuant to the provisions of the Act shall be indicated on the Zoning Map by the addition of the bylaw number authorizing the agreement after the zoning district designation.

12. **Offences and Penalties:**

1. Any person who violates this Bylaw may be charged and liable on summary conviction to the penalties in the Act.

13. **Bylaw Compliance:**

1. Errors and/or omissions by any person administering or required to comply with the provisions of this Bylaw do not relieve any person from liability for failure to comply with the provisions of this Bylaw.

14. **Development Agreements:**

1. Where development requiring a permit is proposed in the absence of subdivision that results in additional capital costs incurred by the Municipality, the developer shall be required to enter into a development agreement to address the specifications of the development and provisions for payment of any levies deemed necessary by Council pursuant to the provisions of the Act.

15. **Servicing Agreements:**

1. Where a development proposal involves a subdivision, the Municipality may require a developer to enter into a servicing agreement to ensure appropriate servicing pursuant to the Act, Council may direct the Administration to vary the agreement on a case-by-case basis, or not require it.

2. The agreement may provide for:

    a) specifications for the installation and/or construction of all services within the proposed subdivision as required by Council;
    b) for the payment by the applicant of fees that the Council may establish as payment in whole or in part for the capital cost of providing, altering, expanding or upgrading sewage, water, drainage and other utility services, municipal roadway facilities, or park and recreation space facilities, located within or outside the proposed subdivision, and that directly or indirectly serve the proposed subdivision;

c) time limits for the completion of any work or the payment of any fees specified in the agreement, which may be extended by agreement of the applicant and the Municipality;
d) provisions for the applicant and the Municipality to share the costs of any work specified in the agreement; and
e) any assurances as to performance that the council may consider necessary.

16. **Interest Registration:**

1. The Municipality may require that development and servicing agreements and other documents or agreements be registered as an interest on the title of affected lands, to protect municipal and public interests at the full expense of the developer.

17. **Performance Bonds:**

1. The Municipality may require a developer, including owners of property where a secondary residential dwelling unit is located, to post and maintain a performance bond to ensure developer performance and to protect the public interest.

18. **Liability Insurance:**

1. The Municipality may require developers to provide and maintain liability insurance to protect the Municipality, developer and general public.

Section 3: General Regulations

1. **Licenses, Permits, and Compliance with Other Bylaws:**
    1. In their interpretation and application, the provisions of this Bylaw shall be held to be the minimum requirements adopted for the promotion of the public health, safety, and general welfare. Nothing in this Bylaw shall exempt any person from complying with the requirements of a building bylaw or any other bylaw in force within the Rural Municipality of Corman Park or law within the Province of Saskatchewan or Canada; or from obtaining any license, permission, permit, authority, or approval required by this or any other bylaw of the Rural Municipality of Corman Park or any law of the Province of Saskatchewan or Canada. Where requirements in this Bylaw are in conflict with those of any other municipal, provincial, or federal requirements, the more stringent regulations shall prevail.
2. **Number of Principal Buildings or Uses per Site:**
    1. Unless otherwise permitted within this Bylaw, no person shall construct or cause to be constructed, more than one principal building or use per site.
3. **Accessory Buildings, Uses and Structures:**
    1. Subject to all other requirements of this Bylaw, an accessory building, use or structure is permitted in any district when accessory to an established principal use which is permitted or discretionary use in that same district, and for which a development permit has been issued.
    2. No accessory building or structure may be constructed, erected or moved on to any site prior to the time of construction of the principal building to which it is accessory unless the accessory building is essential for the completion of the construction of the principal building and where a building and development permit for the principal use has been issued.
    3. 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 principal building, the building is deemed to be part of the principal building.
    4. Accessory structures shall not be used as a residential dwelling unit unless otherwise provided in any policies contained herein.
4. **Secondary Residential Dwelling Units:**
    1. The Development Officer may approve a development permit for the construction of a second residential dwelling unit on a site if:
        a) the second residential dwelling unit is approved as a discretionary use by Council and provides temporary accommodation for personnel actively employed in a permitted agricultural operation. A permit for a secondary agricultural residential dwelling unit shall be valid for a period up to five years after which time the Municipality may at its discretion seek renewal of the permit on a 5-year basis provided that the residential dwelling unit and use of the property continues to comply with the provisions of this Bylaw. The applicant shall be responsible to renew the permit every five years.
        b) the second residential dwelling unit is temporary in nature and is occupied only during the construction or relocation of a new principal residential dwelling unit associated with an approved building permit application and is deemed necessary for the construction work subject to compliance with the term and conditions of the Municipal Building Bylaw; or

c) the second residential dwelling unit is a Garden Suite approved as a discretionary use by Council and is temporarily located in the yard of an existing residential dwelling unit to provide accommodation for a specific person or persons who are physically dependent on the residents of the existing residential dwelling unit, or to provide accommodations for a caregiver of whom a specific person or persons residing in the existing residential dwelling unit is physically dependent.

2. If a second residential dwelling unit is approved as outlined above, the following conditions shall apply:

   a) the second residential dwelling unit must comply with all other relevant bylaw standards applicable to the district in which it is to be located;
   b) wherever possible, the second residential dwelling unit must tie into the existing water, sewer and storm drainage systems, access roads and approaches existing upon the lot;
   c) the applicant shall enter into an agreement with and to the satisfaction of the Municipality, containing such terms as the Municipality deems necessary to ensure the provisions of this section of the bylaw are enforceable and complied with, and which agreement shall be registered by way of an interest upon the Certificate of Title to the land at the full expense of the landowner;
   d) council may require as a condition of the development permit that the applicant provide a letter of credit in the amount required to remove the temporary secondary residential dwelling unit from the subject site and may register an interest in respect of this condition against the Certificate of Title for the land that is the subject of the development. Where the applicant disagrees with the letter of credit amount, he or she will be required to provide two written estimates prepared by independent, qualified, bonded moving experts in the field for consideration by the Development Officer;
   e) excepting a Garden Suite, the floor area of a secondary residential dwelling unit shall:

      i. not exceed 111 m² (1200 ft.²) per single housekeeping unit, constructed where a single household unit comprises either one person living alone or a group of people, who may or may not be related, living (or staying temporarily) at the same address, with common housekeeping, who either share at least one meal a day or share common living accommodation (i.e. a living room or sitting room).
      ii. be constructed on grade with no basement; and
      iii. the maximum height of a secondary residential dwelling unit shall not exceed 5 m (16.4 ft.) and shall have only one story.

Secondary Suites:

3. No person shall construct or cause to be constructed, a secondary suite within a principal residential dwelling unit or accessory building unless otherwise permitted within this Bylaw.

4. A suite refers a separate set of living quarters within a principal or secondary residential dwelling unit or accessory building whether occupied or not, containing independent and physically separate sleeping, sanitary and kitchen facilities. Kitchen facilities include but are not limited to cabinets, refrigerators, sinks, stoves, ovens, microwave ovens or any other cooking appliances and kitchen tables and chairs.

5. Non-Conforming Buildings, Uses and Structures:

1. Any use of land or any building or structure lawfully existing at the time of passing of this Bylaw that is rendered non-conforming by the enactment of this Bylaw or any subsequent amendments, may be continued, transferred, or sold.

2. An existing non-conforming use or intensity of use may be continued if the use conformed to this Bylaw that was in effect at the time of the development and has not been discontinued for 12 consecutive months.
3. Non-conforming buildings or sites may continue to be used, maintained and repaired in their present form.
4. No enlargement, additions, or reconstruction of a non-conforming use, building or structure shall be undertaken, except in conformance with Sections of the Act.
5. Beyond the provision of accessible municipal records, the burden of establishing that a use, building or structure was lawfully established and remains as a legal non-conforming use, building or structure shall be upon the owner of the use, building or structure.

6. Developments Subject to Airport Zoning Regulations:

1. The Development Officer shall determine if development permit applications are subject to the requirements outlined in Registered Plan No. 88S00875 as provided by Transport Canada or it's designate. Where a development permit application is subject to the Saskatoon Airport Zoning Regulations, the applicant may be required to seek the approval of Transport Canada, the Saskatoon Airport Authority, NavCanada and such other agencies as may be appropriate prior to a development permit being issued.

7. Heritage Sensitive and Critical Wildlife Habitat:

1. Where development is proposed in an area identified as containing critical wildlife habitat or heritage sensitive areas, the Development Officer may require the applicant provide additional information as required by *The Wildlife Habitat Protection Act* (WHPA) and *The Heritage Property Act* or any other relevant provincial regulations.

8. Development along Riverbanks and Hazard Lands:

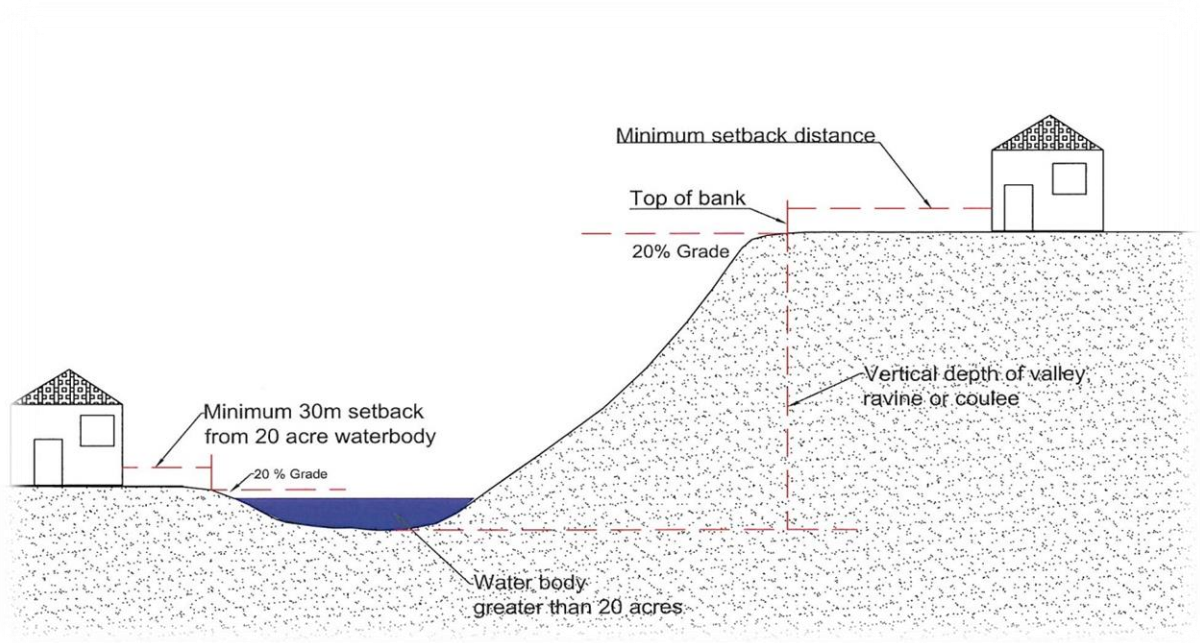
1. Development or subdivision proposed on or within 30 m (100 ft) of the crest of a slope greater than 20% shall require supporting evidence of slope stability by a Professional Engineer licensed to practice in the Province of Saskatchewan.
2. The Development Officer in consultation with a geotechnical engineer may impose special conditions on a development permit, including but not limited to, engineered footings or specialized drainage and or septic systems in an effort to protect against erosion and or stability of the bank.
3. Trees or vegetation shall not be cleared from any land within 20 m (66 ft) of any watercourse, water body, escarpment, or of the crest of a slope greater than 20%, where the removal could have a negative impact on the water body or bank stability.
4. Unless a report by a registered Professional Engineer licensed to practice in the Province of Saskatchewan proves that it is safe to waive the building setbacks the following setbacks shall apply for all developments along a coulee, ravine or valley with or without a permanent watercourse. The top of bank shall be that line where the gradient of the slope measured from the upland leading down to the water body or watercourse first exceeds 20%.

Figure 2: Minimum Building Setback from the Top of a Bank

Vertical Depth of Coulee, Ravine or Valley	Minimum Building or Structure Setback from the Top of the Bank
Less than 15 m (49.2 ft)	10 m (32 ft)
Greater than 15 m (49.2 ft) and less than 30 m (98.4 ft)	15 m (49.2 ft)
Greater than 30 m (98.4 ft)	20 m (65 ft)

5. Where a site borders on or contains a water body the setback from the bank of the water body shall be determined by the Municipality but shall not be less than 30 m (98.4 ft) from a water body of 8 ha (20 acres) or more.

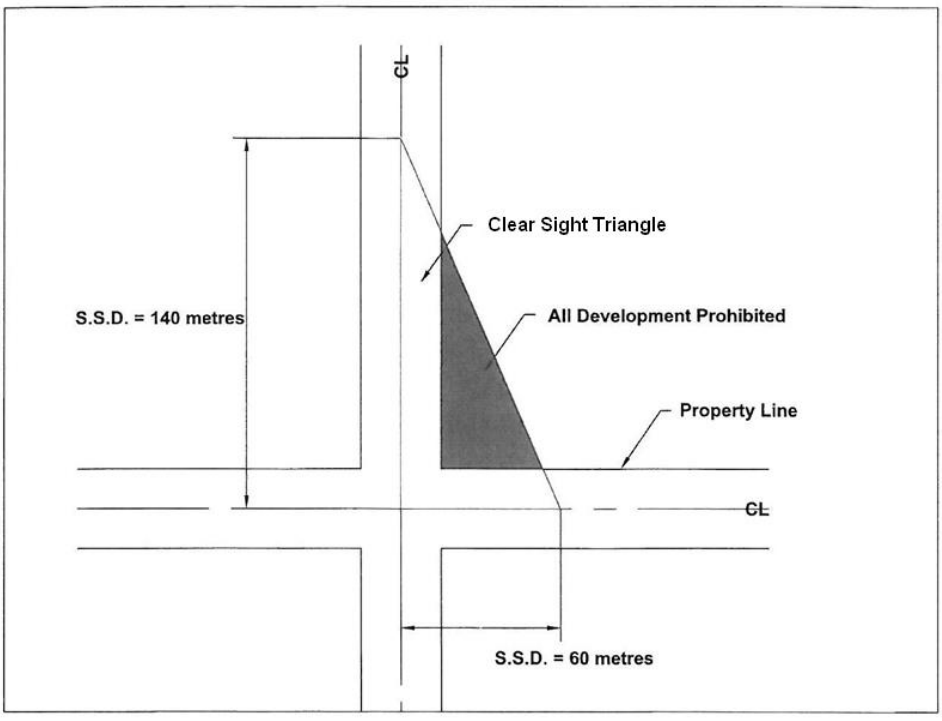
Figure 3: Defining Minimum Building Setbacks from the Top of a Bank



9. **Development along Roadways:**
   1. No building, structure or planting, or any other visual obstruction shall be constructed, erected or placed within the area defined by the clear sight triangle as identified in Figure 4.
   2. The recommended clear sight triangles for development at points of intersection with provincial and municipal roadways shall be based upon the Stopping Sight Distance (S.S.D.) of the respective design speeds involved as defined in Figure 4.
   3. Exceptions may be considered for existing or planned encroachments where traffic speed or regulation (signage) can be adjusted to provide safe intersection visibility or where an engineering study recommends alternatives acceptable to Council.

4. Fences constructed along any property line outside of a clear sight triangle shall be fully contained within the property boundaries.
5. Where there is a dispute by neighbours about the location of the site line, a survey will be required to be completed by one of the parties at their own expense.
6. Trees planted near or parallel to any site line outside of a clear sight triangle shall be setback sufficiently from the site line to eliminate overhang outside of the property boundaries.
7. Farm dugouts shall maintain a setback distance of 45 m (147.6 ft) from the centerline of any municipal roadway.

Figure 4: Clear Sight Triangles



Road Type	Design Speed	Stopping Site Distance S.S.D.
Heavy Haul & High Volume Primary Municipal Grids	100 km/hr	200 m
	90 km/hr	170 m
	80 km/hr	140 m
	70 km/hr	105 m
Main Farm Access Internal Subdivision Roadways	60 km/hr	85 m
	50 km/hr	60 m
	40 km/hr	45 m
	30 km/hr	30 m

10. **Disposal of Wastes:**

1. Subject to all Acts and Regulations pertaining in any way to the storage, handling, and disposal of any waste material or used item, and except as permitted by these Acts and Regulations, 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 or beneath the surface of any land, or into the air.

11. **Private Wastewater Treatment Systems:**

1. The Development Officer, in conjunction with appropriate provincial regulatory agencies, shall determine the suitability of a site proposed for subdivision to accommodate a private wastewater treatment system within the subdivision review process.
2. A development permit shall not be issued for a residential development until all appropriate permits have been obtained from appropriate provincial regulatory agencies and all Municipal standards have been met for the private wastewater treatment system.
3. Upon receipt of an application for multi-parcel country residential subdivision, the application will be evaluated based upon the *Saskatchewan Onsite Wastewater Disposal Guide* (the Guide) as provided by the Saskatoon District Health Region.
4. All submissions required by the Guide are the responsibility of the developer. The final review of a multi-parcel country residential subdivision will not be completed prior to the receipt and evaluation of all required information by the Development Officer, Saskatoon District Health Region and any other relevant agency deemed necessary by the Municipality.
5. As a condition of approval for all multi-parcel country residential developments relying on private onsite treatment systems, the developer is required to create a septic utility in a legal form acceptable to the Municipality to regulate and oversee the general operation and ongoing maintenance of private onsite wastewater disposal systems within the development to ensure that systems continue to function effectively.
6. The utility may assess a local user fee collected on behalf of the local residents to fund the regular inspection of individual wastewater disposal systems by a contracted, licensed professional, providing the Municipality with regular inspection reports.
7. The frequency of the inspection reports shall be determined on a case by case basis by Council in consultation with appropriate provincial regulatory agencies other qualified professionals as required, based upon:
    a) local soil conditions including its carrying capacity;
    b) density of development within and surrounding the development;
    c) proximity to existing multi-parcel country residential developments; and
    d) the type of potable water supply located on adjacent properties.
8. Where an inspection report indicates that an individual onsite wastewater disposal system is not functioning properly, the property owner is responsible for undertaking all necessary improvements or repairs in a timely manner at his or her own expense.
9. Property owners within multi-parcel country residential subdivisions shall be required to enter into a servicing agreement identifying requirements for onsite wastewater treatment systems including undertaking a pre-site investigation as provided within the *Site Evaluation Standard of Practice for Onsite Septic Treatment Systems* prior to the issuance of a development permit.

12. **Moved Buildings:**

1. No building shall be moved within, into or out of the area covered by this Bylaw without first obtaining a development permit from the Development Officer.
2. An application shall be submitted to the Development Officer along with any required fees and including all required supplementary information as required by Municipal Building Bylaw.

3. A building shall not be removed from a property until the Development Officer is satisfied that there are no debts or taxes in arrears or taxes outstanding with respect to the building or land on which the building is situated.
4. Where an applicant for a development permit proposes to move an existing building into or within the area covered by this Bylaw, the Development Officer may approve the application subject the completion of an inspection of the building and the applicant acquiring a building permit to address the placement of the structure on a permanent foundation.
5. In order to ensure completion of any renovations set out as a condition of approval of a building permit for a moved-in building, the Development Officer may require the applicant to provide a performance bond, letter of credit or some other information proving the viability of the said renovations.
6. Renovations shall be completed within one year of the issuance of a development permit.

13. **Demolition of Buildings:**

1. No building shall be decommissioned or removed from a property within the area covered by this Bylaw without first obtaining a development permit from the Development Officer.
2. An application shall be submitted to the Development Officer along with any required fees and deposits including an explanation of the means by which it shall be decommissioned and disposed of as required by Municipal Building Bylaw.
3. A building shall not be decommissioned or removed from a property until the Development Officer is satisfied that there are no debts or taxes in arrears or taxes outstanding with respect to the building or land on which the building is situated.
4. The applicant shall deposit with the Development Officer such sum as is required by the Municipal Building Bylaw to cover the cost of restoring the site after the building has been demolished or removed to such condition that it is, in the opinion of the Development Officer, not dangerous to public safety.
5. The acceptable methods of disposal of demolition debris are as follows:
    a) inert materials including rocks, sand, mud, slurry, broken concrete, glass and rubble may be buried on site after removal of all organic or potentially hazardous materials.
    b) all organic materials such as lumber should be burned on site and buried.
    c) all potentially hazardous materials including asphalt shingles shall be removed and taken to the landfill or an appropriate recycling depot.
    d) all buried debris shall be covered by a minimum of 24 inches of soil.
6. Prior to conducting a controlled burn, the appropriate fire protection service and the R.M. of Corman Park Police Service should be notified. This notification should be provided the day of the burn. To determine what fire protection agency to contact, please refer to the fire fighting district map on the R.M. of Corman Park website or contact the R.M. Administration Office for more details.
7. Upon completion the demolition, the applicant shall notify the Development Officer to arrange for an inspection of the premises. If in the opinion of the Development Officer, the debris has been properly disposed of and the site has been restored to a condition satisfactory to the Development Officer, the sum deposited, or portion thereof, shall be refunded.

14. **Site Development Regulations:**

Permitted Yard Encroachments:

1. The following shall not be considered in the determination of setback distances within any yard:

    a) uncovered and open balconies, terraces, verandas, decks, and patios having a maximum projection from the main wall of 1.8 m (6 ft.) into any required front or rear yard;
    b) window sills, roof overhangs, eaves, gutters, bay windows, chimneys, and similar alterations projecting a distance of 0.6 m (2 ft.) into any required yard.

Uses or Objects Prohibited or Restricted in Yards:

2. No development or use of land which requires the disposal of solid waste, liquid waste, gaseous waste or clean fill shall be permitted unless it has received all required federal, provincial or municipal approvals.

3. The storage of chemicals, fertilizers and combustible materials are subject to the requirements of both the Federal and Provincial Governments. All necessary requirements and permits must be met and obtained prior the storage of hazardous substances.

4. A development permit for residential, commercial, recreational or industrial buildings, structures or uses shall not be permitted except in accordance with the recommended separation distances set out in the *Boiler and Pressure Vessel Regulations* which may be amended from time to time. Buildings which are accessory to a fertilizer operation are not subject to this separation distance requirement.

Vehicle Storage:

5. Notwithstanding other provisions of this Bylaw, the parking and/or storage, for a period exceeding 14 consecutive days, of a non registered motor vehicle or motor vehicle that is not in running order, shall be limited to two (2) such vehicles on any site in a multi-parcel country residential district and limited to four (4) such vehicles on any site in an agricultural, country residential, commercial or industrial district, excepting permitted vehicle storage establishments or auto wreckers.

6. Notwithstanding Section 14.5, no person shall allow a motor vehicle which has all or part of its super structure removed, or a motor vehicle which is in a dilapidated or unsightly condition, to remain or be parked on any site located within a multi-parcel country residential district for a period exceeding 14 consecutive days.

7. Where any outside storage of motor vehicles is permitted by this Bylaw, the site shall be kept in a tidy and neat manner. The Development Officer may require that the outside storage of these vehicles be screened from municipal roadways or neighboring properties by landscape features or fences or a combination thereof. The screening, where required, shall also include any individual parts of a vehicle and any equipment or machinery involved with the storage of such vehicles.

15. **Trailers, Box Cars, Sea and Rail Containers:**

1. No person shall park or store on any part of a site, any unlicensed, truck, bus, rail or sea car or coach body for the purpose of advertising, sale, or commercial warehousing within any zoning district.

2. The storage or use of a semi trailer, sea or rail container for any purpose on a multi-parcel country residential site is strictly prohibited.

3. The storage or use of a semi trailer, sea or rail container for any purpose in an agricultural, country residential, commercial or industrial district shall be limited to not more than two (2) containers on any site subject to development permit approval prior to its placement.
4. The storage or use of a semi trailer, sea or rail container permitted by this Bylaw in any front yard is strictly prohibited in any zoning district.
5. The Development Officer may require that any semi trailer, sea or rail container be screened from municipal roadways or neighboring properties by landscape features or fences or a combination thereof.
6. The use of a semi trailer, sea or rail container as a dwelling is strictly prohibited in all zoning districts.

16. **Grading and Levelling of Sites:**

1. The Development Officer may require, as a condition of approval for a development permit, that an applicant submit a lot grading and drainage plan to the Municipality for approval.
2. Where a proposed development alters site drainage potentially affecting adjacent or downstream properties, the applicant shall be required to submit an engineered design for the proposed drainage works incorporating sufficient capacity to accommodate the surficial water runoff for a 1:100 year storm event with no incremental increase in offsite flows in excess of what would have been generated from the property prior to the new development.
3. Drainage works shall be constructed at the owner's expense to provide for adequate surface water drainage that does not adversely affect adjacent properties, or the stability of the land.
4. All excavations or filling shall be re-vegetated immediately after other construction activities conclude, with a suitable ground cover as may be necessary to prevent erosion.
5. Where excavation or filling is proposed for any development in an area identified as a flood hazard area, the Development Officer may consult and request comments from the Saskatchewan Watershed Authority prior to making a decision on the development permit application.
6. All topsoil from an area that is to be re-graded must be stripped, stockpiled, and replaced on the re-graded area, or re-located to a site approved by the Development Officer.

17. **Building and Landscape Design and Maintenance:**

1. All sites at all times shall be maintained clean and free from waste and debris.
2. The outdoor storage or collection of goods and materials in a front yard in any country residential district which, in the opinion of the Development Officer, is unsafe, unsightly, or adversely affects the amenities of the zoning district is prohibited.
3. Outdoor storage is permitted in a side or rear yard in a country residential district only when the goods or materials being stored are clearly accessory and incidental to the principal use of the property and properly screened where deemed necessary by the Development Officer.
4. The Development Officer when considering a development permit application for uses which involve the outdoor storage of goods, machinery, vehicles, motors, building materials, waste materials and other similar uses may impose conditions requiring the use and maintenance of landscaping, berming, fencing, vegetation or other screening of a location, length, thickness, type, height and extent that is considered necessary to buffer the proposed development from adjacent or neighbouring land uses.

5. The Development Officer may require that site landscaping be provided in conjunction with, and addressed as part of any development permit approval in any zoning district.
6. The use of landscaping is required adjacent to exterior storage areas within industrial developments to provide a natural screening of activities that are visible from public roads.

18. **Commercial and Industrial Landscape Requirements:**

1. The requirements contained herein shall apply to all new development on previously undeveloped commercial or industrial lands or where a change in the principal land use is proposed.
2. Development permit applications shall include a landscape plan clearly indicate and accurately identify the following:
    a) a site plan drawn to scale, including dimensions and distances, a north arrow and necessary interpretive legends;
    b) boundaries and dimensions of the site; location and name of adjacent streets;
    c) location of all buildings or structures and all structure-to-property line setbacks distances;
    d) the mandatory five (5) metre fire break;
    e) location and type of all light fixtures both attached and detached;
    f) the location of all attached and detached signage;
    g) location of off-street parking and loading areas;
    h) location of proposed screening including materials and height;
    i) type and quantity of existing plant materials to be retained;
    j) location of all soft landscaping proposed, identifying the common and botanical name, location, quantity and spacing;
    k) any other information requested by the Development Officer to accurately and thoroughly evaluate the proposed development.
3. Every attempt should be made to preserve and protect existing trees and vegetation during construction.
4. All plant material shall be hardy and of a species capable of healthy growth in the R.M of Corman Park.
5. No goods or materials shall be stored within 5 meters (16.5 ft) of any site line. This area shall be maintained to the satisfaction of the Development Officer, as a fire break.
6. On site lighting shall be located, orientated and shielded to avoid negatively affecting adjacent properties or producing unnecessary light pollution.
7. All waste materials or unsightly elements shall be enclosed by buildings, or screened by landscape features, fences or a combination thereof to the satisfaction of the Development Officer.
8. The owner of the property, or his agent, or tenant shall be responsible for the maintenance of all landscaping. Plants shall be maintained in good condition so as to present a healthy, neat and orderly appearance and shall be kept free from refuse, debris and weeds.
9. Plants, trees and vegetation which are required by the approved landscape plan and which are diseased or have died shall be replaced with like kind and size in a timely manner.

10. An applicant shall be required to enter into an agreement with the Municipality to ensure the landscape plan complies with all relevant requirements of this Bylaw.
11. A development permit shall not be issued until all landscape requirements are complied with in accordance with the approved landscape plan.
12. All landscaping requirements shall be completed in accordance with the municipally approved scheduled date of completion.
13. Any significant changes to an approved landscape plan must be authorized by the Development Officer

Lighting:

14. All outdoor lighting for any development shall be located and arranged so that no direct rays of light are directed at any adjoining properties; interfere with the use and enjoyment of neighbouring lands; or interfere with the effectiveness of any traffic control devices or the vision or safety of motorists.
15. Appropriate lighting of commercial and industrial development shall be undertaken to provide security and to add visual interest. Lighting standards and fixtures shall be of consistent design and complimentary to the overall architecture.
16. Public access areas shall be lit in keeping with the principles of crime prevention.

Building Height:

17. For sites adjacent to the Saskatoon International Airport, the maximum constructed height of a building or structure shall be subject to the approval of the Saskatoon Airport Authority.
18. In determining whether a development conforms to the maximum height permitted in any district, structures such as industrial processing towers, chimney stacks, monuments, steeples, elevator housings, roof stairway entrances, ventilating equipment, skylights, or flagpoles for federal, provincial, or municipal flags shall not be considered for the purpose of determining the height except when proposed in an area regulated by the Saskatoon Airport Authority.

19. **Signage:**

1. A development permit is required for the erection, display, alteration, relocation or replacement of any temporary or permanent sign unless exempted as follows:

Signs not requiring a permit:

2. The following signs do not require a development permit:

    a) regular maintenance including painting and repairs due to deterioration;
    b) municipal and provincial agency signage;
    c) traffic control signage;
    d) decal or painted window signs;
    e) signage intended to regulate hunting or trespassing on private property.
    f) Agriculturally related signage including herbicide, insecticide or seed advertising promotional signage;
    g) incidental signs containing traffic and pedestrian controls;
    h) real estate signage;
    i) residential name plates;
    j) neon beverage signs, on or in the window of a commercial establishment or vending machine;

k) works of art containing no advertising;

General Signage Regulations:

3. The following general regulations shall pertain to temporary and permanent signage in all zoning districts unless otherwise stated:

   a) no signs shall be permitted which move or assume any motion.
   b) a sign which is made from part of, or is attached to a fence is prohibited.
   c) signs shall be constructed in a permanent manner, of materials suitable for the purpose and life of the sign and shall be maintained and mounted in a condition that is safe, neat, clean and not unsightly or dangerous.
   d) signs which are deemed to be in disrepair shall be properly maintained or removed at the discretion of the Development Officer.
   e) a Development Officer may require that a sign be enhanced with landscaping or architectural features to improve aesthetics.
   f) offensive statements, words or pictures that do not conform to the amenities of the neighborhood shall be prohibited.
   g) signs or sign structures shall not be located where they may interfere with, distract from, obstruct the view of, or be confused with any authorized traffic sign, signal or device.
   h) signs shall not be located in such a manner as to impede the view of any pedestrian or vehicular right of way, or railway crossing.
   i) no intermittent flashing signs shall be permitted in any zoning district and all illuminated signs shall be designed to cast light downwards and located appropriately to prevent the creation of a hazardous situation related to pedestrian and vehicular traffic.
   j) signs identifying multi-parcel country residential developments or hamlets may be permitted and shall have a maximum of 3 m^2 gross surface area and a maximum height of 1.2 m and shall not contain advertising.
   k) incidental signage shall not exceed 0.5 m^2 (5.4 ft^2) of gross surface area and shall not contain any advertising.
   l) no permanent sign shall be placed on or over public property unless specifically permitted within this Bylaw.
   m) billboards shall only be permitted in sign corridors that have been designated by Council.
   n) where a sign will be located adjacent to a provincial highway, *The Highways and Transportation Act* will govern placement requirements.

Free Standing Signage:

4. In addition to the general regulations contained herein, free standing signs other than directional signage shall:

   a) not contain general advertising or refer to a product or service which is located off site;
   b) maintain a 1 m (3.28 ft) separation from adjacent lot lines;
   c) where electrical power is required, maintain Canadian Standards Association (CSA) approved electrical wiring techniques and the wiring shall be permanently concealed.
   d) not exceed the height restrictions associated with the zoning district in which it is proposed. In the absence of any height restrictions, all signs located in the vicinity of the Saskatoon Airport exceeding 11 m (36 ft) will require written permission from the Saskatoon Airport Authority prior to approval.

Attached Signage:

5. Attached signs shall be permitted where they are attached to or projected from the face of a building or canopy or edge of the roof of a building, either vertically or horizontally, provided that they shall not be projected from the face, canopy or roof by means of intermediate supports and are not projected either over the street or above the maximum height permissible for the building type.

Temporary Signage:

6. Subject to development approval, temporary signage may be placed in public rights of way for the purpose of advertising special events and will be limited to the following:

    a) the lesser of 12 hours prior to the start of the special event and 12 hours after conclusion or for a continuous period of 72 hours for a private sale;
    b) the lesser of 24 hours prior to the start of the special event and 24 after conclusion or for a continuous period of 96 hours for a non-profit organization;
    c) signs are not to be illuminated;
    d) signage will maintain a separation distance of 10 m (32.8 ft) from another temporary or permanent sign, 3 m (9.84 ft) from a site access point and 10 m (32.8 ft) from an intersection;
    e) signage shall not exceed 3 m2 (32.3 ft2) in gross surface area and 1.2 m (3.93 ft) in height; and
    f) election signage is permitted as temporary signage and is permitted only if:

        i. it is located 3 m (9.84 ft) from any access and 10 m (32.8 ft) from an intersection, 30 m (98.4 ft) from another election sign of the same candidate and 10 m (32.8 ft) from an approved permanent sign;
        ii. it has a maximum 1.5 m^2 (16.14 ft^2) gross surface area and 2 m (6.56 ft) height
        iii. is erected no earlier than 30 days prior to the date of the election, by-election, referendum or plebiscite and removed 24 hours following the close of voting stations.

Off-Premise Identification:

7. Off-premise signage for business and activities of a commercial nature are limited to directional signage and shall comply with the following standards, in addition to the general regulations regarding signage:

    a) directional signage shall not exceed 3 m2 (32.3 ft2) in gross surface area and a height of 2 m (6.56 ft).
    b) the information to be displayed on directional signage is limited to the type of enterprise, direction and distance to the enterprise.
    c) advertising is limited to the placement of a logo.
    d) a single site is limited to one sign per intersection between the entry to the business and the nearest major highway or paved municipal roadway to a maximum distance of 5 kilometres.
    e) directional signage shall maintain a 10 m (32.8 ft) separation from adjacent sign structures.

8. Where off premise identification signage containing advertising is customarily associated with a permitted land use the following regulations shall apply:

    a) a master sign plan shall be submitted to the Development Officer showing the location, size and type of signage to be constructed including cross sectional drawings relating the proposed signage to the landscape of the property.
    b) all advertising signage shall be internally directed on the site and exposure to public right of ways shall be only incidental.
    c) the permitted land uses include but are not limited to sports fields, equestrian facilities and race tracks.

20. **Parking:**

1. On-street parking or loading is not permitted on provincial or municipal roadways unless specifically permitted by the Development Officer.

2. Parking and loading facilities shall not be used for driveways, access or egress, commercial repair work, or the display, sale or storage of goods of any kind.

3. Required parking and loading facilities shall provide for and include an adequate, safe and convenient arrangement of vehicular points of ingress or egress, driveways, internal roadways, aisles and ramps, unloading and loading of motor vehicles all in relation to buildings and entry points to buildings on the site.

Parking Schedule:

4. Type or nature of use, building or structure and minimum required parking facilities:

Type of Development	**Parking Space Requirements**
Residential dwelling units	One (1) parking space for each residential dwelling unit where parking is individually provided within or abutting the unit.
Churches, chapels, community centres, and other places of assembly	Whichever is the greater of: one (1) parking space for every 9m² (97 ft²) of gross floor area devoted to public use, or one parking space for each six (6) seats provided for patrons. Where a church and church hall or similar use are on adjoining sites and owned and occupied by the same owner and are of such a nature that they would normally not be used at the same time, whichever off-street parking requirement that is the greater shall apply, but not both.
Commercial use	One (1) parking space for every 18m² (194 ft²) of gross floor area; minimum five spaces.
Industrial use	One and one-half (1 ½) parking spaces for every 90m² (969 ft²) of gross floor area, but there shall not be less than one (1) parking space for every three (3) employees.
School	One (1) parking space for each staff member plus five (5) parking spaces for each classroom or instructing area.
Motel or hotel	One (1) parking space for each motel or hotel unit.

Recreational use	One (1) parking space for every 18m² (194 ft²) of gross floor area; minimum five spaces. Where the use does not include measurable floor space within an acceptable principal building, parking requirements shall be determined by Council on a case to case basis based upon projected peak use and typical use parking requirements.
Automotive Repair Shop ***(Bylaw 34/13, Approved July 10, 2013)***	Two (2) parking spaces per service bay.
Automotive Sales/Rentals ***(Bylaw 34/13, Approved July 10, 2013)***	Three (3) parking spaces for every 100m^2 (1076.4 ft^2) gross floor area.
Equipment Sales/Rentals ***(Bylaw 34/13, Approved July 10, 2013)***	Three (3) parking spaces for every 100m^2 (1076.4 ft^2) gross floor area.
Recreational Vehicle Sales/Rentals ***(Bylaw 34/13, Approved July 10, 2013)***	Three (3) parking spaces for every 100m^2 (1076.4 ft^2) gross floor area.

Parking Areas Provisions:

5. The parking facility shall be located on the same site as the use for which it is intended. It shall be developed such that:
    a) it is reasonably accessible to the use and vehicles it is intended to serve;
    b) it is appropriately landscaped to the satisfaction of the Development Officer;
    c) all parking facilities shall be maintained to the satisfaction of the Municipality by the owner of the property;
    d) each parking space within a parking facility shall be a minimum of 2.5 metres (8.2 ft) wide and 6 metres (19.7 ft) long except that parallel parking spaces shall be a minimum of 6.5 metres (21.3 ft) long;
    e) where two or more uses are permitted on any one site or where two or more uses are to share common parking facilities, the off-street parking requirements for each use shall be calculated as if each is a separate use and the total number of off-street parking spaces so calculated shall be provided, excepting the provisions specifically referred to in the previous subsection; and
    f) one (1) barrier free parking space shall be provided for any required parking facility accommodating between 4 and 100 parking spaces.
6. Any parking facility shall be developed to the satisfaction of the Development Officer within one year of the completion of the development for which the development permit was issued.
7. When a building is enlarged or altered in such a manner as to cause an intensification or change of use, provisions shall be made for additional parking spaces as required by the previous subsection.

21. **Municipal Services:**

Roadways:

1. Development adjacent to a provincial highway shall meet all provincial regulations respecting access to and siting of structures on the site.
2. All dead-end roads shall have a cul-de-sac or a hammerhead-T designed at the closed end of at least 15 m (49.21 ft) in diameter, measured at the outside of the traveled way.

3. Notwithstanding any regulations passed by the Province of Saskatchewan which apply to provincial highways, this Bylaw may establish a higher standard than those required by the Province for developments adjacent to highways and intersections.

Frontage and Access:

4. A development permit shall not be issued for a non-agricultural use 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 municipal roadway or provincial highway.
5. The requirement of a service road or internal subdivision roadway to provide access may be imposed as a condition of approval for any new development.
6. All site access from municipal roadways shall be to the satisfaction of the Director of Operations with respect to location, design, and construction standards. The Director of Operations shall take into account safety and the physical capability of roads that are proposed to serve the development.

Approaches:

7. All approaches to municipal roadways require the approval of the Director of Operations.
8. An application for an approach shall be made to the Director of Operations in writing, using the form prescribed by the Municipality and shall include:
    a) the appropriate fee if applicable, and
    b) a sketch showing the desired location for the approach.
9. The Director of Operations shall decide upon all approach applications and, based on location, drainage, traffic flow, sight lines, road standards, and safety considerations, may approve or refuse an application for an approach.
10. All approaches shall be constructed in accordance with the engineering standards of the Municipality or as authorized by the Director of Operations.
11. Where an approach for a commercial, industrial, or residential lot within a multi lot subdivision requires access onto a paved road or highway, the approach shall be paved from the edge of the road surface to 5 m (15 ft) into the lot.

Water Supply:

12. No development or use of land shall be permitted where the proposal will adversely affect domestic or municipal water supplies, or where a suitable, potable water supply cannot be furnished to the requirements of the Saskatoon District Health Region and or Sask Water.
13. All new multi-parcel country residential development shall be serviced by a centralized potable waterline administrated in a legal form acceptable to the Municipality.

22. Public Utilities and Municipal Facilities:

1. Public utilities and municipal facilities, except solid waste disposal, liquid waste disposal and clean fill sites, are a permitted use in every zoning district and exempt from the site area, frontage and setback regulations of every zoning district.
2. Public utilities and municipal facilities shall obtain a development permit before commencing any development within the District.
3. The application shall include a layout or site plan, as required in the application form, together with evidence of prior public consultation with all adjacent assessed landowners.

23. **Keeping of Domestic Animals:**

1. The keeping of domestic animals is permitted in all districts, subject to relevant bylaws and legislation governing noise and public health; however, breeding kennels and boarding kennels are discretionary uses within select zoning districts.

Section 4: Standards for Development

1. Garden Suite:

Notwithstanding other provisions of this Bylaw, a garden suite is subject to the following development standards:

1. A garden suite may be permitted as a secondary suite in the principal residential dwelling unit subject to the following development standards:
    a) the secondary suite shall be constructed in such a manner that the exterior of the principal building containing the suite shall appear as a single residential dwelling unit.
    b) the secondary suite shall share a common external access with the principal residential dwelling unit.
2. Evidence shall be provided by the applicant to the Municipality that the occupant(s) of the garden suite require care and support provided by the residents of the principal residential dwelling unit, or are required to provide care and support to residents of the principal residential dwelling unit.
3. The floor area of a detached garden suite shall not be less than 35 m^2 (375 $ft.^2$) and not greater than 111 m^2 (1200 $ft.^2$) constructed on grade without a basement.
4. The maximum height of a detached garden suite shall not exceed 5 m (16.4 ft.) and shall have only one story.
5. A garden suite shall only be located on a site where it can be serviced by existing utilities.
6. The garden suite shall not:
    a) unduly interfere with the amenities or change the character of the neighborhood;
    b) materially interfere with or affect the use and enjoyment of adjacent properties;
    c) adversely impact upon the environment; or
    d) result in excessive demand on municipal services, utilities or municipal roadway access.
7. Any approval of a garden suite shall be for a maximum period of four years and may be renewed at the discretion of Council providing the requirements of this Bylaw continue to be met.
8. An applicant shall be required to enter into a development agreement with the Municipality to ensure the garden suite complies with all relevant requirements of this Bylaw including the provision of financial security, to be held by the Municipality, equal to the cost of removing the garden suite.
9. A mobile home shall only be approved as a garden suite in agricultural districts and shall be no greater in size than 113m^2 (1216 ft^2).
10. Council shall place any additional conditions for approval deemed necessary to secure the objectives of this Bylaw.

2. Home Based Business:

Notwithstanding other provisions of this Bylaw, a home based business is subject to the following development standards:

1. The operation of the home based business shall be subordinate and incidental to the principal use of the site as a resident occupied agricultural or country residence. ***(Bylaw 38/12, Approved April 26, 2013)***

2. External advertising shall be in accordance with signage requirements provided in the zoning district in which the use is established.
3. The use shall not create or become a public nuisance.
4. A resident of the residential dwelling unit must be employed in the home based business.
5. Not more than two persons other than the residents of the residential dwelling unit shall be employed in the home based business.
6. No use shall cause an increase in the demand placed on one or more utilities (water, sewer, electricity, telephone, garbage, etc.) such that the combined total consumption for a residential dwelling unit and its home based business substantially exceeds the average for residential dwelling units in the area.
7. The use shall not generate substantially more traffic and parking than is normal for the district in which the use is located.
8. Offsite parking shall not be allowed.
9. The outdoor storage of raw materials and unfinished goods associated with the home based business is prohibited in multi-parcel country residential districts.
10. The character of the district in which the home based business is located shall not be disturbed by dust, noise, smoke or smell generated by the use.
11. The Development Officer when considering a development permit application for a home based business which involves the outdoor storage or display of raw or finished or unfinished goods, or equipment directly associated with the use, may impose conditions requiring the use and maintenance of landscaping, berming, fencing, vegetation or other screening of a location, length, thickness, type, height and extent that is considered necessary to buffer the proposed development from adjacent or neighbouring land uses.
12. An applicant shall be required to enter into a development agreement with the Municipality to ensure the home based business complies with all relevant requirements of this Bylaw.
13. No use requiring electrical or mechanical equipment shall cause a substantial fire rating change in the structure or the district in which the home based business is located.
14. The use shall be valid only for the period of time the property is occupied by the applicant for such use. Council may place a limit on the time period for the approval of the discretionary use.
15. All permits issued for a home based business shall be subject to the condition that the development permit may be revoked at any time subject to the provisions of Section 242 of the Act, if in the opinion of Council, the operation has not met the regulations and standards applicable to home based businesses contained in this Bylaw, or the special standards applied by Council at the time of approval.
16. Council shall place any additional conditions for approval deemed necessary based upon a specific application to secure the objectives of this Bylaw.

3. **Home Occupation:**

Notwithstanding other provisions of this Bylaw, a home occupation is subject to the following development standards:

1. The operation of the home occupation shall be subordinate and incidental to the principal use of the site as a resident occupied agricultural or country residence. ***(Bylaw 38/12, Approved April 26, 2013)***
2. The use shall be conducted entirely within the residential dwelling unit and shall not have any exterior evidence of a secondary use on the site.
3. There shall be no outside storage or exterior display of goods, materials or equipment associated with the applied use.
4. There shall be no external advertising.
5. The use shall not create or become a public nuisance.
6. The character of the district in which the home occupation is located shall not be disturbed by dust, noise, smoke or smell generated by the use.
7. Only the residents of the residential dwelling unit shall be employed in the home occupation.
8. No use shall cause in increase in the demand placed on one or more utilities (water, sewer, electricity, telephone, garbage, etc.) such that the combined total consumption for a residential dwelling unit and its home occupation substantially exceeds the average for residential dwelling units in the area.
9. The use shall not generate substantially more traffic and parking than is normal for the district in which the use is located.
10. No use requiring electrical or mechanical equipment shall cause a substantial fire rating change in the structure or the district in which the home occupation is located.
11. The use shall be valid only for the period of time the property is occupied by the applicant for such use.
12. All permits issued for a home occupation shall be subject to the condition that the development permit may be revoked at any time subject to the provisions of Section 242 of the Act, if in the opinion of Council, the operation has not met the regulations and standards applicable to home occupations contained in this Bylaw, or the special standards applied by Council at the time of approval.

4. **Bed and Breakfast Home:**

Notwithstanding other provisions of this Bylaw, a bed and breakfast home is subject to the following development standards:

1. A bed and breakfast home shall be located in a single detached residential dwelling unit and the operation of the bed and breakfast home shall be subordinate and incidental to the principal use of a single detached residential dwelling unit a resident occupied agricultural or country residence. No one other than the occupant(s) of the principal residence may be involved or employed in the operation of the bed and breakfast home. ***(Bylaw 38/12, Approved April 26, 2013)***
2. No more than three (3) guest rooms shall be allowed in a bed and breakfast home.

3. Onsite signage shall be erected in accordance with the signage requirements provided in the zoning district in which the use is established.
4. No food preparation or cooking for guests shall be conducted within any bedroom made available for rent.
5. The applicant shall provide the Municipality with evidence of an existing or proposed potable water supply and septic system, approved by the Saskatoon Health Region, serving the use.
6. An applicant shall be required to enter into a development agreement with the Municipality to ensure the bed and breakfast home complies with all relevant requirements of this Bylaw.
7. Council shall place any additional conditions for approval deemed necessary based upon a specific application to secure the objectives of this Bylaw.

5. **Animal Kennel:**

Notwithstanding other provisions of this Bylaw, an animal kennel is subject to the following development standards:

1. For the purpose of this bylaw, an animal kennel facility shall include both boarding and breeding kennels as herein defined. ***(Bylaw 38/12, Approved April 26, 2013)***
2. Excepting in a D-Business District, the operation of an animal kennel should be subordinate and incidental to the principal use of the site as a resident occupied agricultural or country residence. ***(Bylaw 38/12, Approved April 26, 2013)***
3. The maximum number of animals that the animal kennel may keep shall be determined at the discretion of Council.
4. An animal is kept, for purposes of this section, when it is on the site overnight.
5. No building, structure or exterior exercise areas, to be used to accommodate the animals shall be allowed within 300m (1000 ft.) of any residential dwelling unit located on adjacent sites.
6. All facilities, including buildings, structures and exterior exercise areas, shall be sited behind the principal building unless otherwise approved by Council.
7. Council may require all buildings, structures and exercise areas to be soundproofed to their satisfaction.
8. All facilities shall be visually screened from existing residential dwelling units on adjacent sites through the use of appropriate landscaping and fencing.
9. No animals shall be allowed outdoors between the hours of 9:00 p.m. to 7:00 a.m. daily. During this time period, all animals shall be kept indoors. The Council at its discretion may prescribe a more restrictive time period where deemed necessary to achieve the objectives of this Bylaw.
10. The animal kennel shall at no time unduly interfere with the character of the neighborhood or the general use and enjoyment of adjacent sites.
11. Onsite signage shall be erected in accordance with the signage requirements provided in the zoning district in which the use is established.
12. Council may approve an animal kennel shall be for a limited time period in order to evaluate and monitor its operation and the approval may be renewed at the discretion of Council providing the requirements of this Bylaw continue to be met.

13. All permits issued for an animal kennel shall be subject to the condition that the development permit may be revoked at any time, if in the opinion of Council; the operation has not met the regulations and standards applicable to animal kennels contained in this Bylaw, or the special standards applied by Council at the time of approval.
14. An applicant shall be required to enter into a development agreement with the Municipality to ensure the animal kennel complies with all relevant requirements of this Bylaw including any additional conditions of approval.
15. Council shall place any additional conditions for approval deemed necessary based upon a specific application to secure the objectives of this Bylaw.

6. **Equestrian Facility:**

Notwithstanding other provisions of this Bylaw, an equestrian facility is subject to the following development standards:

1. Excepting in a recreational zoning district, the operation of an equestrian facility shall be subordinate and incidental to the principal use of the site as a resident occupied agricultural or country residence. ***(Bylaw 38/12, Approved April 26, 2013)***
2. The maximum number of animals not normally attributed to the host site to be kept on-site shall be determined at the discretion of Council.
3. An animal is kept, for purposes of this section, when it is on the site overnight.
4. The applicant may be required to submit a storm water management plan for all areas of the site of land disturbed during or as a result of the development of the principal and supporting facilities.
5. The applicant may be required to submit a report to the Municipality identifying the potential traffic resulting from the proposed development.
6. The applicant may be required to contribute towards upgrading access roads if the municipal roadway networks require upgrading because of the impact of the facility.
7. Offsite parking shall not be allowed.
8. Details concerning water supply and sewage disposal strategies shall be included with the application.
9. Onsite signage shall be erected in accordance with the signage requirements provided in the zoning district in which the use is established.
10. An applicant shall be required to enter into a development agreement with the Municipality to ensure the equestrian facility complies with all relevant requirements of this Bylaw and conditions of approval including provisions for garbage and manure control, pasture management, on site stock trailer parking, and participant and spectator parking.
11. Council shall place any additional conditions for approval deemed necessary based upon a specific application to secure the objectives of this Bylaw.

7. **Day Care Service:**

Notwithstanding other provisions of this Bylaw, and in addition to the home based business development standards, a day care facility is subject to the following additional development standards:

1. The operation of a day care facility shall be subordinate and incidental to the principal use of the site as a resident occupied agricultural or country residence. ***(Bylaw 38/12, Approved April 26, 2013)***

2. The applicant shall provide evidence that demand exists for the facility in the location chosen and estimated enrolment numbers.
3. The use shall comply with all Provincial requirements governing child care facilities including but not limited to *The Child Care Act* and *The Child Care Regulations, 2001*.
4. The length of time that care shall be provided is not less than 3 and no more than 24 consecutive hours.
5. Outdoor play areas shall be fenced.
6. Onsite signage shall be erected in accordance with the signage requirements provided in the zoning district in which it is established.
7. Offsite parking shall not be allowed.
8. An applicant shall be required to enter into a development agreement with the Municipality to ensure the day care facility complies with all relevant requirements of this Bylaw including any additional conditions of approval.
9. Council shall place any additional conditions for approval deemed necessary based upon a specific application to secure the objectives of this Bylaw.

8. Solid and Liquid Waste Disposal Facilities:

Notwithstanding other provisions of this Bylaw, solid and liquid waste disposal facilities are subject to the following development standards:

1. Development and site maintenance shall be in accordance with provincial and federal environmental and health regulations.
2. A solid waste disposal facility shall be located a minimum of 457 m (1500 ft.) from any residential dwelling unit, multi-parcel country residential development, Wanuskewin Heritage Park or recreational use.
3. A liquid waste disposal facility shall be located a minimum of 600 m (1968 ft.) from any residential dwelling unit, multi-parcel country residential development, Wanuskewin Heritage Park or recreational use.
4. Notwithstanding section 4.8.3. and subject to compliance with the Official Community Plan, the owners of all parcels within single family dwellings, parcels in multi-parcel country residential developments, and recreational use lands located within the required separation distance from a proposed liquid waste facility, may unanimously agree in writing to relax the strict application of the separation distance. Any such agreement shall be registered as an interest on the affected titles. ***(Bylaw 25/17, Approved September 20, 2017)***
5. Notwithstanding section 4.8.4., a relaxation of separation distances cannot allow a greater relaxation than the requirements of *The Waterworks and Sewage Works Regulations*. ***(Bylaw 25/17, Approved September 20, 2017)***
6. Notwithstanding section 4.8.4., a relaxation of separation distances shall be subject to prior approval from Corman Park and Saskatoon. ***(Bylaw 25/17, Approved September 20, 2017)***
7. The Development Officer when considering a development permit application for a solid or liquid waste disposal facility may impose conditions requiring the use and maintenance of landscaping, berming, fencing, vegetation or other screening of a location, length, thickness, type, height and extent that is considered necessary to buffer the proposed development from adjacent or neighbouring land uses.

8. When approving a solid or liquid waste disposal facility, Council may impose the following conditions:
    a) place a limitation on the years, months, weeks, days and or hours of operation;
    b) require the applicant to provide and maintain sufficient dust control to the satisfaction of the Municipality;
    c) limit the height of the development;
    d) impose requirements related to any stripping, filling, excavation and grading associated with any landfill development; and
9. Adequate precautions shall be taken to prevent pollution of ground water by disposal operations.
10. Solid waste disposal facilities shall be located in proximity to a provincial highway and directly adjacent to a municipal roadway.
11. The development of any new disposal sites shall take into consideration the direction of prevailing winds.
12. Onsite signage shall be erected in accordance with the signage requirements provided in the zoning district in which the use is established
13. An applicant shall be required to enter into a development agreement with the Municipality to ensure the solid or liquid waste disposal facility complies with all relevant requirements of this Bylaw including any additional conditions of approval necessary to secure the objectives of this Bylaw.
14. The above standards do not apply to liquid manure storage facilities and the application of manure on agricultural lands where this use is deemed consistent with all other relevant sections of this Bylaw.

9. **Mineral Resource Extraction Industry:**

Notwithstanding other provisions of this Bylaw, a mineral resource extraction industry is subject to the following development standards:

1. In reviewing an application, Council shall consider the environmental implications of the operation including plans for site restoration.
2. In addition to the public notification provisions for discretionary uses contained in this Bylaw, Council shall require that details of the application be circulated to property owners adjacent to the proposed haul roads to obtain public input on the proposed site.
3. The applicant shall ensure that dust and noise control measures are undertaken at the request of and to the satisfaction of the Director of Operations, to prevent the operation from becoming an annoyance to neighbouring land owners.
4. The applicant shall apply appropriate methods for minimizing the noise created from machinery and equipment through proper location and property screening including locating stock piles to act as a noise barrier.
5. The applicant shall keep the site in a clean and tidy condition free from rubbish and non-aggregate debris.
6. The disturbed area shall be progressively reclaimed to a land capability equivalent to the pre-disturbance land capability (for example, agricultural land) or a post-disturbance condition and land use (for example, conversion to wetland) which are satisfactory to the Director of Operations. These conservation and reclamation procedures shall be in accordance with applicable provincial guidelines.

7. Property approaches shall be located away from existing residential dwelling units.
8. The applicant shall be responsible for providing an estimate and a corresponding financial guarantee, in a form acceptable to the Director of Operations, equal to the cost of reclamation of the pit, to be held by the Municipality for the lifespan of the operation.
9. A mineral resource extraction industry shall have regard to adjacent land uses and no material is to be stored or piled on any road allowance or within 30 m (100 ft) of the bank of any river or watercourse.
10. The applicant, operator or any person who hauls the mineral resource may be required by the Director of Operations to enter into a road maintenance agreement.
11. By November 1 of each year or the end of the hauling season, whichever comes first, the applicant or operator must report the amount of material extracted by the operation that year to the Director of Operations.
12. Any approval of a mineral resource extraction industry shall be for a maximum period of two years and may be renewed at the discretion of Council providing the requirements of this Bylaw continue to be met.
13. An applicant shall be required to enter into a development agreement with the Municipality to ensure the mineral resource extraction industry complies with all relevant requirements of this Bylaw including any additional conditions of approval necessary to secure the objectives of this Bylaw.

10. **Clean Fill Operation:**

Type I Clean Fill:

1. For the purpose of this section, a type I clean fill operation shall comprise the dumping or placement of clean fill from outside sources for the purpose of re-grading or leveling a property to reclaim previously excavated properties, correct drainage on a site or make a site more suitable for construction. A type I clean fill operation is not intended to accommodate the processing or recycling of fill for commercial distribution.
2. The applicant shall provide evidence of compliance with any applicable provincial and federal legislation or regulations including approvals where required.
3. The applicant shall employ the services of a Professional Geotechnical Engineer licensed to practice in the Province of Saskatchewan to review and endorse the clean fill plan and complete regular inspections of the operation providing the Development Officer with evidence that the type and application of the fill is in accordance with the design approved by Council.
4. The applicant shall provide a operational plan acceptable to Council, identifying:
    a) the types of materials to be collected and processed onsite;
    b) the hours of operation for collection, processing and hauling activities;
    c) strategies for the management and protection of surficial and ground water resources including the siting and design of storm water runoff collection facilities; and
    d) strategies for minimizing odour and dust generated by the activity.
5. In addition to the public notification provisions for discretionary uses contained in this Bylaw, Council shall require that details of the application be circulated to property owners adjacent to the proposed haul roads to obtain public input on the proposed site.

6. The applicant shall permit a representative of the Municipality to perform routine inspections of the operation where deemed appropriate.
7. The applicant shall ensure that dust and noise control measures are undertaken at the request of and to the satisfaction of the Director of Operations, to prevent the operation from becoming an annoyance to neighbouring land owners.
8. The applicant shall apply appropriate methods for minimizing the noise created from machinery and equipment through proper location and property screening.
9. The applicant shall keep the site in a clean and tidy condition free from rubbish.
10. Property access routes shall be located away from existing residential dwelling units.
11. A clean fill operation shall have regard to adjacent land uses and no material is to be stored or piled on any road allowance or within 30 m (100 ft) of the bank of any river or watercourse.
12. The applicant, operator or any person who hauls the clean fill may be required by the Director of Operations to enter into a road maintenance agreement.
13. An applicant shall be required to enter into a development agreement with the Municipality to ensure the clean fill operation complies with all relevant requirements of this Bylaw including any additional conditions of approval necessary to secure the objectives of this Bylaw, including provisions for a financial guarantee equal to the cost of restoration of the site if deemed necessary by the Council.
14. Any approval of a clean fill operation shall be for a maximum period of two years and may be renewed at the discretion of Council providing the requirements of this Bylaw continue to be met.
15. Council shall place any additional conditions for approval deemed necessary to secure the objectives of this Bylaw.

Type II Clean Fill:

16. For the purpose of this section, a type II clean fill operation shall comprise the dumping or placement of clean fill from outside sources for the purpose of storage, processing and commercial distribution for financial gain.
17. Notwithstanding other provisions of this Bylaw, and in addition to the development standards for type I clean fill operations a type II clean fill operation is subject to the following additional development standards:
    a) a type II clean fill operation shall be required to locate directly adjacent to a provincial highway or a municipal roadway designated by the Municipality as a primary haul route.
    b) prior to initiation of any activity on the property, a Phase I Environmental Site Assessment by a qualified Professional Geotechnical Engineer licensed to practice in the Province of Saskatchewan shall be performed and submitted to the Municipality to ensure that the site intended for development is free of contaminants.
    c) the site shall be:
        i. fenced and gated with a locking gate, and a means of securing entry and exit to the site acceptable to the Municipality;
        ii. signed to identify hours of operation and acceptable clean fill materials.

d) All deposited material shall be documented and verified by the operator to ensure its origin is known and that all material dumped meet the criteria for clean fill set out in this Bylaw.
e) The applicant shall provide evidence of liability insurance coverage associated directly with the operation that is deemed appropriate by Council.
f) An approval of a type II clean fill operation shall be for a maximum period of five years and may be renewed at the discretion of Council providing the requirements of this Bylaw continue to be met.

11. **Land Farm:**

Notwithstanding other provisions of this Bylaw, a land farm is subject to the following development standards:

1. The applicant shall provide evidence of compliance with any applicable provincial and federal legislation or regulations including approvals where required.
2. Prior to approval, a Phase I Environmental Site Assessment by a qualified Professional Geotechnical Engineer licensed to practice in the Province of Saskatchewan shall be performed and submitted to the Municipality to ensure that the site intended for development is suitable for the intended purpose.
3. The applicant shall provide an operational plan acceptable to Council, identifying:
    a) the types of contaminants to be introduced into the soil and written evidence from a qualified professional that biodegradation occurs for all contaminants of concern;
    b) strategies for the management and protection of surficial and ground water resources including the siting and design of storm water runoff collection facilities;
    c) strategies for minimizing odour and dust generated by the activity; and
    d) strategies for preventing food chain contamination.
4. All deposited material shall be documented and verified by the applicant to ensure that its origin is known and that all of the contaminated material introduced meets applicable federal and provincial requirements.
5. The applicant shall be required to enter into a development agreement with the Municipality to ensure the land farm complies with all relevant requirements of this Bylaw including any additional conditions of approval secure the objectives of this Bylaw, including provisions for a financial guarantee equal to the cost of reclamation of the site if deemed necessary by the Council.
6. An approval of a land farm shall be for a maximum period of two years and may be renewed at the discretion of Council providing the requirements of this Bylaw continue to be met.
7. Council shall place any additional conditions for approval deemed necessary secure the objectives of this Bylaw

12. **Construction and Demolition Industries:**

Notwithstanding other provisions of this Bylaw, a construction and demolition materials industry is subject to the following development standards:

1. The applicant shall provide written evidence of compliance with any applicable provincial or federal legislation or regulations including approvals where required.
2. The applicant shall prepare and submit a detailed site plan showing the location of all buildings, landscaping, storage areas, access roads, weigh scales, sorting pads, processing, and stockpiling areas.

3. The applicant shall provide an operation plan, identifying:
    a) methods of processing;
    b) a comprehensive list of materials to be recycled;
    c) the hours of operation for collection, processing, and hauling activities;
    d) environmental controls, such as, but not limited to, mitigation for dust and debris control, air quality control and monitoring, berms to protect watercourse, surface and groundwater monitoring, and leachate treatment and control; and
    e) a lot grading and drainage plan prepared and approved by a registered Professional Engineer licensed to practice in the Province of Saskatchewan identifying how the site will be designed to protect surface and groundwater including leachate treatment and controls.
4. Notwithstanding subsection 3, construction and demolition materials brought to a facility approved for construction and demolition materials industry use must first be placed upon a pad for sorting prior to the materials being processed, stockpiled, or removed from the site. The pad shall be designed to prohibit materials and liquids from entering the groundwater table or a watercourse. The operational plan shall indicate how the operator intends to handle and treat or remove the material/leachate from the site.
5. All work or activity associated with the facility shall only be permitted between the hours of 7:00 a.m. to 8:00 p.m. Monday to Friday, inclusive and from 7:00 a.m. to 5:00 p.m. on Saturday and no work activity shall be conducted on any day of the week outside of the permitted hours or on Sunday or Statutory Holidays.
6. The site shall be:
    a) fenced and gated on all sides of the active area with a locking gate, and a means of securing entry and exit to the site acceptable to the Municipality; and
    b) signed to identify hours of operation and acceptable construction and demolition materials.
7. Materials stockpiled at the facility must meet the following conditions:
    a) the maximum height of any stockpile shall be 6 metres (19.69 ft.)
    b) the maximum base diameter of any stockpile shall be 75 metres (246.06 ft.); and
    c) the minimum separation distance between the nearest edge or face of stockpiles shall be 5 metres (16.40 ft.).
8. All deposited materials shall be documented and verified by the operator to ensure their origin are known and to confirm that all materials transported to the site comply with the conditions of the approval.
9. No construction and demolition materials shall remain on the site for longer than one year.
10. No hazardous substance shall be delivered to the facility other than those which are incidental to, and inadvertently delivered with the construction and demolition materials. The facility operator shall be responsible for removing and disposing of incidental hazardous substances as described herein to a licensed facility within 30 days of receipt of the same.
11. No solid waste other than the approved construction and demolition materials shall be delivered to the facility other than those which are incidental to, and inadvertently delivered with the construction and demolition materials. The facility operator shall be responsible for removing and disposing of incidental solid waste as described herein to a licensed facility within 30 days of receipt of the same.

12. The facility operator shall ensure that dust and noise control measures are undertaken at the request of and to the satisfaction of the Director of Public Works, to prevent the operation from becoming an annoyance to neighbouring landowners.
13. The facility operator shall apply appropriate methods for minimizing the noise created from machinery and equipment through proper location and property screening. Landscaping and screening materials may include but not limited to trees, shrubs, plants, lawns, earth berms, solid fencing, walls or a combination thereof.
14. The facility operator shall keep the site in a clean and tidy condition free from rubbish.
15. The access route shall be located away from existing residential dwelling units.
16. The development officer will provide written notice to all assessed landowners within 1.6 km (1 mile) of the subject property and will provide a minimum of 21 days from the date of mailing for public comment prior to formal consideration of the application by the Commission and Council.
17. Where an adjacent rural or urban municipality is within the 1.6 km (1 mile) radius of a subject property, written notice shall be provided to the municipal administration for comment. Every effort shall be made to give notice by regular mail to all landowners in an adjacent rural municipality which is located within the 1.6 km (1 mile) radius of the property.
18. Where a discretionary use is deemed by the Development Officer to have a potential significant effect upon assessed landowners along a transportation route, the area of notification shall be extended to include affected landowners along this route.
19. Notification shall indicate application details such as, but not limited to:
    a) a detailed site plan depicting the circulation and layout of the operation;
    b) the hours of operation for processing and hauling activities;
    c) types of equipment utilized in the operation and the models of equipment;
    d) types of raw inputs and outputs;
    e) quantity of materials processed;
    f) types of material stockpiled and duration of materials will remain stockpiled on site; and
    g) potential impacts of the proposed development and mitigation measures to minimize such potential impacts.
20. The applicant, the facility operator or any other persons who hauls the construction and demolition materials may be required to enter into a road maintenance agreement.
21. The applicant or the facility operator shall be required to enter into a development agreement with the Municipality to ensure the construction and demolition materials industry complies with all relevant requirement of this Bylaw including any additional conditions of approval necessary to secure the objectives of this Bylaw, including provisions for financial guarantee to the cost of restoration of the site if deemed necessary by Council.
22. Council shall place any additional conditions for approval deemed necessary to secure the objectives of this Bylaw.

Section 5: Zoning Districts

For the purpose of applying this Bylaw, the Municipality is divided into zoning districts.

The boundaries of the zoning districts are shown on the Zoning Maps in Appendix A which are attached to and form part of this Bylaw. Unless otherwise shown on the map, the boundaries of the said districts are site lines, center lines or streets, lands, roads or such lines extended and the boundaries of the Municipality.

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

Schedule A: Future Growth Sector Overlay District (FG)

1. Purpose or Intent:

In 1999, the City of Saskatoon and the Rural Municipality of Corman Park adopted the Future Growth Study. This study examined future growth strategies for the City including the identification of land required to accommodate its expansion to a population of 400,000 residents.

The following overlay district is intended to apply supplementary standards for development in areas designated as Future Growth Sectors to guide development that is complementary to the future expansion of the City of Saskatoon.

2. Overlay Application:

The development standards contained herein add to the standards of the underlying zoning district applicable to a site. Where the development standards of the underlying zoning district appear to be in conflict with the standards of this overlay district, these overlay district standards shall take precedence.

3. Defining the Area:

The provisions of this subsection shall apply to all lands identified on the City of Saskatoon Future Growth Overlay Map appended to this Bylaw as Figure 5.

4. Permitted Uses:

All permitted land uses in the underlying zoning district shall be permitted subject to compliance with the applicable Official Community Plan policies and regulations contained in this Bylaw.

5. Discretionary Uses:

1. New, or the expansion of existing, agriculturally related and non-agricultural commercial or industrial uses, regional or local waste management industries and recreational uses shall be considered at the discretion of Council subject to compliance with the applicable Official Community Plan policies and regulations contained in this Bylaw.

6. Prohibited Development:

The following developments shall be strictly prohibited within the FG Overlay District:

1. New intensive livestock operations
2. All land uses, buildings, structures or industrial processes that may be noxious or injurious, or constitute a nuisance beyond the building which contains it by reason of the production or emission of dust, smoke, refuse, matter, odour, gas, fumes, noise, vibration or other similar substances or conditions.

7. Development Standards for an Accessory Use or Building:

The regulations of the underlying zoning district shall be applied to development in the FG Overlay District, subject to compliance with the applicable Official Community Plan policies.

8. Development Standards for Signage:

The regulations of the underlying zoning district shall be applied to development in the FG Overlay District.

9. Parcel Density Standards:

The regulations of the underlying zoning district shall be applied to development in the FG Overlay District, subject to compliance with the applicable Official Community Plan policies.

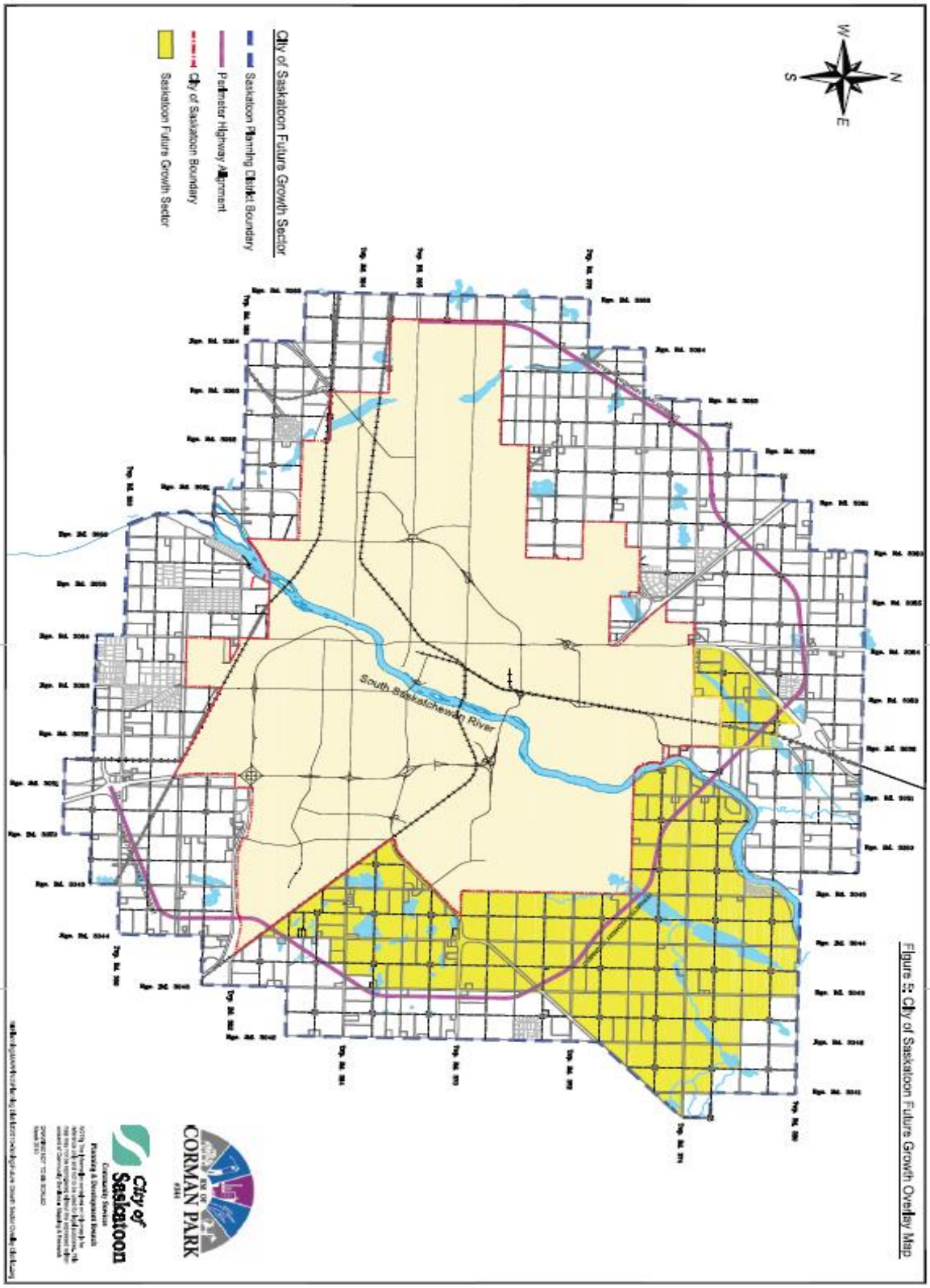
10. **Supplementary Development Standards:**

1. No person shall initiate any permitted, discretionary or accessory land use or development on lands within a FG Overlay District prior to obtaining a development permit from the Development Officer.
2. Where the underlying zoning district development standards differ from the requirements of the overlay district, the requirements of the overlay district shall apply.

11. **Site Development Standards:**

1. The site development standards of the underlying zoning district shall be applied to development in the FG Overlay District.

Figure 5: City of Saskatoon Future Growth Overlay Map



Schedule B: D-Flood Hazard Overlay District (DFH)

1. Purpose or Intent:

The intent of this overlay district is to regulate potential non-agricultural development in areas defined as flood hazard areas.

2. Overlay Application:

The development standards contained herein add to the standards of the underlying zoning district applicable to a site. Where the development standards of the underlying zoning district appear to be in conflict with the standards of this overlay district, these overlay district standards shall take precedence.

3. Defining the Area:

The provisions of this subsection shall apply to all lands identified on the Flood Hazard Maps appended to this Bylaw as Figures 6 and 7 and to areas of the Municipality deemed to be susceptible to regular flooding based upon historical data, high water marks, photographs of past flooding and in consultation with the Saskatchewan Watershed Authority and other provincial agencies.

1. Within the D-Flood Hazard Overlay District (DFH), a two zone policy shall apply based upon lands defined as flood fringe or floodway.
2. For the purposes of delineating floodway and flood fringe lands within the South Saskatchewan River Valley:
    a) the floodway shall include any lands in which the rate of flow of floodwaters associated with a 1:500 flood would exceed 1 metre per second; and
    b) the flood fringe shall include any lands in which the rate of flow of floodwaters associated with a 1:500 flood would be at or below 1 metre per second.
3. For the purposes of delineating floodway and flood fringe lands outside of the South Saskatchewan River Valley:
    a) The floodway shall be include any lands:
        i. in which the rate of flow of floodwaters associated with a 1:500 flood would exceed 1 metre per second; or
        ii. with a geodetic elevation greater than 1 metre below the design flood level; or
        iii. where development will create an excessive hindrance to the hydraulic efficiency of the watercourse.
    b) The flood fringe shall be include any lands:
        i. in which the rate of flow of floodwaters associated with a 1:500 flood would be at or below 1 metre per second; and
        ii. with a geodetic elevation equal to or less than 1 metre below the design flood level; and
        iii. where development will not create an excessive hindrance to the hydraulic efficiency of the watercourse.

4. Permitted Uses:

The following additional restrictions on uses permitted by the underlying zoning district shall apply to lands within the DFH - Flood Hazard Overlay District.

1. In a flood fringe:
    a) new residential developments shall comply with the flood proofing standards of this overlay district.

b) commercial and industrial uses shall be limited to those existing and having a valid development permit at the time of passage of this bylaw.
c) existing residential development having a valid development permit at the time of passage of this bylaw shall be deemed conforming uses.

2. In a floodway:

a) existing residential, commercial and industrial uses shall be limited to those existing and having a valid development permit at the time of passage of this bylaw.

5. Discretionary Uses:

Subject to the limitations contained in Section 4, the provisions of the underlying district respecting discretionary uses apply in the DFH - Flood Hazard Overlay District.

6. Prohibited Development

The following developments shall be strictly prohibited within the D-Flood Hazard Overlay District:

1. All uses of land, buildings or structures except those specifically noted as permitted or discretionary.
2. New residential dwellings, commercial or industrial buildings, or any building intended for public occupation or for the storage of materials damageable by flood waters and including structures where agricultural products are processed, treated or packaged in the floodway.

7. Development Standards for an Accessory Use or Building:

In addition to the development standards contained within the underlying zoning district, the following standards shall apply to accessory uses, buildings and structures within the DFH Overlay District:

1. Accessory buildings or structures where approved herein and attached to a building requiring flood proofing shall be subject to the flood proofing requirements that apply to the principal building to which they are attached.

8. Development Standards for Signage:

The development standards for signage in the underlying zoning district shall be applied to development in the DFH Overlay District.

9. Parcel Density Standards:

The subdivision of land within the DFH Overlay District shall comply with the Flood Plain Policies contained within the Official Community Plan.

10. Development Standards for Flood Proofing:

1. Any application for development to construct, erect, place, alter, repair, renovate, relocate or reconstruct a building subject to flood proofing shall include plans in duplicate drawn to scale showing:
   a) the dimensions, and surveyed geodetic elevations of the subject property;
   b) the location and surveyed geodetic elevations of existing and proposed buildings including the elevation of the lowest opening in the building foundation, well head and top of the sewage tank; and;
   c) a design strategy for flood proofing acceptable to the Municipality.
2. As illustrated in Figure 8, if flooding is to be mitigated by raising the structure on fill, the amount of fill shall be sufficient to elevate the lowest building grade level including the lowest opening in the foundation, above the design flood level based on the following conditions:
   a) backfill must be graded away from the foundation at a slope not exceeding 1 in 30 (3.3 % grade) for a distance of at least 4.5 metres from the base of the structure;

b) the slope for the remainder of the mound shall not exceed 1 in 4 (25 % grade); and
c) the top of the building foundation, any opening in the foundation wall, the well head and the septic tank must be located within an elevated area at or above the design flood level.

3. Foundation plans for structures on raised fill or piles must be certified by a Professional Engineer licensed to practice in the Province of Saskatchewan to effectively withstand hydrostatic, hydrodynamic and impact forces produced by flooding and shall be sufficiently anchored to prevent flotation, collapse, or lateral movement of the structure.

4. Immediately after the foundation has been constructed and a building inspection has been completed, but before any construction of the first floor has been initiated, the applicant shall contact a Saskatchewan Land Surveyor to prepare a site plan illustrating and confirming the following, and submit it to the Municipality for approval:

    a) the elevations of the top of the mound, the top of the foundation, any opening in the foundation wall, and the well head and septic tank openings;
    b) the grade of the mound as required in subsection 10.2 of this schedule; and
    c) the locations of the building, the well and the septic tank within the elevated area.

5. Where alternate forms of flood proofing are being proposed, the foundation design and flood proofing strategy shall be designed by a Professional Engineer licensed to practice in the Province of Saskatchewan to effectively withstand hydrostatic, hydrodynamic and impact forces produced by flooding. The construction materials used shall be resistant to flood damage. The submission of the design shall be accompanied by a written report identifying the limitations to the design, expected lifespan and inspection and maintenance requirements.

6. Areas of a building lying below the design flood level elevation shall not be used for the installation of furnaces, major electrical switches or other fixed equipment susceptible to damage by floodwater.

7. Where wet flood proofing is proposed as an alternative for residential dwelling units:

    a) the areas of the building lying below the design flood level elevation shall be non-inhabitable and used solely for parking, building access or limited storage activities, and no furnaces, major electrical switches or other fixed equipment susceptible to damage by floodwater shall be permitted; and
    b) the building shall be designed to allow for the automatic entry and exit of flood waters through the use of openings in the foundation or building walls, and the buildings supporting structures shall be constructed of flood resistant materials.

8. Septic tanks and water well heads shall be situated at or above the design flood level elevation.

11. **Site Development Standards:**

The site area, yard setbacks and frontage requirements of the underlying zoning district shall be applied to development in the DFH Overlay District.

Figure 6: Flood Hazard Map #1

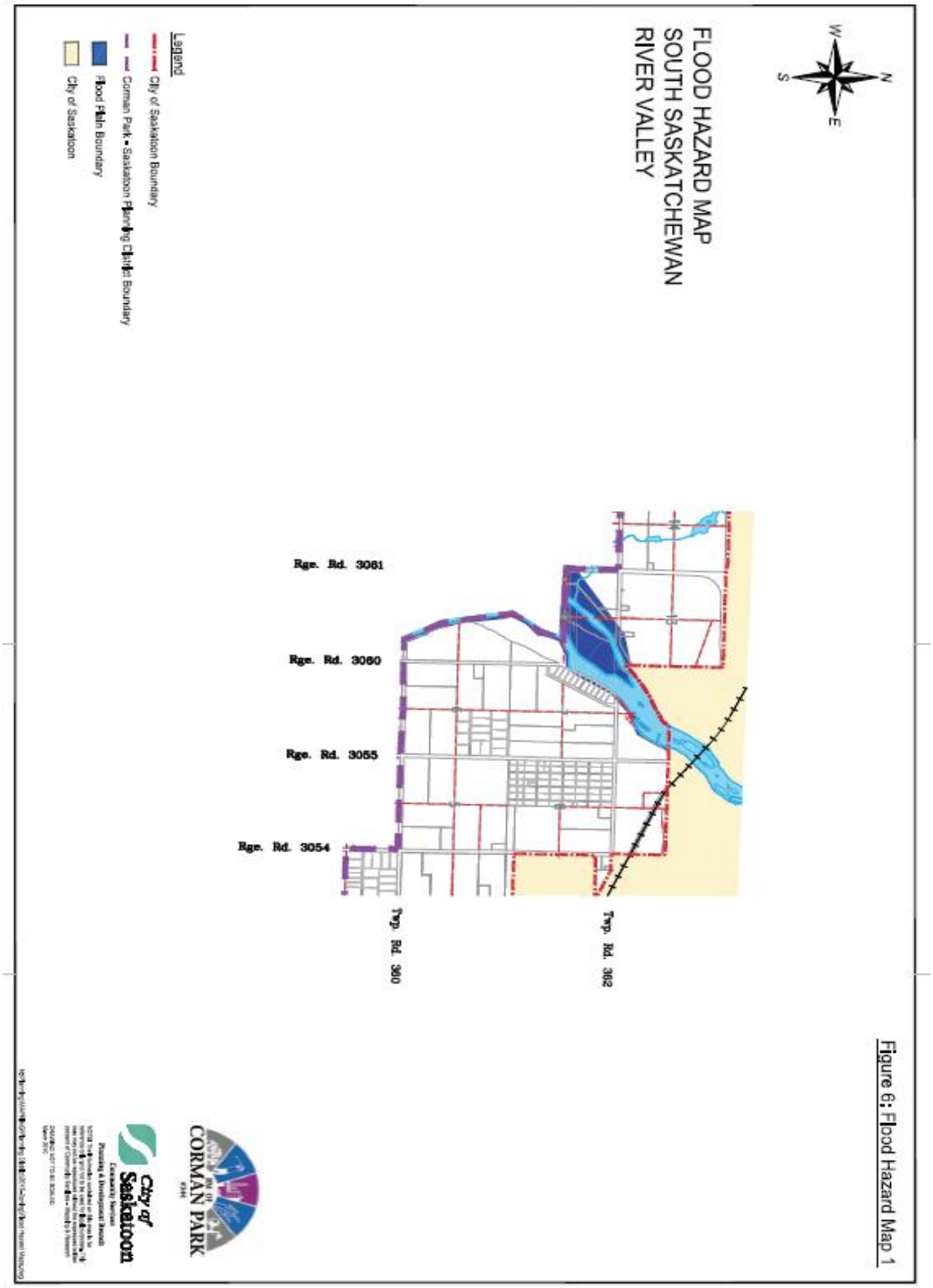


Figure 7: Flood Hazard Map #2

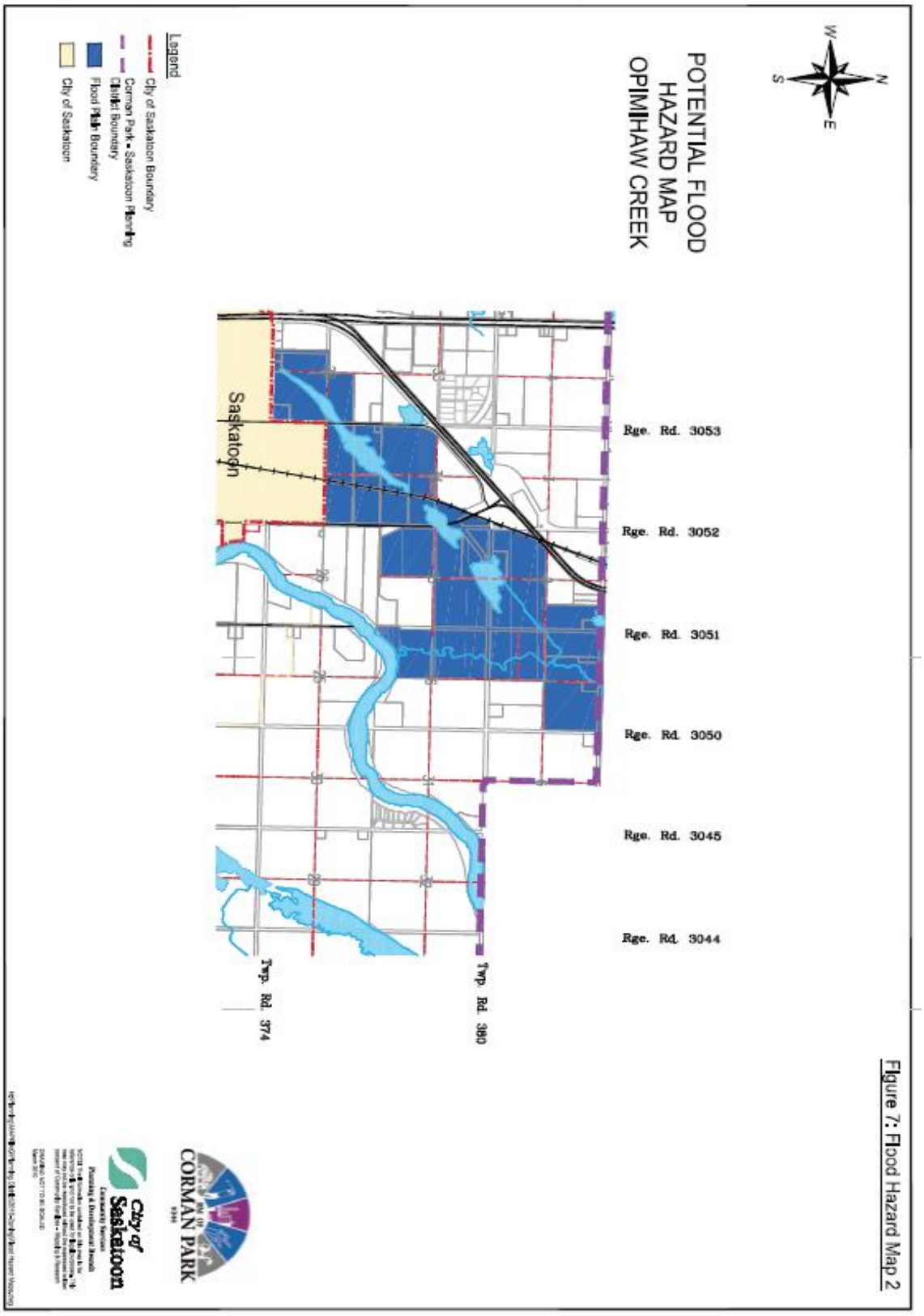
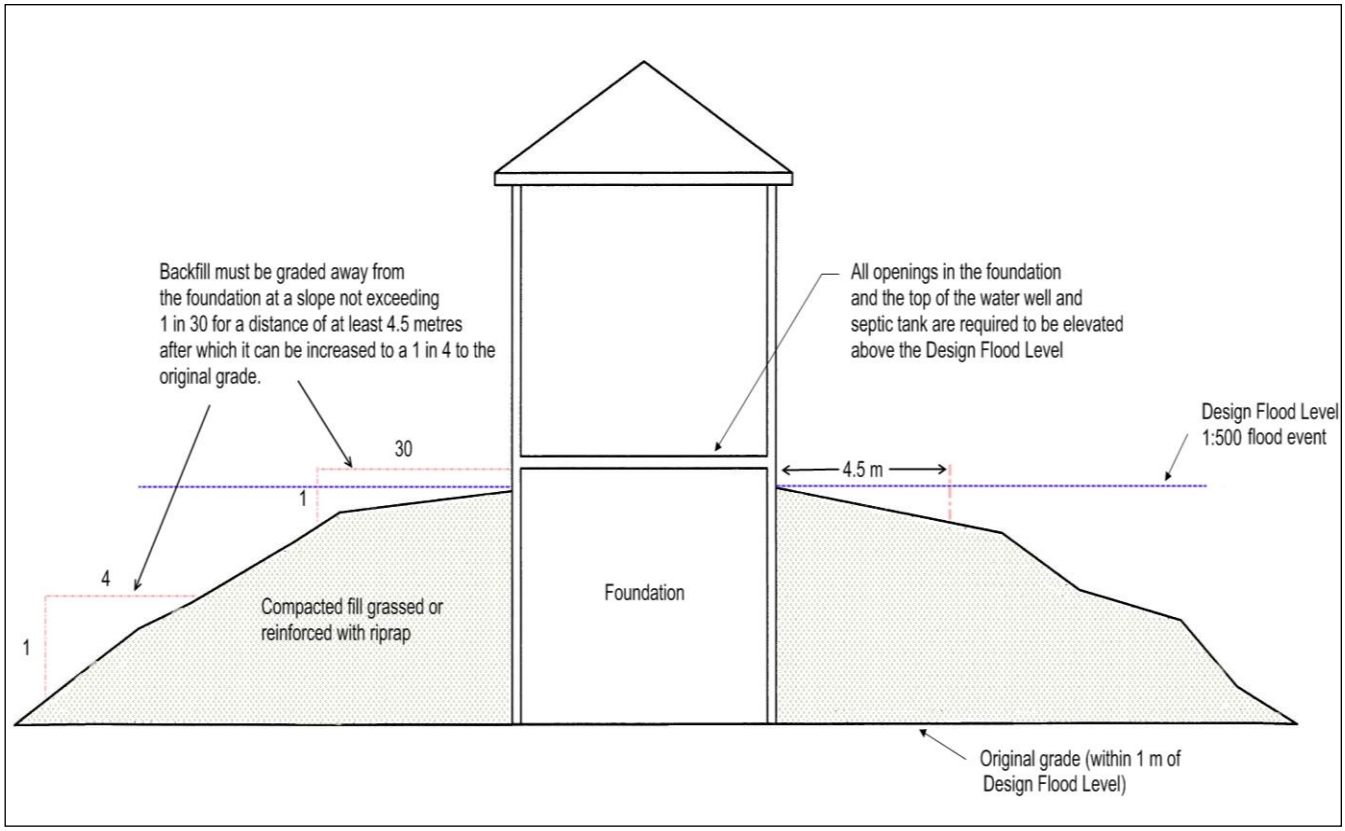


Figure 7: Flood Hazard Map 2

Figure 8: Flood Proofing Using Fill Material



Schedule C: D-Agricultural 1 District (DAG1)

1. Purpose or Intent:

D-Agricultural 1 Districts are intended to provide for the continuation of traditional extensive agricultural pursuits on large sites while recognizing the capability of more intensive agricultural activities being successfully developed on smaller sites of land.

The purpose of the D-Agricultural 1 District is to provide areas capable of accommodating extensive and intensive agricultural activities. This District provides for a range of complementary uses that are compatible with agricultural and non-agricultural land uses in close proximity to the City of Saskatoon while supporting the diversification of agriculture.

2. Permitted Uses:

In any D-Agricultural 1 District (DAG1), no person shall use any land, building or structure or erect any building or structure except in accordance with the following provisions:

1. Agricultural operation
2. Public utility or municipal facilities

3. Discretionary Uses:

The following uses may be considered at the discretion of Council and where specific development standards apply, a footnote reference is provided to Section 4 of this schedule:

1. Agricultural support service
2. Agricultural Tourism Use ***(Bylaw 45/16, Approved February 22, 2017)***
3. Bed and Breakfast Home ***(Bylaw 45/16, Approved February 22, 2017)***
4. Boarding or breeding kennel
5. Community facility
6. Community care facility
7. Garden suite
8. Home based business [1,2,3]
9. Intensive agriculture – horticulture
10. Intensive agriculture – livestock [5]
11. Interment service excepting funeral home
12. Local waste management and remediation industry [4]
13. Mineral resource extraction industry
14. Mineral resource storage and processing operation
15. Telecommunication facility
16. Vacation Farm ***(Bylaw 45/16, Approved February 22, 2017)***

4. Specific Development Standards for Discretionary Uses:

1. For the purposes of this zoning district, a home based business may also include RTM construction and assembly. Notwithstanding other provisions of this Bylaw, and in addition to the development standards for a home based business, this land use is subject to the following additional development standards:

a) construction and assembly is limited to a single RTM on a property at one time;
b) the RTM may not be occupied as a residence on the property;
c) a completed RTM must be removed from the property within 6 months of the date of completion as determined by the Development Officer; and
d) each RTM constructed requires a development permit and is subject to the requirements of the Municipal Building Bylaw.

2. For the purposes of this zoning district, a home based business may also include an indoor commercial storage use. Notwithstanding other provisions of this Bylaw, and in addition to the development standards for a home based business, this land use is subject to the following additional development standards:

    a) the cumulative gross floor area dedicated for the storage activities shall not exceed 40% of the combined gross floor area of the residential and residential accessory buildings on the property; and
    b) the applicant may be required to enter into a road maintenance agreement as a condition of approval.

3. For the purposes of this zoning district, a home based business may also include an equestrian facility, day care service or an animal health care service subject to compliance with the development standards for a home based business in addition to any other standards prescribed by this Bylaw for a specific use.

4. For the purposes of this zoning district, a local waste management and remediation industry shall be limited to a land farm or type I clean fill operation.

5. For the purposes of this zoning district, discretionary use approval for an intensive livestock operation is limited to the expansion of existing operations located outside of a designated future growth sector of Saskatoon holding a valid development permit at the time of the adoption of this Bylaw.

5. **Prohibited Development:**

The following developments shall be strictly prohibited within a DAG 1 District:

1. All uses of land, buildings, structures or industrial processes that may be noxious or injurious, or constitute a nuisance beyond the building which contains it by reason of the production or emission of dust, smoke, refuse, matter, odour, gas, fumes, noise, vibration or other similar substances or conditions.

2. All uses of land, buildings and structures except those specifically noted as permitted or discretionary.

6. **Development Standards for an Accessory Use or Building:**

In additional to the General Regulations contained herein, the following additional development standards shall apply to accessory uses, buildings and structures within a DAG 1 District:

1. A permitted accessory land use, building or structure shall be defined as any building, structure or a use which is subordinate and exclusively devoted to the principal building, principal structure, or principal use of the site.

2. The setbacks and general performance standards for an accessory building or structure shall meet the same requirements as the principal building or structure.

3. A single detached agricultural residence and related residential accessory buildings are permitted as an accessory use to the principal use of a site as an agricultural operation.

4. Only those discretionary uses listed in Subsection 3.1, 3.2, 3.3, 3.4, 3.7, 3.8 and 3.13 may include a residential dwelling unit as a permitted accessory use.
5. Secondary residential dwelling units may be permitted on a site if required to accommodate personnel actively employed in a permitted agricultural operation subject to compliance with the General Regulations for secondary dwelling units contained in this Bylaw.
6. Home occupations shall be considered a permitted accessory use subject to compliance with the Standards of Development provided in Section 4 of this Bylaw.
7. Manure applications associated with non-intensive livestock operations and agricultural composting are considered accessory to an agricultural operation where the spreading occurs on the site in which it is produced.

7. **Development Standards for Signage:**

In additional to the General Regulations contained in this Bylaw, the following additional development standards shall apply to the placement or erection of signage within a DAG 1 District:

Large Scale Agricultural Commercial or Industrial Establishments	1. Free standing signs shall not exceed a height of 14 m (45.9 ft). 2. Multiple free standing signs located on a single site shall maintain a separation distance of 12 m (39.37 ft) for every square meter of gross surface area of the larger of the two signs. 3. There is no gross surface area requirement for free standing signs.
Interment Service, or Community Facility	1. One (1) multi-faced free standing sign shall be permitted per building frontage not exceeding a gross surface area of 14 m^2 (150.7 ft^2) and a height of 14 m (45.9 ft). 2. Where a building maintains direct exposure to more than one public right of way, a second free standing sign shall be allowable following the previous regulations.
All other Permitted and Discretionary Uses	1. One (1) multi-faced free standing sign shall be permitted per building frontage not exceeding a gross surface area of 3 m^2 (32.3 ft^2) and a height of 2.5 m (8.2 ft) 2. Where a building maintains direct exposure to more than one public right of way, a second free standing sign shall be allowable following the previous regulations. 3. Illumination limited to 75 watts and shall not include electronic message boards.

8. **Site Development Standards:**

In additional to the General Regulations contained in this Bylaw, the following additional development standards shall apply to development on a site within a DAG 1 District:

Land Use	Min. Site Area	Max. Site Area	Min. Front Yard Setback	Min. Side Yard Setback	Min. Rear Yard Setback	Min. Flanking Yard Setback	Min. Frontage
Agricultural Operations	32.4 ha (80 acres)	64.8 ha (160 acres)	45 m (147.6 ft)	15 m (49.2 ft)	15 m (49.2 ft)	45 m (147.6 ft)	None
Discretionary Uses, except where subdivision is proposed, and except Public Utilities, Municipal Facilities or Telecommunication Facility	32.4 ha (80 acres)	64.8 ha (160 acres)	45 m (147.6 ft)	15 m (49.2 ft)	15 m (49.2 ft)	45 m (147.6 ft)	None
Discretionary Uses where subdivision is proposed, excepting Agricultural Support Services, Intensive Agriculture, Interment Services, Public Utilities, Municipal Facilities or Telecommunication Facility	1 ha (2.47 acres)	4.05 ha (10 acres)	45 m (147.6 ft)	15 m (49.2 ft)	15 m (49.2 ft)	45 m (147.6 ft)	None
Agricultural Support Services and Intensive Agriculture where subdivision is proposed	1 ha (2.47 acres)	64.8 ha (160 acres)	45 m (147.6 ft)	15 m (49.2 ft)	15 m (49.2 ft)	45 m (147.6 ft)	None
Interment Services, Public Utilities, Municipal Facilities or Telecommunication Facility	None	None	None	None	None	None	None

(Bylaw 15/14, Approved August 26, 2014)

1. The minimum site area constituting an agricultural operation shall be 32.4 ha (80 acres) or equivalent. Equivalent shall mean 32.4 ha (80 acres) or 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, government action, natural features such as water courses or water bodies, or as a result of subdivision as permitted by the Official Community Plan policies.
2. Front and flanking yard setbacks are measured from the centerline of the road allowance.
3. Where a front or flanking yard abuts a provincial highway, a greater setback may be required by the Ministry of Highways and Infrastructure
4. The subdivision of land within the DAG 1 District shall comply with the Agricultural Subdivision Policies contained within the Official Community Plan.

5. Subdivision for the purposes of establishing a single parcel country residential yard site shall be subject to rezoning to an appropriate zoning district and compliance with all relevant area, and frontage requirements of that zoning district.
6. For sites adjacent to the Saskatoon International Airport, the location and maximum constructed height of a building or structure shall be subject to the approval of the Saskatoon Airport Authority.

9. **Landscaping Standards:**

Prior to the issuance of a development permit for an agricultural support service use, the applicant shall be required to submit a landscape plan with a schedule of completion which is satisfactory to the Development Officer and prepared in compliance with the Commercial and Industrial Landscaping Requirements provided in this Bylaw.

Schedule D: D-Country Residential 1 Districts (DCR1)

1. Purpose or Intent:

This District is characterized by large acreage residential development which is complementary to the continuation of agricultural activity.

D-Country Residential 1 Districts (DCR1) are designed and located to provide for the separation of residential activity from agricultural operations while maintaining a close link to the operations and a rural farm lifestyle. These developments are located to maximize the efficient use of existing sites along well developed road networks. The permitted and discretionary uses within this Zoning District provides for residential uses that are compatible with the agricultural character of the area.

2. Permitted Uses:

In any D-Country Residential 1 District (DCR1), no person shall use any land, building or structure or erect any building or structure except in accordance with the following provisions:

1. A single detached country residence including a mobile home or RTM dwelling
2. Public utility or municipal facilities

3. Discretionary Uses:

The following uses may be considered at the discretion of Council and where specific development standards apply, a footnote reference is provided to Section 4 of this schedule:

1. Agricultural Tourism Use ***(Bylaw 45/16, Approved February 22, 2017)***
2. Bed and Breakfast Home ***(Bylaw 45/16, Approved February 22, 2017)***
3. Community facility
4. Garden suite
5. Home based business [1, 2]
6. Local waste management and remediation industry [3]
7. Mineral resource extraction industry
8. Residential care facility
9. Telecommunication facility
10. Vacation Farm ***(Bylaw 45/16, Approved February 22, 2017)***

4. Specific Development Standards for Discretionary Uses:

1. For the purposes of this zoning district, a home based business may also include an equestrian facility, day care service animal kennel or an animal health care service subject to compliance with the development standards for a home based business in addition to any other standards prescribed by this Bylaw for a specific use. ***(Bylaw 38/12, Approved April 26, 2013)***
2. For the purposes of this zoning district, the outdoor storage or display of inventory associated with a home based business shall be screened to the satisfaction of the Development Officer.
3. For the purposes of this zoning district, a local waste management and remediation industry shall be limited to a type I clean fill operation.

5. Prohibited Development:

The following developments shall be strictly prohibited within a DCR1 District:

1. All uses of land, buildings, structures or industrial processes that may be noxious or injurious,

or constitute a nuisance beyond the building which contains it by reason of the production or emission of dust, smoke, refuse, matter, odour, gas, fumes, noise, vibration or other similar substances or conditions.

2. All uses of land, buildings and structures except those specifically noted as permitted or discretionary.

6. Development Standards for an Accessory Use or Building:

In additional to the General Regulations contained in this Bylaw, the following additional development standards shall apply to accessory uses, buildings and structures within a DCR1 District:

1. A permitted accessory land use, building or structure shall be defined as any building, structure or a use which is subordinate and exclusively devoted to the principal building, principal structure, or principal use of the site.
2. The setbacks and general performance standards for an accessory building or structure shall meet the same requirements as the principal building or structure.
3. Home occupations shall be considered a permitted accessory use subject to compliance with the Standards of Development provided in Section 4 of this Bylaw.

7. Development Standards for Signage:

In additional to the General Regulations contained in this Bylaw, the following additional development standards shall apply to the placement or erection of signage within a DCR1 District:

All Permitted and Discretionary Uses	1. One (1) non-illuminated multi-faced free standing sign shall be permitted per building frontage not exceeding a gross surface area of 2 m^2 (21.5 ft^2) and a height of 2.5 m (8.2 ft). 2. Where a building maintains direct exposure to more than one public right of way, a second free standing sign shall be allowable following the previous regulations.

8. Site Development Standards:

In additional to the General Regulations contained in this Bylaw, the following additional development standards shall apply to development on a site within a DCR1 District:

Land Use	Min. Site Area	Max. Site Area	Min. Front Yard Setback	Min. Side Yard Setback	Min. Rear Yard Setback	Min. Flanking Yard Setback	Min. Frontage
All Permitted and Discretionary Uses, except Public Utilities, Municipal Facilities or Telecommunication Facility	1 ha (2.47 acres)	4.05 ha (10 acres)	45 m (147.6 ft)	15 m (49.2 ft)	15 m (49.2 ft)	45 m (147.6 ft)	None
Public Utilities, Municipal Facilities or Telecommunication Facility	None	None	None	None	None	None	None

(Bylaw 15/14, Approved August 26, 2014)

1. Excepting the additional residential development density permitted under Section 5.4.8 of the Official Community Plan, residential lot density shall not exceed two (2) country residential building sites per quarter section.
2. Any 16.2 ha (40 acre) parcel registered in the Land Titles Registry prior to the adoption of the initial District Development Plan (April 18, 1983) may be re-subdivided provided the proposed re-subdivision:
    a) does not increase the number of developable lots within the 16.2 ha (40 acre) parcel;
    b) the sites can accommodate on-site sewage disposal and waste services; and
    c) the subdivision is consistent with all relevant policies within the Official Community Plan and complies with all standards defined herein. ***(Bylaw 07/12, Approved April 27, 2012)***
3. The minimum site area for a permitted or discretionary use in a DCR1 District shall be 1 ha (2.47 acres) and the maximum site area shall be 4.05 ha (10 acres) except:
    a) in the case of a site physically severed as a result of road right-of-way or railway plans, drainage ditch, pipeline or transmission line development or similar barrier, or natural features such as water courses or water bodies, there shall be no maximum site area. Existing residential sites may be enlarged to include adjoining land physically severed as a result of the above noted barriers.
    b) in the case of a site which existed in the Land Titles Registry prior to the adoption of this Bylaw that does not conform to the area requirements for the DCR1 District, there shall be no minimum or maximum site area required.
    c) in the case of a site created pursuant to Section 2, there shall be no minimum or maximum site area required. ***(Bylaw 07/12, Approved April 27, 2012)***
    d) in the case of residential sites which existed prior to the adoption of the initial District Development Plan (April 18, 1983), relaxations of the maximum site area may be permitted to allow the entire residential yard site to be included in the subdivision.
4. Front and flanking yard setbacks are measured from the centerline of the road allowance.
5. Where a front or side yard abuts a provincial highway, a greater setback may be required by the Ministry of Highways and Infrastructure.
6. For sites adjacent to Saskatoon International Airport, the maximum constructed height of a building or structure shall be subject to the approval of the Saskatoon Airport Authority.

Schedule E: D-Country Residential 2 District (DCR2)

1. Purpose or Intent:

Country Residential 2 Districts are intended to accommodate additional low density country residential development on parcels fragmented by natural or manmade features such as rivers and rail lines.

The permitted and discretionary uses within this Zoning District provides for residential uses that are compatible with the agricultural character of the area.

2. Permitted Uses:

In any D-Country Residential 2 District (DCR2), no person shall use any land, building or structure or erect any building or structure except in accordance with the following provisions:

1. A single detached country residence including a mobile home or RTM dwelling
2. Public utility or municipal facilities

3. Discretionary Uses:

The following uses may be considered at the discretion of Council and where specific development standards apply, a footnote reference is provided to Section 4 of this schedule:

1. Agricultural Tourism Use ***(Bylaw 45/16, Approved February 22, 2017)***
2. Bed and Breakfast Home ***(Bylaw 45/16, Approved February 22, 2017)***
3. Community facility
4. Garden suite
5. Home based business [1, 2]
6. Local waste management and remediation industry [3]
7. Mineral resource extraction industry
8. Residential care facility
9. Telecommunication facility
10. Vacation Farm ***(Bylaw 45/16, Approved February 22, 2017)***

4. Specific Development Standards for Discretionary Uses:

1. For the purposes of this zoning district, a home based business may also include an equestrian facility, day care service or an animal health care service subject to compliance with the development standards for a home based business in addition to any other standards prescribed by this Bylaw for a specific use.
2. For the purposes of this zoning district, the outdoor storage or display of inventory associated with a home based business shall be screened to the satisfaction of the Development Officer.
3. For the purposes of this zoning district, a local waste management and remediation industry shall be limited to a type I clean fill operation.

5. Prohibited Development:

The following developments shall be strictly prohibited within a DCR2 District:

1. All uses of land, buildings, structures or industrial processes that may be noxious or injurious, or constitute a nuisance beyond the building which contains it by reason of the production or emission of dust, smoke, refuse, matter, odour, gas, fumes, noise, vibration or other similar substances or conditions.

2. All uses of land, buildings and structures except those specifically noted as permitted or discretionary.

6. Development Standards for an Accessory Use or Building:

In additional to the General Regulations contained in this Bylaw, the following additional development standards shall apply to accessory uses, buildings and structures within a DCR2 District:

1. A permitted accessory land use, building or structure shall be defined as any building, structure or a use which is subordinate and exclusively devoted to the principal building, principal structure, or principal use of the site.
2. The setbacks and general performance standards for an accessory use, building or structure shall meet the same requirements as the principal use, building or structure.
3. Home occupations shall be considered a permitted accessory use subject to compliance with the Standards of Development provided in Section 4 of this Bylaw.

7. Development Standards for Signage:

In additional to the General Regulations contained in this Bylaw, the following additional development standards shall apply to the placement or erection of signage within a DCR2 District:

All Permitted and Discretionary Uses	1. One (1) non-illuminated multi-faced free standing sign shall be permitted per building frontage not exceeding a gross surface area of 2 m^2 (21.5 ft^2) and a height of 2.5 m (8.2 ft). 2. Where a building maintains direct exposure to more than one public right of way, a second free standing sign shall be allowable following the previous regulations.

8. Site Development Standards:

In additional to the General Regulations contained in this Bylaw, the following additional development standards shall apply to development on a site within a DCR2 District:

Land Use	Min. Site Area	Max. Site Area	Min. Front Yard Setback	Min. Side Yard Setback	Min. Rear Yard Setback	Min. Flanking Yard Setback	Min. Frontage
All Permitted and Discretionary Uses, except Public Utilities, Municipal Facilities or Telecommunication Facility	1 ha (2.47 acres)	4.05 ha (10 acres)	45 m (147.6 ft)	15 m (49.2 ft)	15 m (49.2 ft)	45 m (147.6 ft)	None
Public Utilities, Municipal Facilities or Telecommunication Facility	None	None	None	None	None	None	None

(Bylaw 15/14, Approved August 26, 2014)

1. Residential lot density within any DCR2 District shall not exceed four (4) country residential building sites per quarter section.
2. The minimum site area for a permitted or discretionary use in a DCR2 District shall be 1 ha (2.47 acres).

3. Front and flanking yard setbacks are measured from the centerline of the road allowance unless otherwise provided herein..
4. Where a front or side yard abuts a provincial highway, a greater setback may be required by the Ministry of Highways and Infrastructure.
5. For sites adjacent to Saskatoon International Airport, the maximum constructed height of a building or structure shall be subject to the approval of the Saskatoon Airport Authority.

Schedule F: D-Country Residential 3 Overlay District (DCR3)

1. **Purpose or Intent:**

This overlay district applies standards for development in existing multi-parcel country residential subdivisions enabling further subdivision of lots that is complementary to existing development.

2. **Overlay Application:**

The development standards contained herein add to the standards of the underlying zoning district applicable to a site. Where the development standards of the underlying zoning district appear to be in conflict with the standards of this overlay district, these overlay district standards shall take precedence.

3. **Defining the Area:**

The provisions of this subsection shall apply to all lands identified on the Residential Overlay Map appended to this Bylaw as Figure 9.

4. **Permitted Uses:**

All permitted land uses in the underlying zoning district shall be permitted subject to compliance with the applicable Official Community Plan policies and development standards contained in this Bylaw.

5. **Discretionary Uses:**

All discretionary uses in the underlying zoning district shall be considered subject to compliance with the applicable Official Community Plan policies and development standards contained in this Bylaw.

6. **Prohibited Development:**

All prohibited uses in the underlying zoning district shall apply to development within the DCR3 Overlay District.

7. **Development Standards for an Accessory Use or Building:**

The development standards of the underlying zoning district shall be applied to development in the DCR3 Overlay District, subject to compliance with the applicable Official Community Plan policies.

8. **Development Standards for Signage:**

The development standards of the underlying zoning district shall be applied to development in the DCR3 Overlay District.

9. **Parcel Density Standards:**

The re-subdivision of lots within a DCR3 Overlay District shall be subject to compliance with the applicable Official Community Plan policies.

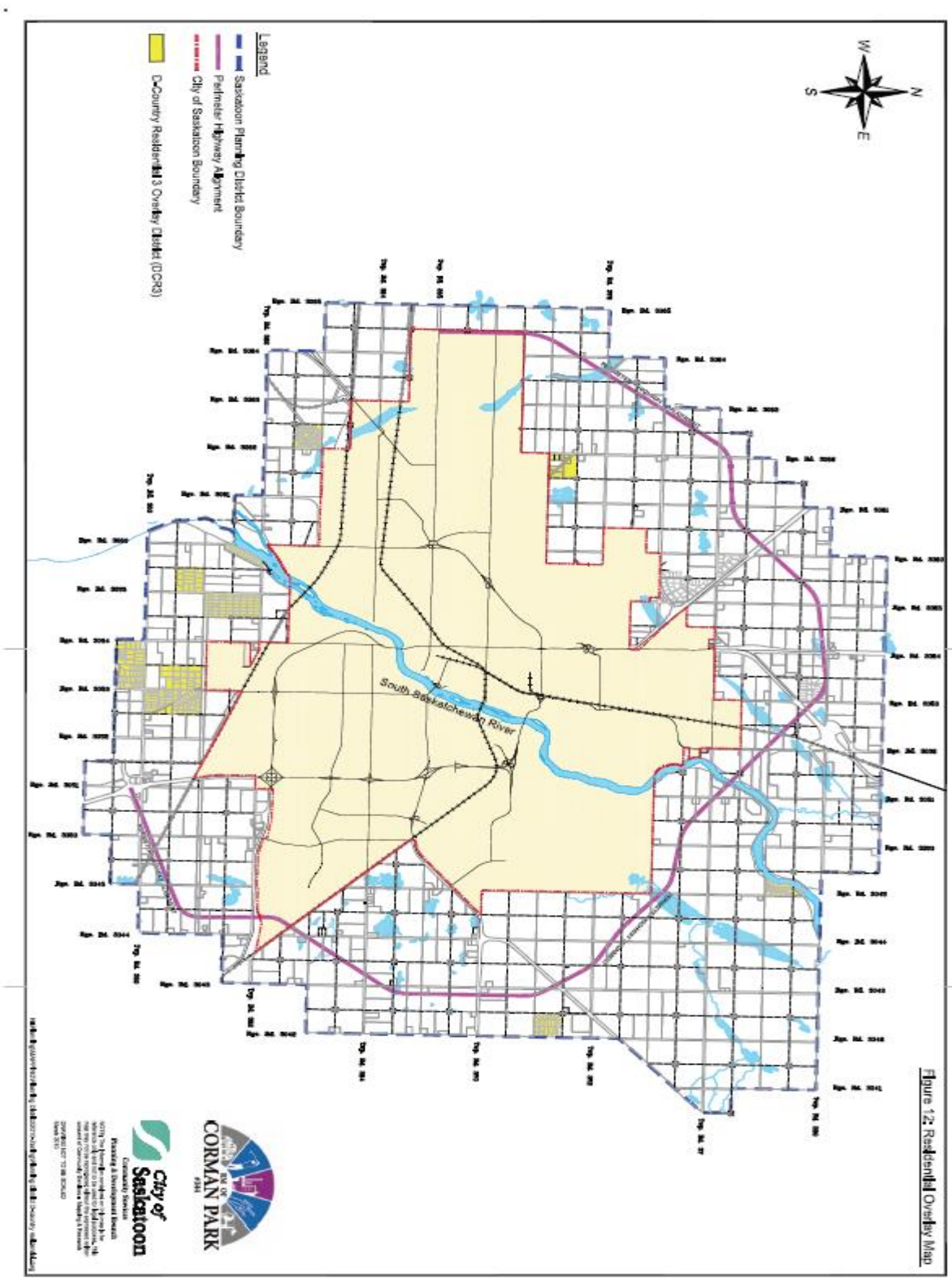
10. **Site Development Standards:**

In addition to the development standards contained within the underlying zoning district, the following regulation shall apply to all sites within a DCR3 Overlay District:

1. The minimum site area for a permitted or discretionary use in a DCR3 District shall be 1.86 ha (4.6 acres) except:

    a) in the case of a site which existed in the Land Titles Registry prior to the adoption of the Bylaw that does not conform to the area requirements for the DCR3 District, there shall be no minimum site area required.

Figure 9: Residential Overlay Map



Schedule G: D-Country Residential 4 District (DCR4)

1. Purpose or Intent:

The purpose of the D-Country Residential 4 District is to accommodate a rural residential lifestyle where the essential land requirement is for a building site and space rather than for productive agricultural purposes.

This District is characterized by relatively high density, clustered residential development. D-Country Residential 4 Districts (DCR4) are designed and located to provide for additional residential developments along well developed municipal roadways where the provision of services such as common water systems can be efficiently extended. This District provides for a limited range of complementary uses that are compatible with residential uses.

2. Permitted Uses:

In any D-Country Residential 4 District (DCR4), no person shall use any land, building or structure or erect any building or structure except in accordance with the following provisions:

1. A single detached country residence including a RTM dwelling
2. Public utility or municipal facilities

3. Discretionary Uses:

The following uses may be considered at the discretion of Council and where specific development standards apply, a footnote reference is provided to Section 4 of this schedule:

1. Bed and Breakfast Home ***(Bylaw 45/16, Approved February 22, 2017)***
2. Community facility
3. Community Recreational Use
4. Garden suite
5. Home based business [1,2]
6. Local waste management and remediation industry [3]
7. Telecommunication facility

4. Specific Development Standards for Discretionary Uses:

1. For the purposes of this zoning district, a home based business involving industrial or industrially related activities shall be prohibited.
2. For the purposes of this zoning district, the outdoor storage or display of inventory associated with a home based business shall be screened to the satisfaction of the Development Officer.
3. For the purposes of this zoning district, a local waste management and remediation industry shall be limited to a type I clean fill operation.

5. Prohibited Development:

The following developments shall be strictly prohibited within a DCR4 District:

1. All uses of land, buildings, structures or industrial processes that may be noxious or injurious, or constitute a nuisance beyond the building which contains it by reason of the production or emission of dust, smoke, refuse, matter, odour, gas, fumes, noise, vibration or other similar substances or conditions.

2. All uses of land, buildings and structures except those specifically noted as permitted or discretionary.

6. Development Standards for an Accessory Use or Building:

In additional to the General Regulations contained in this Bylaw, the following additional development standards shall apply to accessory uses, buildings and structures within a DCR4 District:

1. A permitted accessory land use, building or structure shall be defined as any building, structure or a use which is subordinate and exclusively devoted to the principal building, principal structure, or principal use of the site.
2. The setbacks and general performance standards for an accessory use, building or structure shall meet the same requirements as the principal use, building or structure.
3. Home occupations shall be considered a permitted accessory use subject to compliance with the Standards of Development provided in Section 4 of this Bylaw.

7. Development Standards for Signage:

In additional to the General Regulations contained in this Bylaw, the following additional development standards shall apply to the placement or erection of signage within a DCR4 District:

All Permitted and Discretionary Uses	1. One (1) non-illuminated multi-faced free standing sign shall be permitted per building frontage not exceeding a gross surface area of 2 m^2 (21.5 ft^2) and a height of 2.5 m (8.2 ft). 2. Where a building maintains direct exposure to more than one public right of way, a second free standing sign shall be allowable following the previous regulations.

8. Site Development Standards:

In additional to the General Regulations contained in this Bylaw, the following additional development standards shall apply to development on a site within a DCR4 District:

Land Use	Min. Site Area	Max. Site Area	Min. Front Yard Setback	Min. Side Yard Setback	Min. Rear Yard Setback	Min. Flanking Yard Setback	Min. Frontage
Country Residence	0.4 ha (1 acre)	4.05 ha (10 acres)	45 m (147.6 ft)	3 m (9.8 ft)	10 m (32.8 ft)	45 m (147.6 ft)	30 m (98.4 ft)
Community Recreational Use	0.4 ha (1 acre)	None	45 m (147.6 ft)	3 m (9.8 ft)	10 m (32.8 ft)	45 m (147.6 ft)	30 m (98.4 ft)
All Other Discretionary Uses	0.4 ha (1 acre)	4.05 ha (10 acres)	45 m (147.6 ft)	3 m (9.8 ft)	10 m (32.8 ft)	45 m (147.6 ft)	30 m (98.4 ft)
Public Utilities, Municipal Facilities, Telecommunication Facility	None	None	None	None	None	None	None

(Bylaw 15/14, Approved August 26, 2014)

1. Residential lot density shall not exceed one residential lot per 0.4 ha (1 acre), maintaining an overall average minimum lot size of 1.0 ha (2.47 acres) within the registered plan area.

2. Sites contained within a registered plan area that are designated as public open space in excess of the minimum required by the Act to be dedicated as municipal reserve shall be included in the calculation of the average minimum lot size for a development.
3. The minimum site area for a permitted or discretionary use shall be 0.4 ha (1 acre) and the maximum site area shall be 4.05 ha (10 acres) except:
    a) in the case of a site physically severed as a result of road right-of-way or railway plans, drainage ditch, pipeline or transmission line development or similar barrier, or natural features such as water courses or water bodies, there shall be no maximum site area. Existing residential sites may be enlarged to include adjoining land physically severed as a result of the above noted barriers.
    b) in the case of a site which existed prior to the adoption of the initial District Development Plan (April 18, 1983), there shall be no minimum or maximum site area or frontage requirement.
4. Front and flanking yard setbacks are measured from the centerline of the road allowance unless otherwise provided herein.
5. Where a front or flanking yard abuts an internal subdivision roadway, a minimum 15 metre (49.2 ft) setback shall be applied from the applicable site line.
6. Where a front or side yard abuts a provincial highway, a greater setback may be required by the Ministry of Highways and Infrastructure.
7. The floor area requirements for principal and accessory buildings shall be:
    a) principal buildings shall have a minimum floor area of 90m^2 (968.7 ft^2)
    b) accessory buildings shall have a maximum cumulative floor area no greater in size than the total developed floor area of the principal building.
    c) up to 53.51 m^2 (576 ft^2) of attached garage floor area shall be exempt from the floor area calculation for additional accessory buildings.
8. The maximum building height in a DCR4 District is 10 m.
9. For sites adjacent to Saskatoon International Airport, the maximum constructed height of a building or structure shall be subject to the approval of the Saskatoon Airport Authority.

9. **Supplementary Development Standards:**

1. In the DCR4 District, no person shall keep any livestock except in conformity with development standards adopted by the Municipality from time to time

Schedule H: D-Country Residential 5 District (DCR5)

1. Purpose or Intent:

This District is characterized by a high density, clustered residential development directly related to a planned and integrated recreational amenity.

The purpose of the D-Country Residential 3 District is to accommodate a rural residential lifestyle where the essential land requirement is for a building site and space rather than for productive agricultural purposes.

2. Permitted Uses:

In any D-Country Residential 5 District (DCR5), no person shall use any land, building or structure or erect any building or structure except in accordance with the following provisions:

1. A single detached country residence including a RTM dwelling
2. Community facility
3. Public utility or municipal facilities

3. Discretionary Uses:

The following uses may be considered at the discretion of Council and where specific development standards apply, a footnote reference is provided to Section 4 of this schedule:

1. Bed and Breakfast Home ***(Bylaw 45/16, Approved February 22, 2017)***
2. Garden suite
3. Home based business[1,2]
4. Local waste management and remediation industry[3]
5. Dwelling Group[4]

4. Specific Development Standards for Discretionary Uses:

1. For the purposes of this zoning district, a home based business involving industrial or industrially related activities shall be prohibited.
2. For the purposes of this zoning district, the outdoor storage or display of inventory associated with a home based business shall be screened to the satisfaction of the Development Officer.
3. For the purposes of this zoning district, a local waste management and remediation industry shall be limited to a type I clean fill operation.
4. All the site regulations contained in Section 8 shall apply to bare land units in a dwelling group developed as a bare land condominium.

5. Prohibited Development:

The following developments shall be strictly prohibited within a DCR5 District:

1. All uses of land, buildings, structures or industrial processes that may be noxious or injurious, or constitute a nuisance beyond the building which contains it by reason of the production or emission of dust, smoke, refuse, matter, odour, gas, fumes, noise, vibration or other similar substances or conditions.
2. All uses of land, buildings and structures except those specifically noted as permitted or discretionary.

6. Development Standards for an Accessory Use or Building:

In additional to the General Regulations contained in this Bylaw, the following additional development standards shall apply to accessory uses, buildings and structures within a DCR5 District:

1. A permitted accessory land use, building or structure shall be defined as any building, structure or a use which is subordinate and exclusively devoted to the principal building, principal structure, or principal use of the site.
2. The setbacks and general performance standards for an accessory use, building or structure shall meet the same requirements as the principal use, building or structure.
3. Home occupations shall be considered a permitted accessory use subject to compliance with the Standards of Development provided in Section 4 of this Bylaw.

7. Development Standards for Signage:

In additional to the General Regulations contained in this Bylaw, the following additional development standards shall apply to the placement or erection of signage within a DCR5 District:

All Permitted and Discretionary Uses	1. One (1) non-illuminated multi-faced free standing sign shall be permitted per building frontage not exceeding a gross surface area of 2 m^2 (21.5 ft^2) and a height of 2.5 m (8.2 ft). 2. Where a building maintains direct exposure to more than one public right of way, a second free standing sign shall be allowable following the previous regulations.

8. Site Development Standards:

In additional to the General Regulations contained in this Bylaw, the following additional development standards shall apply to development on a site within a DCR5 District:

Land Use	Min. Site Area	Max. Site Area	Min. Front Yard Setback	Min. Side Yard Setback	Min. Rear Yard Setback	Min. Flanking Yard Setback	Min. Frontage
Country Residence	0.2 ha (0.5 acre)	4.05 ha (10 acres)	45 m (147.6 ft)	3 m (9.8 ft)	10 m (32.8 ft)	45 m (147.6 ft)	30 m (98.4 ft)
Community Recreational Use	0.2 ha (0.5 acre)	None	45 m (147.6 ft)	3 m (9.8 ft)	10 m (32.8 ft)	45 m (147.6 ft)	30 m (98.4 ft)
All Other Discretionary Uses	0.2 ha (0.5 acre)	4.05 ha (10 acres)	45 m (147.6 ft)	3 m (9.8 ft)	10 m (32.8 ft)	45 m (147.6 ft)	30 m (98.4 ft)
Public Utilities, Municipal Facilities, Telecommunication Facility	None	None	None	None	None	None	None

(Bylaw 15/14, Approved August 26, 2014)

1. Residential lot density shall not exceed 2 lots per acre.
2. At the time of submitting the initial development proposal, subdivision design and servicing provisions must be presented indicating development strategy for the total site and anticipated development on adjacent lands to the maximum density allowed. Implementation of secondary stages of development must take place according to the initial development proposal, and shall be staged in the initial proposal.
3. Front and flanking yard setbacks are measured from the centerline of the road allowance unless otherwise provided herein.
4. Where a front or flanking yard abuts an internal subdivision roadway, a minimum 10 metre (39.2 ft) setback shall be applied from the applicable site line.
5. Where a front or side yard abuts a provincial highway, a greater setback may be required by the Ministry of Highways and Infrastructure.
6. The floor area requirements for principal and accessory buildings shall be:
    a) principal buildings shall have a minimum floor area of $90m^2$ ($968.7\ ft^2$)
    b) accessory buildings shall have a maximum cumulative floor area no greater in size than the total developed floor area of the principal building.
    c) up to $53.51\ m^2$ ($576\ ft^2$) of attached garage floor area shall be exempt from the floor area calculation for additional accessory buildings.
7. The maximum building height in a DCR5 District is 10 metres unless otherwise provided in any policies contained in this Bylaw.
8. For sites adjacent to Saskatoon International Airport, the maximum constructed height of a building or structure shall be subject to the approval of the Saskatoon Airport Authority.

9. **Supplementary Development Standards:**

In the DCR5 District, no person shall keep any livestock except in conformity with development standards adopted by the Municipality from time to time.

Schedule I: D-Business District (DB)

1. Purpose or Intent:

Business Districts are designed and located to provide a link between industrial and arterial commercial, uses in the District. Industries typically located in this type of district are less land intensive and are dependent on effective site exposure along roadways to facilitate their activities and as such, site development is typically directed to one which is more visually appealing. Activities in this district are considered less intrusive on adjacent land uses than light and heavy industrial uses. In most cases, uses within this district can be located along highways and major intersections or used as a buffer between industrial and non industrial land uses.

2. Permitted Uses:

In any D-Business District (DB), no person shall use any land, building or structure or erect any building or structure except in accordance with the following provisions:

1. Agricultural support service
2. Animal health care facility
3. Automotive Repair Shop ***(Bylaw 34/13, Approved July 10, 2013)***
4. Automotive Sales/Rentals ***(Bylaw 34/13, Approved July 10, 2013)***
5. Business Support Service ***(Bylaw 61/13, Approved March 26, 2014)***
6. Commercial Storage Centre ***(Bylaw 02/14, Approved March 26, 2014)***
7. Equipment Sales/Rentals ***(Bylaw 34/13, Approved July 10, 2013)***
8. Food service use
9. Interment service excluding cemetery or mausoleum
10. Public utility or municipal facilities
11. Recreational Vehicle Sales/Rentals ***(Bylaw 34/13, Approved July 10, 2013)***
12. Retail store

3. Discretionary Uses:

The following uses may be considered at the discretion of Council and where specific development standards apply, a footnote reference is provided to Section 4 of this schedule:

1. Agricultural Tourism Use ***(Bylaw 45/16, Approved February 22, 2017)***
2. Auction facility
3. Boarding and breeding kennel [1]
4. Campground ***(Bylaw 45/16, Approved February 22, 2017)***
5. Community facility
6. Commercial complex
7. Hotel/Motel ***(Bylaw 45/16, Approved February 22, 2017)***
8. Industrial complex
9. Local waste management and remediation industry [2]

10. Manufacturing establishment
11. Telecommunications facility
12. Warehousing
13. Warehouse sales
14. Wholesale trade

4. Specific Development Standards for Discretionary Uses:

1. For the purposes of this zoning district, the operation of a boarding and breeding kennel shall be fully enclosed within a building.
2. For the purposes of this zoning district, a local waste management and remediation industry shall be limited to a recycling depot or type I clean fill operation.

5. Prohibited Development:

The following developments shall be strictly prohibited within a DB District:

1. All uses of land, buildings, structures or industrial processes that may be noxious or injurious, or constitute a nuisance beyond the building which contains it by reason of the production or emission of dust, smoke, refuse, matter, odour, gas, fumes, noise, vibration or other similar substances or conditions.
2. Residential dwelling units.
3. Salvage yards, auto wreckers, landscaping services and commercial composting operations or any other use requiring outdoor storage of unprocessed goods and materials.
4. Large scale retail establishments comprising over 35,000 square feet of floor space on a single site.
5. All uses of land, buildings and structures except those specifically noted as permitted or discretionary.

6. Development Standards for an Accessory Use or Building:

In additional to the General Regulations contained in this Bylaw, the following additional development standards shall apply to accessory uses, buildings and structures within a DB District:

1. A permitted accessory land use, building or structure shall be defined as any building, structure or a use which is subordinate and exclusively devoted to the principal building, principal structure, or principal use of the site.
2. The setbacks and general performance standards for an accessory use, building or structure shall meet the same requirements as the principal use, building or structure.

7. Development Standards for Signage:

In additional to the General Regulations contained in this Bylaw, the following additional development standards shall apply to the placement or erection of signage within a DB District:

Large Scale Commercial or Industrial Establishments	1. Free standing signs shall not exceed a height of 14 m (45.9 ft). 2. Multiple free standing signs located on a single site shall maintain a separation distance of 12 m (39.37 ft) for every square meter of gross surface area of the larger of the two signs. 3. There is no gross surface area requirement for free standing signs.

All other Permitted and Discretionary Uses	1. One (1) multi-faced free standing sign shall be permitted per building frontage not exceeding a gross surface area of 14 m^2 (150.7 ft^2) and a height of 14 m (45.9 ft). 2. Where a building maintains direct exposure to more than one public right of way, a second free standing sign shall be allowable subject to these regulations.

8. Site Development Standards:

In additional to the General Regulations contained in this Bylaw, the following additional development standards shall apply to development on a site within a DB District:

Land Use	Min. Site Area	Max. Site Area	Min. Front Yard Setback	Min. Side Yard Setback	Min. Rear Yard Setback	Min. Flanking Yard Setback	Min. Frontage
All Permitted and Discretionary Uses, except Public Utilities, Municipal Facilities, Telecommunication Facility	0.2 ha (0.5 acre)	None	45 m (147.6 ft)	8 m (26.2 ft)	8 m (26.2 ft)	45 m (147.6 ft)	30 m (98.4 ft)
Public Utilities, Municipal Facilities, Telecommunication Facility	None	None	None	None	None	None	None

(Bylaw 15/14, Approved August 26, 2014)

1. The minimum site area for a permitted or discretionary use shall be 0.2 ha (0.5 acres).
2. In the case of a site which existed prior to the adoption of the initial District Development Plan (April 18, 1983), there shall be no minimum or maximum site area or frontage requirement.
3. Front and flanking yard setbacks are measured from the centerline of the road allowance unless otherwise provided herein.
4. Where a front or flanking yard abuts an internal subdivision roadway, a minimum 20 metre (65.6 ft) setback shall be applied from the applicable site line. ***(Bylaw 42/17, Approved September 20, 2017)***
5. Where a front or side yard abuts a provincial highway, a greater setback may be required by the Ministry of Highways and Infrastructure.
6. The maximum building height in a DB District is 17 metres unless otherwise provided in any regulations contained in this Bylaw.
7. For sites adjacent to Saskatoon International Airport, the maximum constructed height of a building or structure shall be subject to the approval of the Saskatoon Airport Authority.

9. Supplementary Development Standards:

1. Where the use of the building or site involves the receipt, distribution or dispatch by vehicles of materials, goods or merchandise, adequate dedicated and clearly defined space for such vehicles to stand for unloading or loading shall be provided on site.

2. The storage and display of finished goods shall be permitted in a front yard where it is deemed essential to facilitate a permitted or approved discretionary use.

3. Commercial vehicles and equipment associated with a permitted or approved discretionary use may be stored on-site provided the area used for storage of these vehicles does not occur within setback areas, is located in the rear and side yards only, and is screened from view from adjacent municipal roadways and public lands by a solid fence, landscape materials, berm, vegetative plantings or any combination of the above at least two (2) metres in height. No vehicles or equipment shall be in a state of disrepair. ***(Bylaw 61/13, Approved March 26, 2014)***

10. **Landscaping Standards:**

Prior to the issuance of a development permit for any permitted or discretionary use within a DB District, the applicant shall be required to submit a landscape plan with a schedule of completion which is satisfactory to the Development Officer and prepared in compliance with the Commercial and Industrial Landscaping Requirements provided in this Bylaw.

Schedule J: D-Light Industrial 1 District (DM1)

1. Purpose or Intent:

Activities within this District typically include manufacturing, processing, assembly, repair and end user production and distribution involving limited storage of raw inputs. Any nuisance associated with uses within the D-Light Industrial District (DM1) should generally not extend beyond the boundaries of the site.

2. Permitted Uses:

In any D-Light Industrial 1 District (DM1), no person shall use any land, building or structure or erect any building or structure except in accordance with the following provisions:

1. Agricultural support service
2. Automotive repair shop ***(Bylaw 34/13, Approved July 10, 2013)***
3. Business support service ***(Bylaw 61/13, Approved March 26, 2014)***
4. Commercial storage centre ***(Bylaw 02/14, Approved March 26, 2014)***
5. Equipment sales/rentals ***(Bylaw 34/13, Approved July 10, 2013)***
6. Manufacturing establishment
7. Public utility or municipal facilities
8. Warehousing
9. Wholesale trade
10. Used building materials retail outlet ***(Bylaw 50/14, Approved January 24, 2014)***

3. Discretionary Uses:

The following uses may be considered at the discretion of Council and where specific development standards apply, a footnote reference is provided to Section 4 of this schedule:

1. Animal health care facility
2. Automotive Sales/Rental ***(Bylaw 41/17, Approved September 20, 2017)***
3. Construction yard ***(Bylaw 48/10, Approved February 2011)***
4. Industrial complex
5. Local waste management and remediation industry [1]
6. Recreational Vehicle Sales/Rentals ***(Bylaw 41/14, Approved December 10, 2014)***
7. Retail store [2]
8. Telecommunications facility

4. Specific Development Standards for Discretionary Uses:

1. For the purposes of this zoning district, a local waste management and remediation industry shall be limited to a recycling depot or type I clean fill operation.
2. For the purposes of this zoning district, a retail store shall be limited to the display and sale of goods manufactured on the site and shall be clearly subordinate to the principal use of the site.

5. Prohibited Development:

The following developments shall be strictly prohibited within a DM1 District:

1. All uses of land, buildings, structures or industrial processes that may be noxious or injurious, or constitute a nuisance beyond the building which contains it by reason of the production or emission of dust, smoke, refuse, matter, odour, gas, fumes, noise, vibration or other similar substances or conditions.
2. Residential dwelling units.
3. Salvage yards, auto wreckers, landscaping services and commercial composting operations or any other use requiring outdoor storage of unprocessed materials.
4. All uses of land, buildings and structures except those specifically noted as permitted or discretionary.

6. Development Standards for an Accessory Use or Building:

In additional to the General Regulations contained in this Bylaw, the following additional development standards shall apply to accessory uses, buildings and structures within a DM1 District:

1. A permitted accessory land use, building or structure shall be defined as any building, structure or a use which is subordinate and exclusively devoted to the principal building, principal structure, or principal use of the site.
2. The setbacks and general performance standards for an accessory use, building or structure shall meet the same requirements as the principal use, building or structure.

7. Development Standards for Signage:

In additional to the General Regulations contained in this Bylaw, the following additional development standards shall apply to the placement or erection of signage within a DM1 District:

Large Scale Commercial or Industrial Establishments	1. Free standing signs shall not exceed a height of 14 m (45.9 ft). 2. Multiple free standing signs located on a single site shall maintain a separation distance of 12 m (39.37 ft) for every square meter of gross surface area of the larger of the two signs. 3. There is no gross surface area requirement for free standing signs.
All other Permitted and Discretionary Uses	1. One (1) multi-faced free standing sign shall be permitted per building frontage not exceeding a gross surface area of 14 m^2 (150.7 ft^2) and a height of 14 m (45.9 ft). 2. Where a building maintains direct exposure to more than one public right of way, a second free standing sign shall be allowable following the previous regulations.

8. Site Development Standards:

In additional to the General Regulations contained in this Bylaw, the following additional development standards shall apply to development on a site within a DM1 District:

Land Use	Min. Site Area	Max. Site Area	Min. Front Yard Setback	Min. Side Yard Setback	Min. Rear Yard Setback	Min. Flanking Yard Setback	Min. Frontage
All Permitted and Discretionary Uses, except Public Utilities, Municipal Facilities, Telecommunication Facility	0.8 ha (2 acre)	None	45 m (147.6 ft)	8 m (26.2 ft)	8 m (26.2 ft)	45 m (147.6 ft)	30 m (98.4 ft)
Public Utilities, Municipal Facilities, Telecommunication Facility	None	None	None	None	None	None	None

(Bylaw 15/14, Approved August 26, 2014)

1. The minimum site area for a permitted or discretionary use shall be 0.8 ha (2 acres).
2. In the case of a site which existed prior to the adoption of the initial District Development Plan (April 18, 1983), there shall be no minimum or maximum site area or frontage requirement.
3. Front and flanking yard setbacks are measured from the centerline of the road allowance unless otherwise provided herein.
4. Where a front or flanking yard abuts an internal subdivision roadway, a minimum 20 metre (65.6 ft) setback shall be applied from the applicable site line. ***(Bylaw 42/17, Approved September 20, 2017)***
5. Where a front or side yard abuts a provincial highway, a greater setback may be required by the Ministry of Highways and Infrastructure.
6. The maximum building height in a DM1 District is 17 metres unless otherwise provided in any regulations contained in this Bylaw.
7. For sites adjacent to Saskatoon International Airport, the maximum constructed height of a building or structure shall be subject to the approval of the Saskatoon Airport Authority.

9. Supplementary Development Standards:

1. Where the use of the building or site involves the receipt, distribution or dispatch by vehicles of materials, goods or merchandise, adequate dedicated and clearly defined space for such vehicles to stand for unloading or loading shall be provided on site.
2. The storage and display of finished goods shall be permitted in a front yard where it is deemed essential to facilitate a permitted or approved discretionary use.
3. All outdoor storage must be screened from view from adjacent municipal roadways and public lands by a solid fence, landscape materials, berm, vegetative plantings or any combination of the above at least two (2) metres in height.

4. Commercial vehicles and equipment associated with a permitted or approved discretionary use may be stored on-site where accessory to the use of the principal building on the site. No vehicles, materials or equipment shall be in a state of disrepair. ***(Bylaw 48/10, Approved February 2011)***

10. **Landscaping Standards:**

Prior to the issuance of a development permit for any permitted or discretionary use within a DM1 District, the applicant shall be required to submit a landscape plan with a schedule of completion which is satisfactory to the Development Officer and prepared in compliance with the Commercial and Industrial Landscaping Requirements provided in this Bylaw.

Schedule K: D-Heavy Industrial 2 District (DM2)

1. Purpose or Intent:

The purpose of the D-Heavy Industrial 2 District (DM2) Zoning District is to provide for large scale industrial uses that due to their large land requirements and potential negative impacts such as noise, odour, risk of toxic emissions, fire or explosion hazard, are incompatible with other non-industrial land uses, but may be compatible with extensive agricultural operations.

2. Permitted Uses:

In any D-Heavy Industrial 2 District (DM2), no person shall use any land, building or structure or erect any building or structure except in accordance with the following provisions:

1. Agricultural support service
2. Concrete and asphalt plant
3. Construction Yard ***(Bylaw 48/10, Approved February 2011)***
4. Local waste management and remediation industry
5. Manufacturing establishment
6. Mineral resource storage and processing
7. Public utility or municipal facilities
8. Warehousing
9. Wholesale trade

3. Discretionary Uses:

The following uses may be considered at the discretion of Council and where specific development standards apply, a footnote reference is provided to Section 4 of this schedule:

1. Auto wrecker
2. Chemical plant
3. Landscaping service
4. Salvage yard
5. Telecommunications facility
6. Waste transfer station
7. Used building materials retail outlet ***(Bylaw 50/14, Approved January 24, 2014)***

4. Specific Development Standards for Discretionary Uses:

5. Prohibited Development:

The following developments shall be strictly prohibited within a DM2 District:

1. Residential dwelling units.
2. All uses of land, buildings and structures except those specifically noted as permitted or discretionary.

6. Development Standards for an Accessory Use or Building:

In additional to the General Regulations contained in this Bylaw, the following additional development standards shall apply to accessory uses, buildings and structures within a DM2 District:

1. A permitted accessory land use, building or structure shall be defined as any building, structure or a use which is customarily accessorial or subordinate to the principal use of the site.
2. The setbacks and general performance standards for an accessory use, building or structure shall meet the same requirements as the principal use, building or structure.

7. Development Standards for Signage:

In additional to the General Regulations contained in this Bylaw, the following additional development standards shall apply to the placement or erection of signage within a DM2 District:

Large Scale Commercial or Industrial Establishments	1. Free standing signs shall not exceed a height of 14 m (45.9 ft). 2. Multiple free standing sigs located on a single site shall maintain a separation distance of 12 m (39.37 ft) for every square meter of gross surface area of the larger of the two signs. 3. There is no gross surface area requirement for free standing signs.
All other Permitted and Discretionary Uses	1. One (1) multi-faced free standing sign shall be permitted per building frontage not exceeding a gross surface area of 14 m^2 (150.7 ft^2) and a height of 14 m (45.9 ft). 2. Where a building maintains direct exposure to more than one public right of way, a second free standing sign shall be allowable following the previous regulations.

8. Site Development Standards:

In additional to the General Regulations contained in this Bylaw, the following additional development standards shall apply to development on a site within a DM2 District:

Land Use	Min. Site Area	Max. Site Area	Min. Front Yard Setback	Min. Side Yard Setback	Min. Rear Yard Setback	Min. Flanking Yard Setback	Min. Frontage
All Permitted and Discretionary Uses, except Public Utilities, Municipal Facilities, Telecommunication Facility	0.8 ha (2 acre)	None	45 m (147.6 ft)	8 m (26.2 ft)	8 m (26.2 ft)	45 m (147.6 ft)	30 m (98.4 ft)
Public Utilities, Municipal Facilities, Telecommunication Facility	None	None	None	None	None	None	None

(Bylaw 15/14, Approved August 26, 2014)

1. The minimum site area for a permitted or discretionary use shall be 0.8 ha (2 acres).
2. In the case of a site which existed prior to the adoption of the initial District Development Plan (April 18, 1983), there shall be no minimum or maximum site area or frontage requirement.
3. Front and flanking yard setbacks are measured from the centerline of the road allowance unless otherwise provided herein.
4. Where a front or flanking yard abuts an internal subdivision roadway, a minimum 20 metre (65.6 ft) setback shall be applied from the applicable site line. ***(Bylaw 42/17, Approved September 20, 2017)***
5. Where a front or side yard abuts a provincial highway, a greater setback may be required by the Ministry of Highways and Infrastructure.
6. The maximum building height in a DM2 District is 46 metres unless otherwise provided in any regulations contained in this Bylaw. ***(Bylaw 01/13, Approved April 26, 2013)***
7. For sites adjacent to Saskatoon International Airport, the maximum constructed height of a building or structure shall be subject to the approval of the Saskatoon Airport Authority.

9. **Supplementary Development Standards:**

1. Outdoor storage is permitted in side and rear yards where accessory to the principal building on the site. ***(Bylaw 48/10, Approved February 2011)***
2. Where the use of the building or site involves the receipt, distribution or dispatch by vehicles of materials, goods or merchandise, adequate dedicated and clearly defined space for such vehicles to stand for unloading or loading shall be provided on site.
3. The storage and display of finished goods shall be permitted in a front yard where it is deemed essential to facilitate a permitted or approved discretionary use.
4. All outdoor storage must be screened from view from adjacent municipal roadways and public lands by a solid fence, landscape materials, berm, vegetative plantings or any combination of the above at least two (2) metres in height.
5. Commercial vehicles and equipment associated with a permitted or approved discretionary use may be stored on-site where accessory to the use of the principal building on the site. No vehicles, materials or equipment shall be in a state of disrepair. ***(Bylaw 48/10, Approved February 2011)***

10. **Landscaping Standards:**

Prior to the issuance of a development permit for any permitted or discretionary use within a DM2 District, the applicant shall be required to submit a landscape plan with a schedule of completion which is satisfactory to the Development Officer and prepared in compliance with the Commercial and Industrial Landscaping Requirements provided in this Bylaw.

Schedule L: D-Arterial Commercial 1 District (DC1)

1. Purpose or Intent:

The purpose of the D-Arterial Commercial 1 District (DC1) is to facilitate a diverse range of commercial activities serving the traveling public and the local populations, displaying a high standard of appearance and focused at points of intersection with primary municipal roadways, provincial highways and the perimeter highway.

2. Permitted Uses:

In any D-Arterial Commercial 1 District (DC1), no person shall use any land, building or structure or erect any building or structure except in accordance with the following provisions and where specific development standards apply, a footnote reference is provided to Section 4 below:

1. Amusement and entertainment service
2. Animal health care facility
3. Auction facility [1]
4. Automotive Repair Shop ***(Bylaw 34/13, Approved July 10, 2013)***
5. Automotive Sales/Rentals ***(Bylaw 34/13, Approved July 10, 2013)***
6. Commercial storage centre
7. Community care facility
8. Food service use
9. Interment service
10. Public market
11. Public utility or municipal facilities
12. Recreational Vehicle Sales/Rentals ***(Bylaw 34/13, Approved July 10, 2013)***
13. Retail store

3. Discretionary Uses:

The following uses may be considered at the discretion of Council and where specific development standards apply, a footnote reference is provided to Section 4 of this schedule:

1. Agricultural support service [2]
2. Agricultural Tourism Use ***(Bylaw 45/16, Approved February 22, 2017)***
3. Business Support Service ***(Bylaw 34/12, Approved November 22, 2012)***
4. Campground ***(Bylaw 45/16, Approved February 22, 2017)***
5. Commercial complex
6. Commercial recreation
7. Equipment Sales/Rentals ***(Bylaw 34/13, Approved July 10, 2013)***
8. Hotel/Motel ***(Bylaw 45/16, Approved February 22, 2017)***
9. Local waste management and remediation industry [3]

10. Telecommunications facility
11. Warehousing
12. Warehouse Sales
13. Wholesale trade

4. Specific Development Standards for Permitted and Discretionary Uses:

1. For the purposes of this zoning district, an auction facility shall not include the storage or sales of livestock.
2. For the purposes of this zoning district, an agricultural support service shall not include the distribution, storage or wholesaling of livestock.
3. For the purposes of this zoning district, a local waste management and remediation industry shall be limited to a recycling depot or type I clean fill operation.

5. Prohibited Development:

The following developments shall be strictly prohibited within a DC1 District:

1. All uses of land, buildings, structures or industrial processes that may be noxious or injurious, or constitute a nuisance beyond the building which contains it by reason of the production or emission of dust, smoke, refuse, matter, odour, gas, fumes, noise, vibration or other similar substances or conditions.
2. Residential dwelling units.
3. Outside storage other than the storage and display of finished goods deemed essential to facilitate a permitted or approved discretionary use.
4. Large scale retail establishments comprising over 35,000 square feet of floor space on a single site.
5. All uses of land, buildings and structures except those specifically noted as permitted or discretionary.

6. Development Standards for an Accessory Use or Building:

In additional to the General Regulations contained in this Bylaw, the following additional development standards shall apply to accessory uses, buildings and structures within a DC1 District:

1. A permitted accessory land use, building or structure shall be defined as any building, structure or a use which is subordinate and exclusively devoted to the principal building, principal structure, or principal use of the site.
2. The setbacks and general performance standards for an accessory use, building or structure shall meet the same requirements as the principal use, building or structure.

7. Development Standards for Signage:

In additional to the General Regulations contained in this Bylaw, the following additional development standards shall apply to the placement or erection of signage within a DC1 District:

Large Scale Commercial Establishments	1. Free standing signs shall not exceed a height of 14 m (45.9 ft). 2. Multiple free standing signage located on a single site shall maintain a separation distance of 12 m (39.37 ft) for every square meter of gross surface area of the larger of the two signs. 3. There is no gross surface area requirement for free standing signs.

All other Permitted and Discretionary Uses	1. One (1) multi-faced free standing sign shall be permitted per building frontage not exceeding a gross surface area of 14 m^2 (150.7 ft^2) and a height of 14 m (45.9 ft). 2. Where a building maintains direct exposure to more than one public right of way, a second free standing sign shall be allowable following the previous regulations.

8. Site Development Standards:

In additional to the General Regulations contained in this Bylaw, the following additional development standards shall apply to development on a site within a DC1 District:

Land Use	Min. Site Area	Max. Site Area	Min. Front Yard Setback	Min. Side Yard Setback	Min. Rear Yard Setback	Min. Flanking Yard Setback	Min. Frontage
All Permitted and Discretionary Uses, except Public Utilities, Municipal Facilities, Telecommunication Facility	0.2 ha (0.5 acre)	None	45 m (147.6 ft)	8 m (26.2 ft)	8 m (26.2 ft)	45 m (147.6 ft)	30 m (98.4 ft)
Public Utilities, Municipal Facilities, Telecommunication Facility	None	None	None	None	None	None	None

(Bylaw 15/14, Approved August 26, 2014)

1. The minimum site area for a permitted or discretionary use shall be 0.2 ha (0.5 acre).
2. In the case of a site which existed prior to the adoption of the initial District Development Plan (April 18, 1983), there shall be no minimum or maximum site area or frontage requirement.
3. Front and flanking yard setbacks are measured from the centerline of the road allowance unless otherwise provided herein.
4. Where a front or flanking yard abuts an internal subdivision roadway, a minimum 20 metre (65.6 ft) setback shall be applied from the applicable site line. ***(Bylaw 42/17, Approved September 20, 2017)***
5. Where a front or side yard abuts a provincial highway, a greater setback may be required by the Ministry of Highways and Infrastructure.
6. The maximum building height in a DC1 District is 17 metres unless otherwise provided in any regulations contained in this Bylaw.
7. For sites adjacent to Saskatoon International Airport, the maximum constructed height of a building or structure shall be subject to the approval of the Saskatoon Airport Authority.

9. Supplementary Development Standards:

1. Where the use of the building or site involves the receipt, distribution or dispatch by vehicles of materials, goods or merchandise, adequate dedicated and clearly defined space for such vehicles to stand for unloading or loading shall be provided on site.

2. The storage and display of finished goods shall be permitted in a front yard where it is deemed essential to facilitate a permitted or approved discretionary use.

3. Commercial vehicles and equipment associated with a permitted or approved discretionary use may be stored on-site provided the area used for storage of these vehicles does not occur within setback areas, is located in the rear and side yards only, and is screened from view from adjacent municipal roadways and public lands by a solid fence, landscape materials, berm, vegetative plantings or any combination of the above at least two (2) metres in height. No vehicles or equipment shall be in a state of disrepair. ***(Bylaw 34/12, Approved November 22, 2012)***

10. **Landscaping Standards:**

Prior to the issuance of a development permit for any permitted or discretionary use within a DC1 District, the applicant shall be required to submit a landscape plan with a schedule of completion which is satisfactory to the Development Officer and prepared in compliance with the Commercial and Industrial Landscaping Requirements provided in this Bylaw.

Schedule M: D-Rural Convenience Commercial 2 District (DC2)

1. Purpose or Intent:

The purpose of the D-Rural Convenience Commercial 2 District (DC2) is to permit commercial uses which serve the daily convenience needs of the residents of a rural neighbourhood, and are complementary to adjacent residential land uses.

2. Permitted Uses:

In any D-Rural Convenience Commercial 2 District (DC2), no person shall use any land, building or structure or erect any building or structure except in accordance with the following provisions and where specific development standards apply, a footnote reference is provided to Section 4 of this schedule:

1. Convenience commercial service
2. Public utility or municipal facilities

3. Discretionary Uses:

1. Automotive Repair Shop ***(Bylaw 34/13, Approved July 10, 2013)***

4. Prohibited Development:

The following developments shall be strictly prohibited within a DC2 District:

1. All uses of land, buildings, structures or industrial processes that may be noxious or injurious, or constitute a nuisance beyond the building which contains it by reason of the production or emission of dust, smoke, refuse, matter, odour, gas, fumes, noise, vibration or other similar substances or conditions.
2. Residential dwelling units.
3. Outside storage other than the storage and display of finished goods deemed essential to facilitate a permitted use.
4. Large scale retail establishments comprising over 35,000 square feet of floor space on a site.
5. All uses of land, buildings and structures except those specifically noted as permitted or discretionary.

5. Development Standards for an Accessory Use or Building:

In additional to the General Regulations contained in this Bylaw, the following additional development standards shall apply to accessory uses, buildings and structures within a DC2 District:

1. A permitted accessory land use, building or structure shall be defined as any building, structure or a use which is subordinate and exclusively devoted to the principal building, principal structure, or principal use of the site.
2. The setbacks and general performance standards for an accessory use, building or structure shall meet the same requirements as the principal use, building or structure.

6. Development Standards for Signage:

In additional to the General Regulations contained in this Bylaw, the following additional development standards shall apply to the placement or erection of signage within a DC2 District:

Permitted and Discretionary Uses	1. One (1) multi-faced free standing sign shall be permitted per building frontage not exceeding a gross surface area of 14 m^2 (150.7 ft^2) and a height of 14 m (45.9 ft). 2. Where a building maintains direct exposure to more than one public right of way, a second free standing sign shall be allowable following the previous regulations.

7. **Site Development Standards:**

In additional to the General Regulations contained in this Bylaw, the following additional development standards shall apply to development on a site within a DC2 District:

Land Use	Min. Site Area	Max. Site Area	Min. Front Yard Setback	Min. Side Yard Setback	Min. Rear Yard Setback	Min. Flanking Yard Setback	Min. Frontage
All Permitted and Discretionary Uses, except Public Utilities, Municipal Facilities, Telecommunication Facility	1 ha (2.47 acre)	None	45 m (147.6 ft)	6 m (19.7 ft)	6 m (19.7 ft)	45 m (147.6 ft)	30 m (98.4 ft)
Public Utilities, Municipal Facilities, Telecommunication Facility	None	None	None	None	None	None	None

(Bylaw 15/14, Approved August 26, 2014)

1. The minimum site area for a permitted or discretionary use shall be 1 ha (2.47 acres).
2. In the case of a site which existed prior to the adoption of the initial District Development Plan (April 18, 1983), there shall be no minimum or maximum site area or frontage requirement.
3. Front and flanking yard setbacks are measured from the centerline of the road allowance unless otherwise provided herein.
4. Where a front or flanking yard abuts an internal subdivision roadway, a minimum 15 metre (49.2 ft) setback shall be applied from the applicable site line.
5. Where a front or side yard abuts a provincial highway, a greater setback may be required by the Ministry of Highways and Infrastructure.
6. The maximum building height in a DC2 District is 10 metres unless otherwise provided in any regulations contained in this Bylaw.
7. For sites adjacent to Saskatoon International Airport, the maximum constructed height of a building or structure shall be subject to the approval of the Saskatoon Airport Authority.

8. **Supplementary Development Standards:**

1. Where the use of the building or site involves the receipt, distribution or dispatch by vehicles of materials, goods or merchandise, adequate dedicated and clearly defined space for such vehicles to stand for unloading or loading shall be provided on site.

2. The storage and display of finished goods shall be permitted in a front yard where it is deemed essential to facilitate a permitted or approved discretionary use.
3. Commercial vehicles and equipment associated with a permitted or approved discretionary use may be stored on-site provided the area used for storage of these vehicles does not exceed the area of the building used by the business to carry out its operations. No vehicles, materials or equipment shall be in a state of disrepair.

9. **Landscaping Standards:**

Prior to the issuance of a development permit for any permitted or discretionary use within a DC2 District, the applicant shall be required to submit a landscape plan with a schedule of completion which is satisfactory to the Development Officer and prepared in compliance with the Commercial and Industrial Landscaping Requirements provided in this Bylaw.

Schedule N: D-Recreational 1 District (DREC1)

1. Purpose or Intent:

The purpose of the D-Recreational District (DREC1) is to accommodate a variety of active and passive recreational uses that complement natural areas and adjacent land uses and provide recreational opportunities to the residents of the region.

2. Permitted Uses:

In any D-Recreational District (DREC1), no person shall use any land, building or structure or erect any building or structure except in accordance with the following provisions:

1. Agricultural Tourism Use ***(Bylaw 45/16, Approved February 22, 2017)***
2. Amusement and entertainment service
3. Campground ***(Bylaw 45/16, Approved February 22, 2017)***
4. Commercial recreation
5. Community facility
6. Community recreational use
7. Equestrian facility
8. Golf course
9. Passive recreation
10. Public utility or municipal facilities
11. Vacation Farm ***(Bylaw 45/16, Approved February 22, 2017)***

3. Discretionary Uses:

The following uses may be considered at the discretion of Council and where specific development standards apply, a footnote reference is provided to Section 4 of this schedule:

1. Food service use [1]
2. Convenience commercial service [2]

4. Specific Development Standards for Permitted and Discretionary Uses:

1. For the purposes of this zoning district, a food service use shall be incidental and secondary to the principal use of the property.
2. For the purposes of this zoning district, a convenience commercial service shall be incidental and secondary to the principal use of the property.

5. Prohibited Development:

The following developments shall be strictly prohibited within a DREC1 District:

1. All uses of land, buildings, structures or industrial processes that may be noxious or injurious, or constitute a nuisance beyond the building which contains it by reason of the production or emission of dust, smoke, refuse, matter, odour, gas, fumes, noise, vibration or other similar substances or conditions.
2. Outside storage other than the storage and display of finished goods deemed essential to facilitate a permitted use, or to accommodate employee and client parking.

3. All uses of land, buildings and structures except those specifically noted as permitted or discretionary.

6. Development Standards for an Accessory Use or Building:

In additional to the General Regulations contained in this Bylaw, the following additional development standards shall apply to accessory uses, buildings and structures within a DREC1 District:

1. A permitted accessory land use, building or structure shall be defined as any building, structure or a use which is subordinate and exclusively devoted to the principal building, principal structure, or principal use of the site.
2. The setbacks and general performance standards for an accessory use, building or structure shall meet the same requirements as the principal use, building or structure.
3. A single residential dwelling and related residential accessory buildings are permitted as an accessory use for a manager or caretaker of the principal use.

7. Development Standards for Signage:

In additional to the General Regulations contained in this Bylaw, the following additional development standards shall apply to the placement or erection of signage within a DREC1 District:

Permitted and Discretionary Uses	1. One (1) multi-faced free standing sign shall be permitted per building frontage not exceeding a gross surface area of 14 m^2 (150.7 ft^2) and a height of 14 m (45.9 ft). 2. Where a building maintains direct exposure to more than one public right of way, a second free standing sign shall be allowable following the previous regulations.

8. Site Development Standards:

In additional to the General Regulations contained in this Bylaw, the following additional development standards shall apply to development on a site within a DREC1 District:

Land Use	Min. Site Area	Max. Site Area	Min. Front Yard Setback	Min. Side Yard Setback	Min. Rear Yard Setback	Min. Flanking Yard Setback	Min. Frontage
All Permitted and Discretionary Uses, except Public Utilities, Municipal Facilities	1 ha (2.47 acres)	None	45 m (147.6 ft)	8 m (26.2 ft)	8 m (26.2 ft)	45 m (147.6 ft)	None
Public Utilities, Municipal Facilities	None	None	None	None	None	None	None

(Bylaw 42/17, Approved September 20, 2017)

1. The minimum site area for a permitted or discretionary use shall be 1 ha (2.47 acres).
2. In the case of a site which existed prior to the adoption of the initial District Development Plan (April 18, 1983), there shall be no minimum or maximum site area or frontage requirement.
3. Front and flanking yard setbacks are measured from the centerline of the road allowance unless otherwise provided herein. ***(Bylaw 42/17, Approved September 20, 2017)***

4. Where a front or flanking yard abuts an internal subdivision roadway, a minimum 20 metre (65.6 ft) setback shall be applied from the applicable site line. ***(Bylaw 42/17, Approved September 20, 2017)***
5. Where a front or side yard abuts a provincial highway, a greater setback may be required by the Ministry of Highways and Infrastructure.
6. The maximum building height in a DREC1 District is 10 metres unless otherwise provided in any regulations contained in this Bylaw.
7. For sites adjacent to Saskatoon International Airport, the maximum constructed height of a building or structure shall be subject to the approval of the Saskatoon Airport Authority.

9. **Landscaping Standards:**

Prior to the issuance of a development permit for any permitted or discretionary use within a DREC1 District, the applicant shall be required to submit a landscape plan with a schedule of completion which is satisfactory to the Development Officer and prepared in compliance with the Commercial and Industrial Landscaping Requirements provided in this Bylaw.

Schedule O: D-Conservation 1 District (DCONS1)

1. Purpose or Intent:

The intent of the D-Conservation District (DCONS1) is to preserve natural habitat and protect significant historical and archaeological sites, while providing appropriate public access to these areas. Activities in this district are generally limited to passive recreational land uses.

2. Permitted Uses:

In any D-Conservation District (DCONS1), no person shall use any land, building or structure or erect any building or structure except in accordance with the following provisions:

1. Historical and archaeological sites
2. Public utility or municipal facilities
3. Wildlife habitat and refuge

3. Discretionary Uses:

The following uses may be considered at the discretion of Council:

1. Agricultural operation
2. Community facility
3. Passive recreational use

4. Prohibited Development:

The following developments shall be strictly prohibited within a D-CONS1 District:

1. All uses of land, buildings, structures or industrial processes that may be noxious or injurious, or constitute a nuisance beyond the building which contains it by reason of the production or emission of dust, smoke, refuse, matter, odour, gas, fumes, noise, vibration or other similar substances or conditions.
2. All uses of land, buildings and structures except those specifically noted as permitted or discretionary.

5. Development Standards for an Accessory Use or Building:

In additional to the General Regulations contained in this Bylaw, the following additional development standards shall apply to accessory uses, buildings and structures within a DCONS1 District:

1. A permitted accessory use, building or structure shall be defined as any building, structure or a use which is customarily accessorial and subordinate to the principal use of the site.
2. The setbacks and general performance standards for an accessory use, building or structure shall meet the same requirements as the principal use, building or structure.

6. Development Standards for Signage:

In additional to the General Regulations contained in this Bylaw, the following additional development standards shall apply to the placement or erection of signage within a DCONS1 District:

All Permitted and Discretionary Uses	1. One (1) non-illuminated multi-faced free standing sign shall be permitted per building frontage not exceeding a gross surface area of 3 m^2 (32.3 ft2) and a height of 2.5 m (8.2 ft). 2. Where a building maintains direct exposure to more than one public right of way, a second free standing sign shall be allowable following the previous regulations.

7. **Site Development Standards:**

In additional to the General Regulations contained in this Bylaw, the following additional development standards shall apply to development on a site within a DCONS1 District:

Land Use	Min. Site Area	Max. Site Area	Min. Front Yard Setback	Min. Side Yard Setback	Min. Rear Yard Setback	Min. Flanking Yard Setback	Min. Frontage
All Permitted and Discretionary Uses, except Public Utilities, Municipal Facilities	1 ha (2.47 acres)	None	45 m (147.6 ft)	15 m (49 ft)	15 m (49 ft)	45 m (147.6 ft)	None
Public Utilities, Municipal Facilities	None	None	None	None	None	None	None

(Bylaw 15/14, Approved August 26, 2014)

1. There shall be no minimum or maximum site area for any permitted or discretionary use.
2. Front and flanking yard setbacks are measured from the centreline of road allowance. ***(Bylaw 15/14, Approved August 26, 2014)***
3. Where a front or side yard abuts a provincial highway, a greater setback may be required by the Ministry of Highways and Infrastructure.
4. The maximum building height in a DCONS1 District is 10 metres unless otherwise provided in any regulations contained in this Bylaw.
5. For sites adjacent to Saskatoon International Airport, the maximum constructed height of a building or structure shall be subject to the approval of the Saskatoon Airport Authority.

Schedule P: D- Regional Waste Management 1 District (DRM1)

1. Purpose or Intent:

The purpose of the D-Regional Waste Management District (DRM1) is to provide direction for the management, storage, processing and recycling of the various types of waste products generated by land use activities in the District and region.

2. Permitted Uses:

In any D-Regional Waste Management District (DRM1), no person shall use any land, building or structure or erect any building or structure except in accordance with the following provisions:

1. Construction and Demolition Materials Industry ***(Bylaw 50/13, Approved January 24, 2014)***
2. Land farm
3. Liquid waste disposal facility
4. Public utility or municipal facilities
5. Recycling depot
6. Solid waste disposal facility
7. Type I and II clean fill operation
8. Waste transfer station

3. Prohibited Development:

The following developments shall be strictly prohibited within a DRM1 District:

1. Residential dwelling units.
2. All uses of land, buildings and structures except those specifically noted as permitted or discretionary.

4. Development Standards for an Accessory Use or Building:

In additional to the General Regulations contained in this Bylaw, the following additional development standards shall apply to accessory uses, buildings and structures within a DRM1 District:

1. A permitted accessory use, building or structure shall be defined as any building, structure or a use which is customarily accessorial and subordinate to the principal use of the site.
2. The setbacks and general performance standards for an accessory use, building or structure shall meet the same requirements as the principal use, building or structure.

5. Development Standards for Signage:

In additional to the General Regulations contained in this Bylaw, the following additional development standards shall apply to the placement or erection of signage within a DRM1 District:

All other Permitted and Discretionary Uses	1. One (1) multi-faced free standing sign shall be permitted per building frontage not exceeding a gross surface area of 14 m^2 (150.7 ft^2) and a height of 14 m (45.9 ft). 2. Where a building maintains direct exposure to more than one public right of way, a second free standing sign shall be allowable following the previous regulations.

6. **Site Development Standards:**

In additional to the General Regulations contained in this Bylaw, the following additional development standards shall apply to development on a site within a DRM1 District:

Land Use	Min. Site Area	Max. Site Area	Min. Front Yard Set-back	Min. Side Yard Set-back	Min. Rear Yard Set-back	Min. Flanking Yard Setback	Min. Front Active Area Set-back	Min. Side Active Area Set-back	Min. Rear Active Area Set-back	Min. Flanking Active Area Setback	Min. Frontage
All Permitted and Discretionary Uses, except Construction and Demolition Materials Industry, Public Utilities, Municipal Facilities	0.8 ha (2 acres)	None	45 m (147.6 ft.)	15 m (49 ft.)	15 m (49 ft.)	45 m (147.6 ft.)	N/A	N/A	N/A	N/A	None
Construction and Demolition Materials Industry Facility	0.8 ha (2 acres)	None	45 m (147.6 ft.)	15 m (49 ft.)	15 m (49 ft.)	45 m (147.6 ft.)	45 m (147.6 ft.)	15 m (49 ft.)	15 m (49 ft.)	45 m (147.6 ft.)	None
Public Utilities, Municipal Facilities	None	None	None	None	None	None	None	None	None	None	None

(Bylaw 15/14, Approved August 26, 2014)

1. Front yard, flanking yard, front active area or flanking active area setbacks is measured from the centerline of the road allowance unless otherwise provided herein.
2. Where a front yard, flanking yard, front active area, or flanking active area abuts an internal subdivision roadway, a minimum 20 metre (65.6 ft) setback shall be applied. ***(Bylaw 42/17, Approved September 20, 2017)***
3. Where a front yard, flanking yard, front active area or flanking active area abuts a provincial highway, a greater setback may be required by the Ministry of Highways and Infrastructure.
4. A minimum of 15m (49 ft.) shall be reserved for a combination of landscaping and firebreak within the buffer area.
5. The maximum building height in a DRM1 District is 23 metres unless otherwise provided in any regulations contained in this Bylaw.
6. For sites adjacent to Saskatoon International Airport, the maximum constructed height of a building or structure shall be subject to the approval of the Saskatoon Airport Authority. ***(Bylaw 50/13, Approved January 24, 2014)***

7. Supplementary Development Standards:

1. All outdoor storage must be screened from view from adjacent municipal roadways and public lands by a solid fence, landscape materials, berm, vegetative plantings or any combination of the above at least two (2) metres in height. Outdoor storage of any processed or unprocessed construction and demolition materials shall only be permitted within the active area. ***(Bylaw 50/13, Approved January 24, 2014)***

2. Where the use of the building or site involves the receipt, distribution or dispatch by vehicles of materials, goods or merchandise, adequate dedicated and clearly defined space for such vehicles to stand for unloading or loading shall be provided on site.

3. Commercial vehicles and equipment associated with a permitted or approved discretionary use may be stored on-site where accessory to the use of the principal building on the site. No vehicles, materials or equipment shall be in a state of disrepair. Requirement for the erection of a principal building may be waived at Council's discretion for Land Farms, where the use is considered temporary, or where the erection of a building is deemed to be unnecessary by Council. ***(Bylaw 48/10, Approved February 2011)***

8. Landscaping Standards:

Prior to the issuance of a development permit for any permitted or discretionary use within a DRM1 District, the applicant shall be required to submit a landscape plan with a schedule of completion which is satisfactory to the Development Officer and prepared in compliance with the Commercial and Industrial Landscaping Requirements provided herein.

Section 6: Definitions

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

Accessory – means use, building or structure on a specific site which is subordinate and exclusively devoted to the principal building, principal structure, or principal use of the same site.

Act, the – means *The Planning and Development Act, 2007* Province of Saskatchewan, as amended from time to time.

Active Area – means any area within the property boundary that is utilized in the operation of the development. ***(Bylaw 50/13, Approved January 24, 2014)***

Adjacent – means contiguous or would be contiguous if not for a river, stream, railway, road or utility right-of-way.

Administrator – means the Administrator of the Rural Municipality of Corman Park No. 344.

Agricultural – means a use of land, buildings or structures for the purpose of animal husbandry, fallow, field crops, forestry, pasturage, private greenhouses and includes the growing, storing and sale of produce produced on the premises and other similar uses customarily carried on in the field of general agricultural.

Agriculture (Intensive-Horticulture) – means an intensified system of tillage from the concentrated raising of crops for market and without restricting the generality of the above includes:

a. sod farms;
b. market gardens;
c. greenhouses; and
d. nurseries and other similar uses.

Agriculture (Intensive – Livestock) – means:

a. the rearing, confinement or feeding of more than 100 animal units of poultry, hogs, sheep or cattle in an enclosure where the space per animal unit is less than 371.6 square meters (4000 square feet); or
b. the rearing, confinement or feeding of a lesser number of animal units of poultry, hogs, sheep or cattle in an enclosure where the space per animal unit is less than 371.6 square meters (4000 square feet) and where the nearest edge of the enclosure is:

    i. within 305 meters (1000 feet) of a body of water, drainage ditch, irrigation ditch or water course, except where such feature is entirely contained on the operator's property and does not overflow or discharge onto property under control of the operator, or
    ii. within 305 meters (1000 feet) of a residential dwelling unit not owned by the operator; or
    iii. any other livestock operation whose operator elects to apply for a permit under *The Pollution (By Livestock) Control Act*.

Agricultural Holding – means the basic unit of land considered for the purposes of this Bylaw as capable of accommodating a productive agricultural operation. For the purpose of this Bylaw, it shall comprise 32.4 hectares (80 acres) or equivalent. Equivalent shall mean 32.40 ha (80 acres) or such lesser amount as remains in an agricultural holding because of the original township survey, road widening, road right-of-way or railway plans, drainage ditch, pipeline or transmission line development or government action, natural features such as water courses or water bodies, or as a result of subdivision as permitted in the Official Community Plan policies.

Agricultural Operation – means an operation that is carried out on a farm, in the expectation of gain or reward, including:

a. cultivating land;
b. producing agricultural crops, including hay and forage;
c. producing horticultural crops;
d. non-intensive raising all classes of livestock, horses, poultry, fur-bearing animals, game birds and game animals, bees and fish;
e. producing eggs, milk, honey and other animal products;
f. operating agricultural machinery and equipment, including irrigation pumps and noise-scare devices;
g. conducting any process necessary to prepare a farm product for distribution from the farm gate;
h. storing, handling and applying fertilizer, manure, organic wastes, soil amendments and pesticides, including both ground and aerial application;
i. any other prescribed agricultural activity or process as defined by Council form time to time.

Agricultural Value Added – as defined by Agriculture Canada means a project that can clearly demonstrate that it adds value to a primary agriculture product, and includes agricultural product manufacturing, food-processing activities, and non-food-processing activities. Activities related to an agricultural value-added enterprise can take place on or off the farm. Examples include, but are not limited to, separating, grading, cleaning, and packaging produce, making jam from berries, converting milk into cheese to sell in roadside stores or adding a canning or pickling operation to a farm business, activities as producing fiberboard from hemp or straw. Agricultural tourism, organic farming, storage, distribution, and transportation are not considered to be agricultural value-added activities.

Agricultural Residential Development – means 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 as a permitted accessory building.

Agricultural Support Services – means development providing products or services directly related to the agricultural industry including processing, distribution and sales. Without restricting the generality of the foregoing, this shall included such facilities as feed mills, farm implement dealerships, abattoirs, bulk fertilizer or fuel distributors, and livestock auctions.

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

Airport – means an area of land or water, including the frozen surface thereof, or other supporting surface used or intended to be used either in whole or in part for the storage, arrival or departure, movement, maintenance, servicing, rebuilding, manufacturing of component parts, and assembly of aircraft, and includes any building, installation or equipment in connection therewith, and for which an airport license has been issued by Transport Canada.

Alteration or Altered – 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.

Amusement and Entertainment Service – means those developments, having a room, area or building used indoors or outdoors for purposes of providing entertainment and amusement to patrons on a commercial fee for admission or service basis. Typical uses and facilities would include go-cart tracks, miniature golf establishments, carnivals (variety of shows, games and amusement rides), circuses, or amusement theme parks.

Ancillary – means the use of land, buildings or structures on a specific site which is related in a subsidiary manner to the principal building, principal structure, or principal use of the same site.

Animal Health Care Facility – means establishments primarily engaged in a variety of services for household pets and livestock including but not limited to grooming, training and healthcare services. For the purposes of this Bylaw, an Animal Health care Facility shall not include a boarding or breeding kennel.

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

Auction Facility – 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.

Automotive Repair Shop – means development used for the servicing and body repair of automobiles, snowmobiles, motorcycles, and similar vehicles or the sale, installation or servicing of related accessories and parts. It includes autobody repair and/or paint shops, transmission shops, muffler shops, tire shops, automotive glass shops, and upholstery shop. ***(Bylaw 34/13, Approved July 10, 2013)***

Automotive Sales/Rentals – means development used for the retail sale or rental of new or used automobiles, motorcycles, together with incidental maintenance service and sales of parts. It includes automotive dealership and car rental agencies. It does not include Recreational Vehicle Sales/Rentals. ***(Bylaw 34/13, Approved July 10, 2013)***

Animal Unit (A.U.) – means the kind and number of animals calculated in accordance with the following table:

Kind of Animal		Number of Animals = 1 Animal Unit
Poultry	Hens, cockerels, capons	100
	Chicks, broiler chickens	200
	Turkeys, geese, ducks	50
	Exotic birds	25
Hogs	Boars and sows	3
	Gilts	4
	Feeder pigs	6
	Weanling pigs	20
Sheep	Rams or ewes	7
	Lambs	14
Goats, 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

Auto Wrecker – means 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.

Bed and Breakfast Home – means a residential dwelling unit, licensed as a tourist home under The Public Accommodation Regulations, 2003, in which overnight accommodation within the residential dwelling unit is provided to the travelling public for a charge.

Bare Land Condominium – means a condominium divided into bare land units, as defined in *The Condominium Property Act*, 1993.

Bare Land Unit – means a bare land unit as defined in as defined in *The Condominium Property Act*, 1993.

Billboard – means 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 – means a strip of land, vegetation or a land use that physically separates two or more different land uses.

Buffer Area – means any area located between the Active Area and the property boundary of the development. ***(Bylaw 50/13, Approved January 24, 2014)***

Building – means 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 Floor Area – means the sum of the habitable gross horizontal area of all floors of a building excluding in the case of a dwelling, the floor area used for and devoted to mechanical equipment, laundry, storage, swimming pools, private garage, porch veranda, or sunroom. 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 – means 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 – means 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.

Building Permit – means a permit, issued under the Building Bylaw of the Rural Municipality of Corman Park No. 344 authorizing the construction of all or part of any building or structure.

Building Rear Line – means 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 – means 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.

Building Site – means a physical area where a principal or accessory building is located, is currently under construction, or shall be constructed. For the purposes of this Bylaw, this area shall contain essential utilities including but not limited to onsite wells and septic treatment systems.

Business Support Service – means a use for the clerical, administrative, operations and dispatch offices of businesses used for providing off-site services to other businesses, persons or goods, and where any vehicles and equipment associated with the use may be stored, repaired, cleaned and otherwise maintained for safe operation when not in use. This use does not permit the manufacturing, assembly, processing, production, storage, sale, display or rental of raw or finished goods and materials involved with the use. ***(Bylaw 34/12, Approved November 22, 2012)***

Bylaw – means the Corman Park-Saskatoon Planning District Zoning Bylaw.

Campground – means 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 facilities, but not including the use or 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 site of land is determined by the dominant C.L.I. class for the site, 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.

Cemetery – means land that is set apart or used as a place for the interment of the dead or in which human bodies have been buried. A cemetery may include an accessory 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.

Chemical Plant – means an industrial facility used primarily to manufacture chemical compounds regulated and defined by *The Hazardous Substances and Waste Dangerous Goods Regulations*.

Clean Fill – means 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.

Type I Clean Fill – means the dumping or placement of clean fill from outside sources for the purpose of re-grading or levelling a property to reclaim previously excavated properties, correct drainage on a site or make a site more suitable for construction. Type I Clean Fill operations are not intended to accommodate the processing and recycling of fill for commercial distribution.

Type II Clean Fill – means the dumping or placement of clean fill from outside sources for the purpose of storage, processing and commercial distribution for financial gain.

Cluster – means a design allowing for the concentration of development in pockets to preserve ecological areas and other open space while providing lower servicing costs and economies of scale.

Commercial – means the use of land, buildings, or structures for the purpose of buying and selling commodities, and supplying professional and personal services for financial compensation.

Commercial Composting – means land and or buildings used to collect and process organic matter into compost. Such a facility may include the storage of un-composted organic matter, sorting and packaging facilities and sales of compost.

Commercial Storage Centre – means establishments primarily engaged in renting or leasing space for self-storage. These establishments provide secure space (rooms, compartments, lockers, containers or outdoor space) where clients can store and retrieve their goods.

Community Care Facility – means a premises or part of a premise in which a person provides care to 3 or more persons and includes any other premises or part of a premise that is used in conjunction with the community care facility for the purpose of providing care. Such uses shall include but are not limited to residential care facilities, day cares, treatment centres and group homes.

Community Facility – means a building used for recreational, social, educational or cultural activities and which is owned by a municipal corporation, non-profit corporation or other non-profit organization. Such uses shall include but are not limited to schools, libraries, community centres, and government buildings, places of worship, public assembly, sport fields, playgrounds and park spaces.

Complex (Industrial or Commercial) – means a group of two (2) or more attached or detached independent principal buildings located on the same site and which are not for human habitation and where each form of development comprising the complex is a permitted or approved discretionary use in the zoning district in which the complex is located. A commercial complex shall not exceed a 35,000 square feet of floor space on a site.

Composting – means the collection of a significant mass of natural organic material stored to optimize conditions such that the mass will self-heat via aerobic microorganisms for a sufficient time that the carbon contained in the mass is stabilized.

Comprehensive Development Review (CDR) – means a land use plan created by a land developer for a specific local area that identifies social, environmental, health and economic issues which the proposed development addresses.

Concept Plan – means a plan appended to the Official Community Plan, based upon legislative authority provided within the Act prepared by or for the Corman Park and Saskatoon Councils for the examination of the future land uses, essential services and facilities, transportation systems, development density and sequencing of development for areas of the Corman Park-Saskatoon Planning District exhibiting common future development opportunities and challenges, subsequent to designating land on the Future land Use Map. A Concept Plan must be consistent with the Official Community Plan.

Conservation – means the planning, management and implementation of an activity with the objective of protecting the essential physical, chemical and biological characteristics of the environment.

Construction and Demolition Materials – means materials which are normally used in the construction of buildings, structures, roadways, walls and landscaping features, and includes, but is not limited to, soil, asphalt, brick, concrete, ceramics, porcelain, window glass, mortar, drywall, plaster, cellulose, fibreglass fibres, lumber, wood, asphalt shingles and metals. ***(Bylaw 50/13, Approved January 24, 2014)***

Construction and Demolition Materials Area – means any area within the property boundary that is used for transfer, storage, disposal, separation, processing of Construction and Demolition Materials. ***(Bylaw 50/13, Approved January 24, 2014)***

Construction and Demolition Materials Industries – means industries comprising of the collection, processing or recovery and reuse of non-hazardous waste materials from construction, renovation, and demolition activities. This does not include Landfill, Recycling Depot, Waste Transfer Station or Used Building Materials Retail Outlet. ***(Bylaw 50/14, Approved January 24, 2014)***

Construction and Demolition Residue – means materials remaining from processing and/or sorting of Construction and Demolition Materials for which there is no reasonable use or potential use or market. ***(Bylaw 50/13, Approved January 24, 2014)***

Construction Yard – means a building or structure or land for an establishment that provides service support for industries primarily engaged in the construction, repair, or renovation of buildings, structures, or civil works. ***(Bylaw 48/10, Approved February 2011)***

Convenience Commercial Service – means the use of land, buildings, or structures intended for the retail sale of goods and services required by local residents on a day-to-day basis. Typical uses include small food stores, gas bars, drug stores and variety stores selling confectionery, tobacco, groceries, beverages, pharmaceutical and personal care items, hardware, or printed matter. Wholesale or retail liquor sales/distribution outlets or facilities are not included in this class of use. The floor area for a convenience commercial service shall not exceed a 35,000 square feet on a site.

Council – means the Council of the Rural Municipality of Corman Park No. 344.

Country Residence – means a residential dwelling unit or site whose owner's principal source of household income in derived from a source other than the principal agricultural use of that site. The residential dwelling unit may include a modular home or mobile home following removal there from of all wheels and axles and following the placement thereof on a permanent foundation.

Country Residential Development – means residential development contained within lands subdivided from an agricultural holding where the essential land requirement is for a residential building site and space rather than for productive agricultural purposes.

Crematorium – means 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.

Day Care Service – means the use of a building or portion thereof for the provision of care, instruction, maintenance or supervision of eight (8) or more children under the age of 13 years, for periods of more than 3 but less than 24 consecutive hours and for at least 12 consecutive weeks in the year and includes all day-care centres, early childhood services, nurseries and after-school or baby-sitting programs which meet this definition.

Demolition Permit – means a permit issued for the removal or dismantling of a building or structure within the Corman Park-Saskatoon Planning District boundaries as prescribed under Section 13 of *The Uniform Building and Accessibility Standards Act.*

Development – means 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 Agreement – means the legal agreement between a developer and the Municipality which specifies the obligations and the terms and conditions for the approval of a development pursuant to provisions of the Act.

Development Officer – means the Administrator, or an employee of the Municipality appointed by the Administrator to act as a Development Officer to administer this Bylaw.

Development Permit – means a permit issued by the Council of the Rural Municipality of Corman Park No. 344 that authorizes the use of land, buildings or structures for a specific purpose, but does not include a building permit.

Directional Signage – means signage located off site providing direction to and information about a specific enterprise or activity occurring onsite but which does not contain general advertising.

Director of Operations– means an employee or contracted servant of the Municipality appointed by a resolution of Council to act as the Director of Operations.

Discretionary Use – means 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 Act.

District – means the Corman Park-Saskatoon Planning District.

Dwelling – means a building or part of a building designed exclusively for residential occupancy.

Dwelling Group – means a group of two or more detached one unit residential dwellings, two unit residential dwellings or multiple unit residential dwellings or combinations thereof occupying the same site as part of a registered condominium plan.

Dwelling Unit – see Residential Dwelling Unit

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

Environmental Reserve – means 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 metres 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.

Equestrian Facility – means the use of lands, buildings, or structures for the boarding of horses, the training of horses and riders, and the staging of equestrian events, but does not include the racing of horses.

Equipment Sales/Rentals – means development for the retail sale, wholesale distribution, rental and/or service of new or used heavy equipment, vehicles, machinery or mechanical equipment associated with construction, resource, freight hauling and agricultural industries, together with incidental maintenance service and sales of parts. ***(Bylaw 41/14, Approved December 10, 2014)***

Essential Yard Site Feature – means a feature of an existing farmstead which is deemed necessary for inclusion within a subdivision plan including but not limited to dugouts, shelterbelt plantings and water wells.

Existing – means in place, or taking place, on the date of the adoption of this Bylaw.

Farm Building – means improvements such as barns, granaries, etc., used in connection with an agricultural operation.

Farmstead – means the buildings and adjacent essential grounds surrounding a farm including an agricultural residence serviced by an approach from a municipally maintained roadway.

Fill – means 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 – means a temporary rise in water level that result in the inundation of areas not ordinarily covered by water.

1:500 Flood Event – means:

a. a 1:500-year flood; or
b. a flood having a return period equal to 500 years; or
c. a flood having water surface elevations equal to a 500-year flood; or
d. a flood having approximately 0.2 percent risk of occurring during any one year.

Design Flood Level – means the maximum static water level reached for lands contained within a flood risk area during a 1:500 year flood event. It is used to indicate the safe building elevation to be used by the Municipality as a basis for flood risk management.

Flood Fringe – means that portion of the flood risk area not lying within a floodway that would be covered by floodwaters up to the design flood level and where development will not create an excessive hindrance to the hydraulic efficiency of the water course where most types of development may be accommodated subject to the application of proper flood proofing techniques.

Flood Risk Area – means an area delineated by the applicable provincial regulatory body or the Municipality as being prone to flooding.

Flood Plain – means the area of land bordering a water course or water body that would be inundated by a 1:500 year flood.

Flood Proofing – means any combination of structural and non-structural additions, changes or adjustments to structures or land that will significantly reduce or eliminate flood damage to real estate or improved real property and their contents up to and including the design flood level.

Wet Flood Proofing – means permanent or contingent measures applied to a structure and or its contents that prevent or provide resistance to damage from flooding while allowing floodwaters to enter the structure or area. Generally, this includes properly anchoring the structure, using flood resistant materials designed by a Professional Engineer licensed to practice in the Province of Saskatchewan and located below the design flood level which are capable of withstanding hydrostatic and hydrodynamic forces.

Dry Flood Proofing – means the raising of a building on engineered fill or piles at or above the design flood level.

Floodway – means a water body or the channel of a watercourse including those portions of the adjoining floodplains that is required to carry and discharge or contain the design flood where the flow is fastest and most severe and where the potential danger is the greatest.

Hydrodynamic Force – means the force of moving water or wave action applied to a structure.

Hydrostatic Force – means the result from the static mass of water at any point of flood water contact with a structure. These forces are equal in all directions and always act perpendicular to the surface on which they are applied.

Safe Building Elevation – means the maximum static water level reached for land in a particular region plus an additional allowance to compensate for unknown dynamic factors such as wave action.

Two Zone Flood Management Policies – means the application of a two tier development policy defined by the potential severity and danger of a flood event.

Food Service Use – means establishments primarily engaged in preparing meals, snacks and beverages to customer order, for immediate consumption on and off the premises.

Free Standing Sign – means a sign, except a billboard, independently supported and visibly separated from a building or other structure and permanently fixed to the ground.

Future Growth Sector – means an area of land designated by the Saskatoon and Corman Park Councils for future urban development.

Garage – means a building or part of a building 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 – means a detached one unit dwelling, mobile home or modular home, or secondary suite which is temporarily located within or in the yard of an existing residential dwelling unit intended to provide accommodation for a specific person or persons who are physically dependent on the residents of the existing residential dwelling unit or to provide accommodations for a caregiver of whom a specific person or persons residing in the existing residential dwelling unit is physically dependent.

Geotechnical Assessment – means 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 – means a public or private area operated for the purpose of playing golf and may include accessory uses and facilities including but not limited to club houses, driving ranges and food and beverage facilities.

Greenhouse – means a building with glass or clear plastic walls and roof intended for the cultivation and exhibition of plants under controlled conditions.

Gross Surface Area (Signage) – means 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.

Hazard Land – means land which may be prone to flooding, slumping, landslides, or erosion or any other instability, or is a flood plain or watercourse.

Hazardous Industry – means a building, structure or use involved in the storage, transfer or processing of a provincially regulated amount of a hazardous substance as defined by *The Environmental Management and Protection Act, 2002*.

Hazardous Substance – means 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.

Height of the Sign – means the vertical distance measured from the highest point of the sign to grade level at the centre of the sign.

Heritage Resource – means the history, culture and historical resources of an area and its residents.

Historical and Archaeological Site – means an area containing buildings or place in which historic events occurred or having special public value because of notable archaeological or other features relating to the cultural heritage of the community, of such significance as to warrant conservation and preservation.

Home Based Business – means the conduct of a business from a residential dwelling unit or an accessory building where residents operate the business and the use is secondary to the residential use of the premises.

Home Occupation – means an accessory use carried on as an occupation conducted for financial gain in a residential dwelling unit solely by the resident or residents.

Horticulture – means 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 – means the establishment primarily engaged in providing short term lodging for the traveling public. In addition to short term lodging a range of accessory uses may be provided including food service uses and recreational facilities. ***(Bylaw 45/16, Approved February 22, 2017)***

Incidental Sign – means a sign located on a development site which is intended for the direction of or control of traffic, pedestrians or parking and which do not contain any advertising.

Industrial Park – means an area of land designated for multiple lot industrial development. Industrial parks are usually located close to transport facilities, especially where more than one transport modality (inter-modal) coincides: highways, railroads, airports, and navigable rivers.

Industrial Use – means the use of land, buildings or structures for the manufacturing, assembling, processing, fabrication, warehousing or storage of goods and materials.

Interment Service – means establishments primarily engaged in the permanent disposition of human remains through a variety of manners and shall include but is not limited to cemeteries, crematoriums, funeral homes and mausoleums.

Kennel, Boarding – means the temporary accommodation of dogs, cats or other domestic animals for commercial purposes.

Kennel, Breeding – means 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 – means an accessory building or enclosure intended to house one or more domestic animals.

Land Farm – means a bioremediation technology in which contaminated soils are mixed with soil amendments such as soil bulking agents and nutrients, and then they are tilled into the earth. The material is periodically tilled for aeration. Contaminants are degraded, transformed, and immobilized by microbiological processes and by oxidation. Soil conditions are controlled to optimize the rate of contaminant degradation. Moisture content, frequency of aeration, and pH are all conditions that may be controlled. Land Farming differs from composting because it actually incorporates contaminated soil into soil that is uncontaminated. Composting also generally takes place in aboveground piles.

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

Landscaping – means 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;
b. hard landscaping consisting of non-vegetative materials such as concrete, unit pavers, brick pavers or quarry tile, but does not include gravel, shale, or asphalt.

Landscaping Service – means establishments primarily engaged in providing landscape care and maintenance services including the sales and/or installation of trees, shrubs, plants, lawns or gardens, and establishments engaged in these activities along with the construction (installation) of walkways, retaining walls, decks, fences, ponds and similar structures and the retail sale of soft landscaping materials such as plants, trees and shrubs, as well as hard landscaping materials such as bricks, pavers, shale, crushed rock or other similar materials associated with landscaping, but does not include on-site outdoor and indoor cultivation or propagations of plants (green housing).

Large Scale Commercial and Industrial Uses – means a commercial or industrial site comprising a lineal frontage in excess of 90 metres.

Legal Access – means for the purposes of development, a lot or site adjacent to a municipally maintained municipal roadway, and meeting the frontage requirements of appropriate Zoning District hosting the development.

Livestock – means 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 – means a site of land of a subdivision, the plan of which has been filed or registered in the Land Titles Office.

Manufacturing Establishment – means the manufacturing or assembly of goods, products or equipment and or the processing of raw or finished materials, including the servicing, repairing or testing of materials, goods and equipment normally associated with the manufacturing, processing or assembly operation. It may include any indoor display, office, technical or administrative support areas or any sales operation accessory to the principal use.

Master Sign Plan – means plans and drawings that specify the location, size, materials, colour, and design of all existing and proposed development on a site or development in relation to buildings, access points, municipal roadways and provincial highways.

Mausoleum – means a building or other structure used as a place for the interment of the dead in sealed crypts or compartments.

Mineral Resource – means raw materials including sand, gravel, clay, earth, topsoil or mineralized rock found on or under a site.

Mineral Resource Extraction Industry – means development for the on-site removal, extraction and primary processing of a mineral resource found on or under the site or accessible from the site for sale, or transfer off the site. Typical facilities or uses would include gravel pits (and associated crushing operations), sand pits, clay or marl pits, peat extraction, and stripping of topsoil.

Mineral Resource Storage and Processing Operation – means development for the storage, processing, sale and transportation of mineral resources sourced from offsite sources.

Minister – means the Minister as defined in *The Planning and Development Act, 2007.*

Mobile Home – means a trailer coach that may be used as a residential dwelling unit all year round; 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.

Municipality – means the Rural Municipality of Corman Park No. 344.

Municipal Building Bylaw – means the Bylaw of the Rural Municipality of Corman Park No. 344 regulating the erection, alteration, repair, occupancy or maintenance of buildings and structures.

Municipal Facility – means a system, work, plant, equipment, or service, owned or operated by a Municipality.

Municipal Reserve – means dedicated lands:

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

Municipal Roadway – means a developed and municipally maintained road, street or lane vested in the Crown in right of Saskatchewan or set aside for the purposes of the Crown in right of Saskatchewan pursuant to The North-West Territories Act or any Act, and includes anything erected on or in connection with the municipal roadway.

Natural Area – means an area relatively undisturbed by human activities and characterised by indigenous species including remnant or self-sustaining areas with native vegetation, water, or natural features.

Natural Resource – means 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; and
f. other living components of ecosystems within resource lands, provincial forest lands and other lands managed by the department.

Non-conforming Building – means a building:

a. that 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; and
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 Site – means a site, consisting of one or more contiguous sites 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 – means 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 – means 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, including the use of innovative technology or advanced management practices in appropriate circumstances and is conducted in conformity with any standards established pursuant to the regulations and meets acceptable standards for establishment and expansion.

Official Community Plan – means the Corman Park-Saskatoon Planning District Official Community Plan.

Off Premise Identification Signage – means a sign that is located separate and apart from the land on which the business or activity is located.

Open Space – means passive and structured leisure and recreation areas that enhance the aesthetic quality and conserve the natural environment of the community. Urban and rural open space includes parks, recreation and tourism nodes, and natural areas.

Parking Lot – means 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.

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

Permitted Use – means 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.

Principal Building – means a building which, in the opinion of the Development Officer:

a. occupies the major central portion of a site; or
b. is the main building among one or more buildings on the site; or
c. constitutes by reason of its use the primary purpose for which the site is used; and
d. there shall be no more than one principal building on each site unless specifically permitted otherwise in this Bylaw.

Principal Use – means 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. There shall be no more than one principal use on a site unless specifically permitted otherwise in this Bylaw.

Provincial Highway – means a municipal roadway or a proposed municipal roadway that:

a. is the subject of a departmental plan; or
b. is prescribed as a provincial highway;
c. and includes a weighing and inspection facility.

Public Market – means a facility engaged in renting or leasing space for the purpose of retailing new or used goods by more than 3 vendors renting tables and or space outdoors or in an enclosed building to a local residential population and the travelling public. The goods sold are generally handicrafts, household items, tools, electronic equipment, food products or concessions, plants, clothing, furniture. A public market shall be limited to a farmers market, flea market or similar use and shall not include a retail or shopping mall, secondhand stores or auctioneering establishments.

Public Utility – means a system, work, plant, equipment, or service, owned or operated 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 production, transmission:
d. collection and disposal of sewage, garbage, and other wastes; and
e. fire and police services.

Public Works – means a facility as defined under the Act.

Quarter Section – means 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 or as a result of subdivision as permitted by the Official Community Plan policies.

Raw Material – means unprocessed products of any kind used in manufacturing activities.

Ready to Move Home (RTM) – means a residential dwelling that is designed and manufactured to be moved from its site of manufacture and placed upon a permanent foundation constructed at its final residential location.

Real Estate Signage – means 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^2.

Recreation (Active) – means a recreational land use concentrating users and development, and without restricting the generality of the above, includes beach areas, equestrian facilities, riding stables or race tracks, sports fields, golf courses, campgrounds, picnic areas and other similar uses.

Recreation (Commercial) – means a public or private recreation facility or amenity, or a joint-use site that is operated with an intent to produce financial gain.

Recreation (Integrated) – means 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.

Recreation (Passive) – means a recreational land use that does not require significant development upon the site and does not lessen the natural character of the area, and without limiting the generality of the above, includes viewing areas, hiking trails, skiing trails, canoe launches, observation points, interpretive centres, and other similar uses, and specifically excludes the operation of motor driven vehicles excepting motorized wheelchairs.

Recreational Use – means a public or private facility or amenity, a joint-use site or a park or playground the serves the surrounding neighbourhood or community.

Recreational Vehicle – means 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; or
e. motorcycles.

Recreational Vehicle Sales/Rentals – means development used for the retail sale or rental of new or used snowmobiles, motorcycles, off-road dirt bikes, all-terrain vehicles (ATV), boats, personal watercraft, recreational trailers (cabin, tent, fifth wheel and slide in campers), utility trailers together with incidental maintenance service and sales of parts. It includes motorcycle dealerships, recreational vehicle dealerships and recreational vehicle rental agencies. It does not include Automotive Sales/Rentals. ***(Bylaw 34/13, Approved July 10, 2013)***

Recycling Depot – means any development used for the acquisition, temporary storage, processing and redistribution of recyclable materials and reusable goods where all storage is contained within an enclosed building or an area screened to Council's satisfaction.

Reeve – means the Reeve of the Rural Municipality of Corman Park No. 344.

Residential – means the use of land, buildings, or structures for human habitation.

Residential Care Facility – means 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;
c. and may include only the principal residence of the operator administrator; and may include a prison, reformatory, correctional facility or other facility for the secure and open custody of persons who have been committed thereto by a Court of person having lawful authority,
d. for the purpose of detention after being arrested on a charge under The Criminal Code (Canada) or a Federal or Provincial statute; or
e. upon being convicted of an offence under *The Criminal Code (Canada)* of a Federal or Provincial Statute.

Residential Dwelling Unit – means 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.

Residential Dwelling Unit (Secondary) – means a separate set of temporary or permanent living quarters in addition to an existing principal residential dwelling unit located on a single site, 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.

Retail Store – means establishments primarily engaged in retailing merchandise, generally without transformation, and rendering services incidental to the sale of merchandise serving the needs of local residential populations and the travelling public. They typically sell merchandise to the general public for personal or household consumption, but some also serve business and institutional clients. These include establishments such as office supplies stores, computer and software stores, gasoline stations, building material dealers, plumbing supplies stores and electrical supplies stores. The floor area for a retail store shall not exceed a 35,000 square feet on a site.

Right of Way – means the land set aside for use as a municipal roadway or utility corridor.

Salvage Yard – means any land or building used for the collection, demolition, dismantling, storage, salvage, recycling or sale of waste materials including scrap metal, vehicles, machinery, and other discarded materials.

Secondary Suite – means a separate set of living quarters within a principal or secondary residential dwelling unit or accessory building whether occupied or not, containing independent and physically separate sleeping, sanitary and kitchen facilities. Kitchen facilities include but are not limited to cabinets, refrigerators, sinks, stoves, ovens, microwave ovens or any other cooking appliances and kitchen tables and chairs.

Servicing Agreement – means the legal agreement between a developer and the Municipality which specifies the all obligations and the terms and conditions for the approval of a subdivision pursuant to section 172 of the Act.

Setback – means the distance required to obtain the front yard, rear yard or side yard provisions of this Bylaw.

Should, Shall or May – means:

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

Sign – means 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.

Site – means 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 – means total horizontal area within the site lines of a site.

Site Corner – means a site at the intersection of two or more municipal roadways, or upon two parts of the same roadway, the adjacent sides of which roadway or roadways (or, in the case of a curved corner, the tangents at the road extremities of the side site lines) contain an angle of not more than one hundred and thirty-five (135) degrees. In the case of a curved corner, the corner of the site shall be that point on the roadway at the point of intersection of the said tangents.

Site Depth – means 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 – means the boundary that divides the site from the road. In the case of a corner site, the front site line shall mean the boundary separating the narrowest frontage of the site from the roadway. Site frontage for a non-rectangular site shall be defined as the mean of the measured front and rear site lines.

Site Line – means any boundary of a site.

Site Width – means 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.

Small Scale Commercial and Industrial Uses – means a commercial or industrial site comprising a lineal frontage less than 90 m.

Sport Field – means 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 – means 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.

Stakeholder – means an individual, group or organization 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 Municipal, Provincial and Federal Governments.

Subdivision – means a division of land that will result in the creation of a surface parcel, or the re-arrangement of the boundaries or limits of a surface parcel, as surface parcel is defined in *The Land Titles Act, 2000*.

Substantial Active Public Recreational Amenity – means a recreational facility or amenity directly associated with a multi-parcel country residential development which is regionally significant, serving a local and regional population.

Telecommunication Facility – means a structure that is intended for transmitting or receiving television, radio, or telephone communications, excluding those used exclusively for dispatch communications.

Temporary Sign – means a sign which is not permanently installed or affixed in position, advertising a product or activity on a limited basis.

Temporary Use – means a use which is allowed for a specified period of time, at the end of such time the use must be removed from the site. ***(Bylaw 30/17, Approved July 26, 2017)***

Traffic Control Signage – means a sign, signal, marking or any device placed or erected by the Municipality or Saskatchewan Ministry of Highways and Infrastructure.

Use – means 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.

Used Building Materials Retail Outlet – means land and/or building or part of a building where Construction and Demolition Materials are available for resale with incidental and minimal alteration of the materials and where activity primarily occurs inside a building.

Vacation Farm – means 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 principal residential dwelling unit 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 – means the increase in value generated by a company or individual through the additional processing or sale of raw materials along the production chain.

Vertical Integration – means 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 site where these uses are considered to provide additional processing and, or the sale of manufactured goods produced onsite.

Warehouse – means a building used for the storage and distribution of goods, materials or merchandise.

Warehousing – means the use of a building and or site primarily for the storage and distribution of goods, materials or merchandise, excluding dangerous or hazardous materials, derelict vehicles or parts thereof, or any waste material. It includes moving companies, trucking terminals, inter-modal transfer areas, storage of recreational vehicles (indoor or outdoor, including boats and ATV's) and self-storage facilities.

Warehouse Sales – means development used for the wholesale or retail sale of a limited range of bulky goods from within an enclosed building where the size and nature of the principal goods being sold typically require large floor areas for direct display to the purchaser or consumer. Typical uses include but are not limited to developments where principal goods being sold are such bulky items as furniture, carpet, major appliances, and building materials. This use does not include developments used for the retail sale of food or a broad range of goods for personal or household use. The floor area for wholesale sales shall not exceed a 35,000 square feet on a site.

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.

Waste Management and Remediation Industry – means establishments primarily engaged in providing waste management services involving the collection, disposition or processing of inert or organic waste materials, including but not limited to solid or liquid waste collection, treatment and disposal services; environmental remediation industry, septic tank pumping services and recycling.

Waste Management and Remediation industry (Local) – means industries comprising the temporary collection, disposition or processing of inert or organic waste material from offsite sources having minimal offsite effects and may provide for physical remediation of a property.

Waste Management and Remediation industry (Regional) – means industries comprising the collection, disposition or processing of inert or organic waste material from offsite sources where:

a. the potential effects of the activities may extend offsite; or
b. the activity may have a significant impact on municipal services.

Waste Management and Remediation industry (Self Generated) – means industries comprising the collection, disposition or processing of inert or organic waste materials from a source within the host property where the materials are not transported off of the host property and the effects of the activity do not extend outside of the boundaries of the host property.

Waste Transfer Station – means a facility where solid waste is stored and sorted prior to being transported to another or adjacent site for recycling, treatment or disposal.

Water body – means 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 – means 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 – means the land area from which surface runoff drains into a stream, channel, lake, reservoir, or other body of water; also called a drainage basin.

Wetland – means 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.

Wholesale Trade – means establishments primarily engaged in wholesaling merchandise and providing related logistics, marketing and support services. The floor area for wholesale trade shall not exceed a 35,000 square feet on a site.

Wildlife Habitat and Refuge – means land left in its natural state for the purpose of providing sanctuary, habitat and breeding grounds for wild birds, animals and plant-life and includes a forest reserve.

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

Yard, Flanking – means that 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 and abuts a municipal road allowance or provincial highway.

Yard, Front – means that part of a site which extends across the full width of a site between the front site line and the building front line.

Yard, Rear – means that part of a site which extends across the full width of a site between the rear site line and the building rear line.

Yard, Required – means the minimum yard required by a provision of this Bylaw.

Yard, Side – means the part of a site which extends from a front yard to the rear yard between the side line of a site and the building side line

Section 7: Repeal and Effective Date of Bylaw

1. **Repeal:**

Bylaw 69/96 as amended shall be repealed upon Bylaw 23/10, the Corman Park – Saskatoon Planning District Zoning Bylaw, coming into force and effect.

2. **Ministerial Approval:**

This Bylaw is adopted pursuant to *The Planning and Development Act, 2007*, and shall come into force on the date of final approval by the Minister of Municipal Affairs.

3. **Council Readings and Adoption:**

Read a first time this 10th day of May, 2010

Read a second time this 28th day of June, 2010

Read a third time this 28th day of June, 2010