

Office Consolidation: January 28, 1999

BYLAW NO. 8 - 1981

RURAL MUNICIPALITY OF SHELLBROOK No. 493

**A BYLAW OF THE RURAL MUNICIPALITY OF SHELLBROOK NO. 493
KNOWN AS THE ZONING BYLAW**

Note: The Regulations as shown in the Zoning Bylaw are indicated in metric. Shown for informational purposes only is the imperial equivalent.

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Section 60 of the Planning and Development Act provides that the Council of a municipality may pass a Zoning Bylaw. Therefore, the Reeve and Council of the Rural Municipality of Shellbrook No. 493 in the Province of Saskatchewan, in open meeting enact as follows:

Part I Introduction

1. Short Title
This Bylaw shall be known as the "Rural Municipality of Shellbrook No. 493 Zoning Bylaw."
2. Purpose of Zoning Bylaw
This is a bylaw to control the use and development of land in the Municipality.
3. Scope
No person shall carry out any development within the limits of the Municipality, except in conformity with the provisions of this Bylaw.
4. Definitions
The list of definitions of words and terms used in the Bylaw, are included in Part VI.

Part II Administration

1. Secretary Treasurer Responsible
The Secretary Treasurer of the Municipality shall be the Development Officer responsible for the administration of this Bylaw.
2. Development Permit Requirement
Every person, before commencing any development within the municipality, shall apply to the Secretary Treasurer for a development permit. A development permit does not exclude the need for other permits, approvals, or authorization.
- 3.. Building permits
A building permit shall not be issued unless a development permit has also been issued. No building, structure, mobile home or trailer court shall be erected, reconstructed, moved-off or moved-on a site, nor shall any building structure or land be used for any other use than is permitted in the zoning district concerned, and then only after applying for an securing all development permits, building permits or other permits and licenses required by all laws and Bylaws in effect within the Municipality. Non-conforming uses and buildings shall be subject to Sections 76-81 of the Planning and Development Act.
4. A Development Permit is not required for any of the following:
 - 4.1 Farm buildings where applied to a principal agricultural use of the land in the AR - Agricultural Residential District established by this Bylaw.
 - 4.2 The carrying out of any operations for the purpose of inspecting, repairing or renewing sewers, mains, cables, pipes, wires, tracks or other similar apparatus required by a public utility for any lawful use of buildings or land.
5. Appeals
 - 5.1 Notice of Right to Appeal
 - 5.1.1 If the application for development permission is refused, the applicant will be notified the reasons for the refusal. The applicant shall also be advised that he may be entitled to appeal the refusal to the Zoning Appeals Board subject to the provisions of Section 83, of the Planning and Development Act.
 - 5.1.2 Zoning Appeals Board
Council shall appoint a Zoning Appeals Board in conformity with Section 61 (1) of the Planning and Development Act.
 - 5.1.3 Right of Appeal

- Section 83 of the Planning and Development Act, shall apply.
- 5.1.4 Not Entitled to have Appeal Allowed
Section 83 of the Planning and Development Act, shall apply.
- 5.1.5 Procedure for Appeal
Section 84 of the Planning and Development Act, shall apply.
6. Amendment of the Zoning Bylaw
- 6.1 Subject to Sections 66-75 of the Planning and Development Act this Bylaw may be amended whenever the public necessity, convenience, general welfare or good planning practice require.
- 6.2 When an application is made to the Council for an amendment to this Bylaw, such application shall be accompanied by an application fee as specified by Section 74(1) of the Planning and Development Act.
7. Non-Conforming Use
Where at the date of the approval by the Minister of this Bylaw a building is lawfully under construction or all required permits for the construction of a building have been issued, the building shall be deemed to be a building existing at the date of the approval of the Bylaw, provided that the erection of any such building shall be commenced within twelve months after the date of the issue of the last permit relating thereto, and the provisions of Section 76 to 81 of the Planning and Development Act shall apply to such building.
8. Offences and Penalties
Any person who contravenes any of the provisions of this Bylaw is guilty of an offence and is liable on summary conviction to the penalties provided by Section 203 of the Act, namely a fine of not more than \$1,000.00 and, in the case of a continuing offence, to a further fine not exceeding \$250.00 for each day during which the offence continues. In addition, a person convicted in respect of a development carried out in contravention of this Act or any order, regulation, bylaw, municipal development plan or scheme in force pursuant to this Act may be ordered to remove such development.
9. Zoning Bylaw #5-1980 is hereby repealed.

Part III General Regulations

1. Areas prohibited for Buildings

2.1 General

No building or structure shall be located on land that, in the opinion of a professional consultant, may be prone to an unacceptable potential for, or degree of, detrimental impact on the health or safety of people, property, or the environment from slumping, subsidence, landslides, erosion, or any other landform instability. No residential building shall be located in any area that is flood plain or watercourse within 600 meters of any landfill site under permit or license with Saskatchewan Environment and Resource Management regulatory setbacks from any land fill site or sewage lagoon under permit or license with Saskatchewan Environment, or where an all weather access road would be prohibitively expensive to construct or maintain. Where Council has information indicating, or reason to believe, that any of the above - mentioned conditions may exist on a particular site, Council shall require the proponent of a development to provide an analysis of the conditions of concern, and such analysis shall be prepared by qualified registered (in Saskatchewan), professional engineer, community planner, or environmental scientist practicing in the applicable field of expertise (e.g. slope instability shall be assessed by a geotechnical engineer).

A development permit shall not be issued, nor shall an application for subdivision be supported, unless either a) the report by a professional consultant indicates that either there is no actual or potential hazard to residents, or b) that the hazards and their potential consequences are clearly defined and found to be acceptable to the Developer, Council, and any other known party potentially affected.

2.2 Slope Instability and Erosion

Any application for a development permit and / or building permit on any parcel of land within an area that may be prone to slumping, subsidence, landslides, erosion or any other instability, must be accompanied by a detailed site analysis prepared by a geological engineer registered in the Province of Saskatchewan. The site analysis shall indicate topography, surface drainage, geological, hydrogeological, and geotechnical conditions at the site of the proposed development and related to the conditions of the general area as they relate to slope instability and erosion hazards. Based on sufficient field investigations to respond with reasonable confidence, the geotechnical engineer shall answer the following questions:

- (i) Will the proposed development be detrimentally affected by natural erosion or slope instability?
- (ii) Will the proposed development increase the potential for erosion or slope instability that may affect the proposed development, or any other property?

Unless the geotechnical engineer can answer “no” in response to both of the above question(indicating that known or suspected slumping, subsidence, landslides, erosion or any other instability is not a hazard), further analysis will be required. The required analysis must define the hazard as it may affect the proposed development and any other potentially affected property. The engineering report will identify hazard mitigation measures including engineered works, land use controls prepared by a professional community planner, and other measures deemed to be effective in eliminating or managing anticipated erosion and slope stability impacts, and will identify and explain known and suspected residual hazards. Necessary monitoring also will be identified along with the purpose of the monitoring, how monitoring results will be assessed and interpreted, and the required actions should the recommended monitoring indicate and actual or potential problem. The responsibility for monitoring and responding to monitoring findings shall be resolved before approval is granted.

Any building foundation plans accompanying a development permit application for a site on land prone to slumping, subsidence, landslides, erosion or any other instability must be approved and stamped by a structural engineer and a geotechnical engineer registered in the Province of Saskatchewan. (Amended Zoning Bylaw 11-2002)

3. “Number of Principal Buildings Permitted on a Lot or Parcel

Not more than one principal building shall be placed on any one lot or parcel, with the exception of sites for schools, hospitals, curling and skating rinks, recreation centres, nursing homes and senior citizen homes, multiple unit dwellings, bare land condominiums and mobile home courts.” (Bylaw 12-2005)

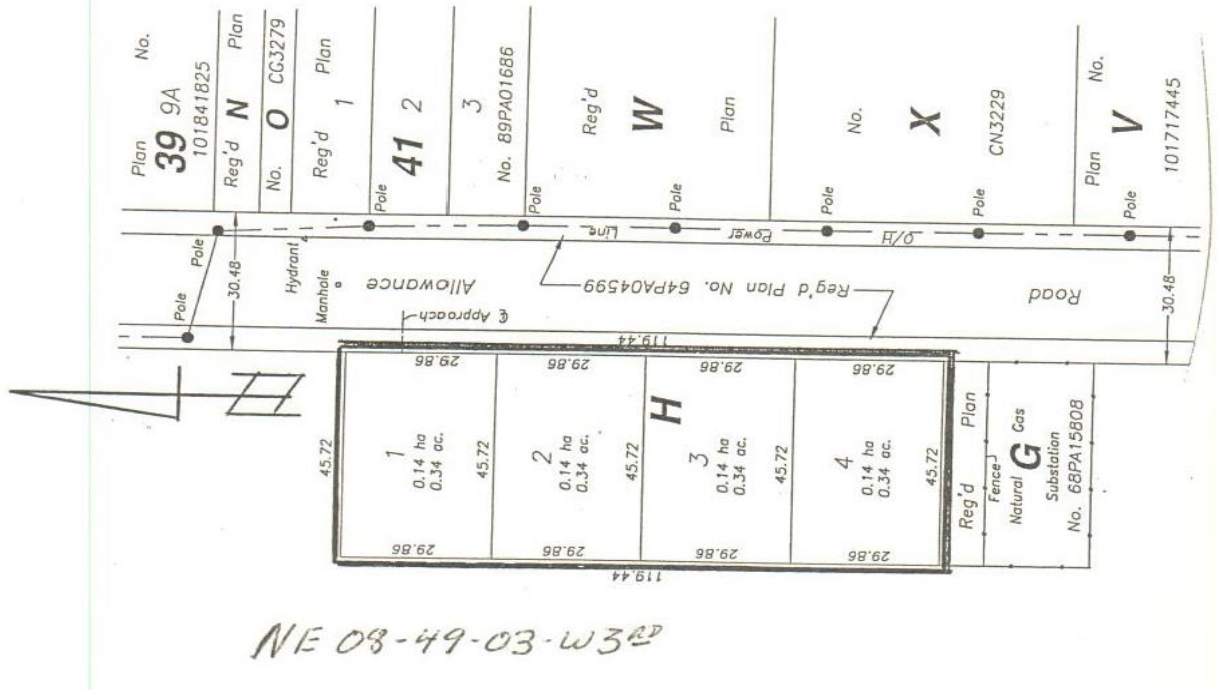
4. Structure Heights

- (a) any building or structure constructed in line with the approach to an airport or airstrip runway shall not exceed one meter in height for each twenty meters that it is located from the obstruction free area around the runway. This area shall widen on each side of the runway as it moves away from the obstruction free area at a rate of one meter for each ten meters it extends from the end of the obstruction free area.
- (b) any building or structure constructed adjacent to the side of an airport runway shall not exceed one meter in height for each five meters that it is located from the obstruction free area around the said runway. This area shall widen on each side of the runway as it moves away from the obstruction free area at a rate of nine meters for each ten meters it extends from the side of the obstruction free area.
- (c) the obstruction free area shall be a rectangle extending 30 meters beyond each end of the maintained portion of each runway and measuring 60 meters wide, centred on the centre of the runway. (Bylaw 07-2008)

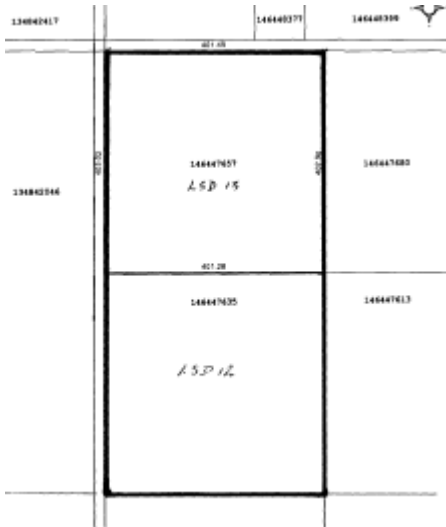
Part IV Zoning Districts

Section 3 of Bylaw No1981 be amended by removing that portion of the NE 08-49-03-W3rd (as outlined in bold on the attached map) from the AR – Agricultural Residential Zoning District and including it in the H – Hamlet Zoning District (Bylaw No. 2-2005)

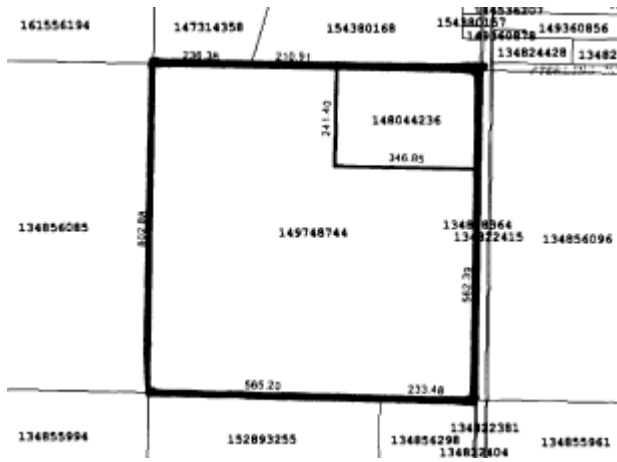
That the “Zoning Districts Map” referred to in Part IV Section 3 of Bylaw No. 8-1981 amended by removing that portion of the NE 08-49-03-W3rd (as outlined in bold on the attached map) from the AR - Agricultural Residential Zoning District and including it in the H - Hamlet Zoning District.



7. That portion of the NW 21-49-02-W3rd shown in bold outline below shall be rezoned from an AR – Agricultural Residential Zoning District to a CR – Country Residential Zoning District. (Bylaw 7-2008)



8. That portion of the SE 08-49-03-W3rd shown in bold outline below shall be rezoned from an AR – Agricultural Residential Zoning District to a CR – Country Residential Zoning District. (Bylaw 07-2008)



1. Classification of Zoning Districts

In order to carry out the purposes and regulations of this Bylaw, the Municipality is hereby divided into the following Zoning Districts:

1. AR - Agricultural Residential District
2. H - Hamlet District
3. CR – Country Residential District
6. LD - Lakeshore Development District
7. F - Forestry District
8. M - Industrial

2. Boundaries of Zoning Districts

The boundaries of such districts referred to above together with explanatory legend, notation and references, are shown on the map entitled “Zoning District Map”. Unless otherwise shown, on the Zoning District Map, the boundaries of the said Districts are site lines, center lines of streets, lanes, roads or such lines extended and the boundaries of the Municipality. In the case of subdivided land the boundaries of the Districts may include lot lines.

3. The Zoning Districts Map

The map, bearing the statement “This is the Zoning District Map referred to in the Bylaw No. 8-1981” adopted by the Rural Municipality of Shellbrook No. 493 and signed by the Reeve and Secretary Treasurer, under the seal of the Municipality, shall be known as the “Zoning District Map” and such map is hereby declared to be an integral part of this Bylaw.

Part V Zoning District Schedules

The following are the schedules of uses and regulations pertaining to the Zoning Districts by this Bylaw:

1. AR - Agricultural Residential District

1.1_ Intent

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

1.2 Principal Uses

Subject to all other provisions of this Bylaw, on any site, in any district defined designated or described in this Bylaw as AR - Agricultural Residential District only the following uses shall be permitted:

- 1.2.1 Agricultural - field crops, bee keeping, dairy farming, animal and poultry raising , ranching, grazing, and other similar uses (excluding intensive livestock operations) customarily carried on in the field of general agriculture, including the sale, on the premises, of any produce grown or raised on the premises.
- 1.2.2 Grain Elevators
- 1.2.3 Schools, cemeteries, places of worship, and community halls.
- 1.2.4 Public Utilities and Institutional Uses
- 1.2.5 Historical and Archeological Sites
- 1.2.6 Gas and oil wells and related developing facilities
- 1.2.7 Uses Permitted at Council’s Discretion

The following uses shall be permitted only by resolution of Council, only in locations and under conditions specified in such resolution of Council:

- a) Private Airstrips

- b) Agriculturally related commercial uses which may include: Services, supplies and small scale processing such as grain and seed storage, drying and cleaning; storage of fertilizers (subject to the regulations under The Air Pollution Control Act, Department of Environment); implement and machinery sales and service; bulk fuel sales and stockyards, auction marts.

Where these uses are proposed within 2 km. (1.25 miles) of a town or village, comments shall be obtained from the respective town or village council prior to issuance of a development permit.

- c) Gravel pits and gravel crushing operations. The resolution of Council may specify that the developer be required to enter into a development agreement with Council to prescribe conditions respecting operations of the pit, rehabilitation of the site, routing of gravel trucks, tree planting and erection of fencing where required, and the maintenance of municipal roadways. Such an agreement may require the posting of a performance bond, to guarantee adherence to the above and/or any other additional requirements that Council may specify.
- d) Recreational, including sports fields, golf courses, tourist campsites, parks and other similar uses.
- e) Tree Nurseries, market gardens.
- f) Intensive livestock operations.
- g) Residential - single detached dwelling (including a mobile home) subject to Section 1.3.5, and to Section 1.3.3A and 1.3.3C
- i) Temporary Construction Camps
- j) Concrete Batch Plants. The resolution of Council may require the developer to enter into an agreement with the Municipality regarding road maintenance fees and the routing of trucks hauling aggregate.
- site requirements
 - front yard requirement 30 meters
 - side yard requirement 10 meters
 - rear yard requirement 10 meters

1.2.8 Accessory Uses

Buildings, structures or uses secondary and accessory to but located on the same site with the principal use are permitted. A single detached dwelling, which may include a mobile home on a permanent foundation is permitted as a secondary and accessory use to a principal agricultural use or when required as accessory to the use of land for grain elevators as a single detached dwelling for the operator of a grain elevator, subject to section 1.3.3A.

1.3 Regulations

1.3.1 Site Area Requirements

- a) Grain elevators and accessory buildings - no minimum
- b) Public Utilities - no minimum
- c) Discretionary uses - no minimum except for the following uses:
- i) Agriculturally related commercial. No minimum - .4 ha. (1 acre)
 - ii) Tree nurseries, market gardens, intensive livestock operation. Minimum - .8 ha. (2 acres)
Maximum - as determined by demonstrated space needs necessary for a viable principle agricultural use.
 - iii) **Residential – Minimum - .4 ha. (.99 acres) (4-2015)**
Maximum – 5 ha. (12.35 acres) except:
 - a) that the maximum site area may be a greater area depending on physical circumstances, i.e., limitations or demarcations, peculiar to a proposed non-farm residential

site, such as a shelter belt or topographical restraints or in the case of farmstead residential use, the maximum shall be determined by demonstrated space needs necessary for viable principal agricultural use. (Bylaw No. 07-2008)

b) That the maximum site area may be increased to 10 ha (24.7 acres) where land is proposed to be subdivided for residential purposes is of poor agricultural quality having a Class 4, 5 or 6 rating according to the Canada Land Inventory for agriculture. (Bylaw No. 07-2008) (Remove once 4-2015 is approved)

d) Agricultural uses

i) One quarter section, 64 hectares (158 acres) or equivalent shall be the minimum site area required to constitute a farm land holding. Equivalent shall mean 64 hectares (158 acres) or such lesser amount as remains in an agricultural holding because of the registration of road widening, road right-of-way or railway plans or pipeline development, or natural features such as streams or bodies of water, or as a result of subdivision as permitted herein. Any agricultural holding which does not conform to the minimum site area requirement shall be deemed conforming with regard to site area, provided that a registered title for the site existed in the Land Titles Office prior to the coming into force of this bylaw.

ii) A reduced site area below 64 hectares (158 acres), but not below 14 hectares (34.5 acres) will be permitted for the purposes of farm land consolidation and estate settlement subject to a resolution of Council.

iii) Land Holdings in adjoining Rural Municipalities.

A person not meeting the minimum agricultural area requirement of 64 hectares (158 acres) or equivalent in the Municipality, but who owns land in an adjoining rural municipality may qualify to meet the minimum area requirements of this Bylaw provided that the following conditions are met:

a) The person is a farmer.

a) The person is engaged in a principle agricultural use of the land.

a) The total farm land holding of this person within both the R.M.'s is a minimum of 64 hectares (158 acres) or equivalent.

1.3.2 Siting of Dwellings

a) All dwellings shall be set back at least 45 meters (150 feet) from the centre line of any municipal road allowance, or provincial highway, or such greater distance as required by the Department of Highways.

b) No dwelling shall be located within 305 metres (1,000 feet) of an intensive livestock operation as defined by The Pollution (By Livestock) Control Act, unless written approval has been received from the owner of the Intensive Livestock Operation and the Council.

1.3.3 Number of Dwellings

Subject to section 1.3.3A, one single detached dwelling or mobile home on a permanent foundation is permitted on any farm land holding and only accessory to a principal agricultural use of the land, except that additional dwellings comprised of a single detached dwelling or mobile home may be allowed to accommodate full-time workers engaged in a principal

agricultural use of the land and where such additional dwellings are approved by Council.

1.3.3A Number of Dwellings and Sites Per Quarter Section of Land

Subject to section 1.3.3B, in an quarter section in the AR-Agricultural Residential District, development of dwellings and subdivision of sites for dwellings, will be regulated as follows:

- i) a maximum of four dwellings (single detached or mobile home on a permanent foundation) developed as a principal or as an accessory use or sites for residential dwellings, as the case may be, will be permitted; and
- ii) no subdivision will be permitted to create a separate site for a new dwelling that will result in a quarter section having more than four dwellings.

1.3.3B Notwithstanding section 1.3.3A, one additional site for a dwelling may be approved by Council where the proposed site:

- i) is located on land having a low agricultural capability for crops, in the opinion of council;
- ii) will accommodate a dwelling that existed prior to the passage of the bylaw or for which a permit was issued pursuant to the bylaw;
- iii) abuts an all weather road.

1.3.3C Additional Residential Sites Allowed Per Quarter Section of Land

(a) Notwithstanding clause 1.3.1C)iii) and sections 1.3.3A and 1.3.3B, but subject to all other provisions of the bylaw, where land is proposed to be subdivided for residential purposes on a multi-parcel basis, and is of poor agricultural quality having a Class 4, 5 or 6 rating according to the Canada Land Inventory for agriculture, council may permit additional separate sites in accordance with the following development standards and regulations:

- i) a maximum of 10 separate residential sites for single detached dwellings may be developed per quarter section;
- ii) the site area minimum shall be 2 hectares (4.95 acres); (Bylaw 3-2016)
- iii) a separation distance of at least 45 meters (147.6 feet) shall be provided between principal buildings.

(b) In ensuring well planned development, Council shall require a concept plan for the entire quarter section including supporting information regarding suitability and serviceability of the site. The concept plan shall provide an integrated layout for the entire development area showing proposed roads, drainage, building sites, phasing of development, and provision of dedicated lands as may be required. Supporting information shall also address the provision of municipal and utility services.

(c) Council may advertise its intent to consider an application for development of multi-parcel acreage development in one issue of a newspaper circulating in the municipality. (Bylaw 9-2012)

1.3.4 The Posting of Signs and Billboards

Signs and billboards are prohibited except for signs showing the names of occupants, signs bearing notices of sale or lease, information signs containing no advertising, and signs advertising the sale of produce.

1.3.5 Subdivision of Land for Residential Use

Development and subdivision of sites for residential use shall be prohibited in the following instances, however, these provisions shall not apply to existing sites approved for residential use prior to the passage of this Bylaw.

- i) On hazard land, as defined in the bylaw or as designated by the Department of Environment.
- ii) On sites within the following distances:
 - 2 km (1.25 miles), from a National, Provincial, Regional, or Municipal Park; a wildlife management area; a bird sanctuary, an existing or proposed industrial development, or an airport subject to demonstration of a potential land use conflict.
 - 305 m (1,000 feet) from an existing farm dwelling or Intensive Livestock Operation as required by the Department of Agriculture, Pollution (by Livestock) Control Act, or such greater distances as determined by Council unless written permission is obtained from the Intensive Livestock Operator(s) or occupier of the adjacent farm residence and Council.
 - 2km (1.25 miles) from the corporate limit of a town, village, hamlet, organized hamlet or designated country residential district when it is demonstrated that a conflict will result with the future long-term development of the urban centre.
 - 201 m (660 feet) from an existing or proposed mineral or petroleum extraction industry or gravel pit operation, excluding oil and gas wells.
- iii) On sites which in the opinion of the Department of Environment and/or the Department of Health would affect the operation of existing or approved sanitary landfills, sewage facilities, domestic and municipal water supplies.
- iv) On sites that do not have direct access to public all-weather roads and existing school bus route, except that this shall not apply where in the opinion of Council, such appropriate services can be provided, and servicing agreement covering these aspects is entered into by the proponent.
- v) On sites where water quality and/or quantity is marginal or minimal.

1.3.6 Uses Permitted for a Limited Time

Notwithstanding the provisions of this bylaw referred to in Part III.3, and Part V 1.3, a mobile home or trailer coach may be permitted for a period of one (1) year on a site in the AR Agricultural/Residential District subject to a resolution of Council subject to the following:

- i) Adherence to a trailer bylaw (where applicable), securing a license on an annual basis.
- ii) Connections to sewer and water systems in accordance with Saskatchewan Health regulations.
- iii) Issuance of a Development Permit to the landowner on behalf of the occupant, issued on an annual basis.
- iv) Any other conditions which Council may specify that will ensure the adherence to the Zoning bylaw.

1.3.7 Structure Heights

- a) any building or structure constructed in line with the approach to an airport or airstrip runway shall not exceed one meter in height for each twenty meters that it is located from the obstruction free area around the runway. This area shall widen on each side of the runway as it moves away from the obstruction free area at a rate of one meter

for each ten meters it extends from the end of the obstruction free area.

- b) any building or structure constructed adjacent to the side of an airport runway shall not exceed one meter in height for each five meters that it is located from the obstruction free area around the said runway. This area shall widen on each side of the runway as it moves away from the obstruction free area at a rate of nine meters for each ten meters it extends from the side of the obstruction free area.
- c) the obstruction free area shall be a rectangle extending 30 meters beyond each end of the maintained portion of each runway and measuring 60 meters wide, centred on the centre of the runway

2. H - Hamlet District

2.1 Intent

To accommodate hamlets in the municipality and to provide for their orderly growth.

2.2 Uses Permitted

Subject to all other provisions of this Bylaw, on any site, in any district defined, designated or described in this bylaw, as an H- Hamlet District only the following uses shall be permitted.

2.2.1 Residential

- (a) Single detached dwelling
- (b) Semi-detached dwelling
- (c) Apartments

2.2.2 Commercial

- (a) Retail Stores
- (b) Restaurants, confectioneries and other places for the sale and consumption of food and related items.
- (c) Establishments for the servicing, storage and sale of motor vehicles, farm machinery and equipment.

2.2.3 Institutional

- (a) Schools, education institutions
- (b) Churches, religious institutions
- (c) Community Halls

2.2.4 Recreational

Sports fields, rinks, parks, golf courses and other similar uses.

2.2.5 Public Utilities

2.2.6 Accessory

Buildings, structures or uses accessory to and located on the same site with the main building or use.

2.2.7 Discretionary Uses

The following uses shall be permitted but only by resolution of Council and only in locations and under conditions specified in such resolution of council.

- Trailer manufacturing
- Prefabricated building component assembly
- Warehouses and supply depots
- Auto wreckers
- Construction Yards
- Storage Yards

2.3. Regulations

2.3.01 Residential Regulations

Single detached dwellings, mobile homes

Lot area - minimum - 750 square meters

Lot, frontage - minimum - 22 meters where the lot is served by a lane, otherwise 30 meters

Yard, front - minimum - 7.5 meters

Yard, side - minimum - 1.0 meters

(Bylaw Amendment 02-2003)

2.3.1 Site Area - Minimum

Service Stations - 928 sq. m. (10,000 sq. ft.)

Other Commercial Uses - 232 sq.m. (2,500 sq.ft)

Discretionary Uses - .4 ha (1 acre)

All other uses - 464 sq. m. (5,000 sq. ft)

2.3.2 Site Frontage - Minimum

Commercial Uses - 7.5. m. (25 ft) except that service stations shall have a maximum frontage of 30 m (100 ft)

Discretionary Uses - 30m (100ft)

All other uses - 15m (50ft)

2.4 Signs and billboards shall be prohibited except for signs advertising the principal use of the premises or the principal products offered for sale on the premises.

Permitted signs shall be subject to the following requirements:

2.4.1 No more than two (2) signs shall be permitted on the premises;

2.4.2 No sign shall be in the excess of three (3) square meters (36 sq. ft) in area but the two permitted signs may be combined and the total facial area shall not exceed 6 sq m (70 sq. ft.)

Each sign may be double faced;

2.4.3 No sign shall be illuminated unless the source of light is steady and suitably shielded;

2.4.4 The maximum height of any sign shall be 6 metres (20 ft)

2.5. The issuance of a development permit by Council for discretionary uses may be subject to additional requirements as follows:

2.5.1 The approval of the Department of Environment with respect to issuance of a ground water permit pursuant to the Water Rights Act.

2.5.2 The approval of the Department of Health - respect to issuance of a plumbing permit for sewer and water systems.....

2.5.3 The approval of the Department of Environment with respect to issuance of a permit pursuant to the Air Pollution Control Act.

3 CR – Country Residential District

3.1 Permitted Uses

3.1.1 Residential:

(a) Single detach dwelling.

(b) Mobile or modular home on a permanent foundation

(c) Dwelling Groups consisting of single detached dwellings (Bylaw 7-2008)

3.1.2 Institutional Uses:

(a) Non-residential schools and educational institutions.

(b) Places of worship, and religious institutions. (Bylaw 7-2008)

3.1.3 Recreational Uses:

(a) Public sports fields and parks.

(b) Rinks, arenas, and community halls.

(c) Other public or non-profit recreational facilities (Bylaw 7-2008)

3.1.4 Public utilities, except solid and liquid waste disposal facilities

3.1.5 Uses and buildings accessory to residential principal use on the site:

- (a) Private garages, whether detached or attached to a dwelling unit.
- (b) Garden sheds used for the storage of non-industrial yard maintenance equipment.
- (c) Greenhouses where accessory to a residential use.
- (d) Keeping of animals on the same site as the residence, subject to Section 3.3.4
- (e) Barns and stables for animals permitted by Section 3.3.4
- (f) Orchards and vegetable, horticultural or fruit gardens, where accessory to a residence.
- (g) Field crops. (Bylaw 7-2008)

3.2 Discretionary Uses:

3.2.1 Commercial Uses:

- (a) Convenience stores with or without gas bars (Bylaw 7-2008)

3.2.2 Recreational Uses:

- (a) Golf Courses. (Bylaw 7-2008)

3.2.3 Solid and liquid waste disposal facilities.

3.2.4 The following ancillary uses:

- (a) Bed – and – breakfast homes, where ancillary to a residence on the same site.
- (b) Home based businesses, where ancillary to a residence on the same site.
- (c) Dwellings ancillary to an institutional, recreational or commercial use. (Bylaw 7-2008)

3.2.5 Accessory uses and buildings which form part of an approved discretionary use are permitted. (Bylaw 7-2008)

3.3 Regulation

3.3.1 Site Requirements:

(1) Site Area

- (a) Single detached dwelling...Minimum – 0.8 hectare(2acres).
...Maximum – 16 hectares (40 acres).
(including mobile or modular homes).
- (b) Dwelling groups..... Minimum – 0.8 hectare (2 acres) for each unit or site, plus 20% for communal facilities and access.
- (c) CommercialMinimum – 900 m² (9,688ft²)
- (d) All other uses:.....No requirement.
(Bylaw 7-2008)

(2) Site Frontage

- (a) Residential.....Minimum – 50 metres (164 feet).
- (b) Institutional & commercial Minimum – 30 metres (100 feet)
- (c) All other uses:.....Minimum – none.
- (d) Residential – location on the end of a cul-de-sac, or the outside curve of a curved or deflected street;...minimum may be reduced to 30m provided the parcel is at least 50m in width at the location of a principle building. (Bylaw 7-2008)

(3) Yards

- (a) In any yard abutting a municipal road allowance, municipal grid road, main farm access road, or provincial highway all buildings shall be set back a minimum of 45 meters

(148 ft) from the centerline of the road or road allowance. (Bylaw 7-2008)

- (b) A yard abutting a residential street. Minimum – 7.6 meters (25 feet). (Bylaw 7-2008)
- (c) All side and rear yards.....Minimum – 3 meters (10 feet) (Bylaw 7-2008)
- (d) Public utility, municipal facility, or public recreational use.....No requirements. (Bylaw 7-2008)

(4) Floor Area:

- (a) Detached accessory buildings:..Maximum – 150m² (1,614 ft²) (Bylaw 7-2008)

3.3.2 Number of Dwellings and Sites Per Quarter Section of Land

In a quarter section in the CR – Country Residential District, development of dwellings and subdivision of sites for dwellings, will be regulated as follows:

- (a) A maximum of 32 dwellings (single detached or mobile homes on a permanent foundation) developed as the principal use or sites for residential dwellings, as the case may be, will be permitted; and
- (b) In ensuring well planned development, Council shall require a concept plan for the entire quarter section including supporting information regarding suitability and serviceability of the site. The concept plan shall provide an integrated layout for the entire development area showing proposed roads, drainage, building sites, phasing of development and provision of dedicated lands as may be required. Supporting information shall also address the provision of municipal and utility services. (Bylaw 7-2008)

3.3.3 Outside Storage:

- (1) No outside storage shall be permitted in a yard abutting a road.
- (2) Outside storage located in a side or rear yard shall be screened by landscaping or vegetation so as not to be visible form a road. (Bylaw 7-2008)

3.3.4 Sign Size:

- (1) The maximum facial area of a sign on residential sites shall be 1.2 square meters (12.9 ft².) (Bylaw 7-2008)

3.3.5 Keeping of Animals

- (1) The maximum number of large animals and birds permitted on any residential parcel that has a common boundary with one or more parcels of land or that are only separated by roadways, the majority of which are less than 10 hectares in size, shall be restricted as follows:

Lot Size (in hectares)	Livestock Maximum # of animals	Poultry (maximum # of birds)
0.0 to 0.99	0	0
1.0 to 1.99	1	10
2.0 to 2.99	2	15
3.0 to 3.99	3	15
4.0 to 4.99	4	15
5.0 to 5.99	5	15
6.0 to 6.99	6	15
7.0 to 7.99	7	15
8.0 to 8.99	8	15

Over 9.00	9	15
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- (2) Animals shall not be pastured within 15 meters (50 feet) of any dwelling not owned by the operator of the pasture or owner of the animals, and no buildings or structures intended to contain birds or animals shall be located within 30 meters (100 feet) of a property line. (Bylaw 7-2008)
- (3) The keeping or culturing of any type of bee or any other type of biting or stinging insect is prohibited. (Bylaw 7-2008)
- (4) The use of vacant residential sites for pasture of animals is prohibited. (Bylaw 7-2008)

3.3.6 Dwelling Groups:

- (1) Access to individual dwellings and dwelling sites shall be from a road internal to the dwelling group parcel.
- (2) No dwelling shall be closer than 6 m to any other dwelling.
- (3) All buildings on a dwelling group parcel shall maintain the required yards to the property lines of the parcel provided for this district and the required set back to the centre line of a road required by Section 3.3.1 (Bylaw 7-2008)

3.4 Specific Development Standards and Criteria for Discretionary Uses:

3.4.1 Solid and Liquid Waste Disposal Facilities

- (1) Solid and liquid waste disposal facilities shall be prohibited in this district. (Bylaw 7-2008)

3.4.2 Home Based Businesses

- (1) No home based business in this district shall include auto body repair or repainting operations.
- (2) No heavy construction or industrial equipment or supplies shall be stored on any site for a home based business in this district.
- (3) Council may apply special standards in the issuing a development permit limiting the size of operation, and buildings used for the operation.
- (4) Any increase in the operation as applied for or approved shall require a new discretionary approval. (Bylaw 7-2008)

3.4.3 Residential Development which is Accessory to Discretionary Uses

- (1) Council will apply the following criteria in making a discretionary use decision for residential, including any institutional residential facility:
 - The site is large enough to accommodate the residential use.
 - Reasonable year round access to the site is available. (Bylaw 7-2008)

3.4.4 Discretionary Residential Development

- (1) Council will apply the following criteria in making a discretionary use decision for commercial, commercial recreational facilities, rinks or community halls:
 - The location should be at or near the entry to a residential subdivision and not require access through residential development.
 - A golf course must be part of an overall concept plan showing integration of any residential development and the access to the golf course and residential development.
 - Private rinks or community halls shall be located outside the area of residential development and not require access through a residential subdivision.
 - Public rinks and community halls may be located on municipal

reserve within the subdivision. (Bylaw 7-2008)

6. LD - Lakeshore Development District

6.1 Intent

The general purpose of this district is to control the standards of development for lakeshore development uses in approved locations.

6.2 Permitted Uses

Subject to all other provisions of this bylaw, on any site, in any district defined, designated or described in this bylaw as LD - Lakeshore Development District, only the following uses shall be permitted.

6.2.1 Principal Uses

- a) Residential
 - i) Single family dwellings
 - ii) Mobile homes following removal therefrom of all wheels and axels and following the placement thereof on a permanent raised foundation.
- b) Recreational, including picnic grounds, golf courses, sports fields, public beaches and parks.

6.2.2 Uses Permitted at Council's Discretion

The following uses may be permitted by resolution of Council and in locations and under conditions specified in such resolution subject to the requirements of this LD-Lakeshore Development District.

- a) Tourist camp grounds for rental to tourists on a seasonal basis.
- b) Tourist cabins for rental to tourists on a seasonal basis.
- c) Minor commercial service facilities, including grocery and general stores, service stations, restaurants and take out food establishments.

6.2.3. Accessory Uses

The following accessory uses are permitted:

- a) Buildings, structures or uses secondary and accessory to when located on the same site with the principal use.
- b) Single family dwelling accessory to the principal use and occupied by the owners, caretaker or manager.

6.3 Regulations

6.3.1 General Regulations

a) Location

i) The proposed development shall not be within the following separation distances

- 50 metres (164 feet) from the shoreline of any lake unless the land has been assessed by a professional engineer pursuant to Part III, Section 2.1 above.(Bylaw 12-2005)

- 1600 metres (1 mile) from a game preserve, wildlife management area, bird sanctuary or extractive industry.

(Bylaw 12-2005)

ii) The proposed development shall not be on hazard land excepting where remedial measures are prescribed by a qualified engineer pursuant to Part III, Section 2.2 No development shall be located on land which has not been identified as acceptable for development by a qualified engineer pursuant to Section 2.1 of Part III. (Bylaw 12-2005)

b) Leasehold or Unsubdivided Development

Leasehold development shall not be permitted, except tourist campgrounds and tourist cabin developments for seasonal rental

- accommodation in accordance with the requirements of this bylaw.
- c) Removal of Trees
The removal of trees within 90m (300 feet) of a shoreline shall not be permitted except for purposes of the construction of access ways or buildings and the cleaning of dead or diseased trees. Access ways shall not be cleared greater than 3 m (9.8 feet) in width. For building construction, removal of trees further than 2 m (6.5 feet) from the building shall not be permitted.
 - d) Development/Service Agreement
All proposed development may be subject to the requirements of entering into a service agreement and/or development agreement and posting of performance bond with the municipality to cover matter of road construction and maintenance, drainage ditches, culverts, landfill, landscaping and other aspects felt required.
 - e) Development within 457 m (1500 feet) from the shoreline is subject to the Shoreland Pollution Control Regulations, 1976.
 - f) Posting of Signs and Billboards
Signs and billboards are permitted only in accordance with the following regulations:
 - i) Commercial Uses - no more than one (1) sign greater than 3 sq. m (32 sq. ft) in size is permitted and shall be located on the premises.
 - ii) All other uses - other uses are permitted to have one (1) sign shall contain any advertising and shall be located on the premises concerned.
 - iii) Signs bearing notice of sale or lease of any property are permitted.
 - g) Where minimum front, side or rear yards are required, such minimum requirements shall not apply to prevent the construction or location of an open deck or terrace having a maximum projection of 2 metres into the required yard, or, to prevent the construction or location of a chimney or a roof overhang of 0.5 metres or less into the required yard. No projection into yards shall be closer than 0.6 metres from lot or parcel boundary.” (Bylaw 12-2005)

6.3.2. Residential Uses

- a) The general Regulations of this District as provided in paragraph 6.3.1 shall apply.
- b) Minimum Site Requirements “(excepting bare land condominium units)” Bylaw 12-2005)
 - i) Width - 23m (75 feet)
 - ii) Area - 700 square meters (7,530 sq. feet) (Amended Zoning Bylaw 05-2001)
 - iii) Front Yard - 6 meters (20 feet)
 - iv) Side Yard - 1.5 meters (5 feet)
 - v) Yard, rear – Minimum 6.0 meters (Bylaw 06,2003)
- c) Minimum floor area - 40 sq. m (430 sq.ft)
- d) Minimum Site Requirements for bare land condominium plans:
 - i) Parcel size -2 hectares (Bylaw 12-2005)
 - ii) Parcel frontage – 15 metres (Bylaw 12-2005)
- e) Minimum requirements for bare land condominiums units:
 - i) Unit Width – 18m. (59 feet)(Bylaw 12-2005)
 - ii) Unit Area- 400 square metres (5,380 sq.feet)

(Bylaw 12-2005)

- ii) Unit Front Yard – 5 metres (20 feet) (Bylaw 12-2005)
- iv) Unit Side Yard – 1.5 metres (5 feet) (Bylaw 12-2005)
- v) Minimum floor area- 40 square metres (430 sq.ft.)
(Bylaw 12-2005)

6.3.3 Recreational Uses

No minimum requirements

6.3.4 Discretionary Uses

a) Tourist Campgrounds and Tourist Cabin Developments

- i) The General Regulations of this District shall apply.

b) Commercial Uses

- i) The General Regulations of the District shall apply
- ii) The proposal is adjacent to public areas where possible.
- iii) The proposal is on a main access route.
- iv) The proposal is in close proximity to other commercial sites, where possible.
- v) Where a proposed commercial site abuts a residential site, a buffer strip of 12m (40 feet) shall be provided. The buffer strip shall be landscaped where necessary.

6.3.5 Existing Lots Prior to Bylaw

Lots which were legally created prior to passage of this Zoning Bylaw are not subject to the foregoing regulations but are subject to the following requirements respecting residential and commercial uses.

a) Minimum Requirements

- i) Minimum site area - 450 sq m (4843 sq feet)
- ii) Minimum site frontage - 15 m (50 feet)
- iii) Minimum front yard - 6 m (20 feet)
- iv) Minimum side yard - 1.5 m (5 feet)
- v) Minimum floor area - 40 sq m (430 sq ft)
- vi) Minimum set back distance from the water edge is 20 m (966 feet) or 510 m (1673 feet) in elevation which ever is the greater. In situations where this requirement cannot be met, such lesser distance shall be approved by Council.

6.3.6 Structure Heights

- a) any building or structure constructed in line with the approach to an airport or airstrip runway shall not exceed one meter in height for each twenty meters that it is located from the obstruction free area around the runway. This area shall widen on each side of the runway as it moves away from the obstruction free area at a rate of one meter for each ten meters it extends from the end of the obstruction free area.

- b) any building or structure constructed adjacent to the side of an airport runway shall not exceed one meter in height for each five meters that it is located from the obstruction free area around the said runway. This area shall widen on each side of the runway

as it moves away from the obstruction free area at a rate of nine meters for each ten meters it extends from the side of the obstruction free area.

- c) the obstruction free area shall be a rectangle extending 30 meters beyond each end of the maintained portion of each runway and measuring 60 meters wide, centred on the centre of the runway.

7. F - Forestry District

7.1 Intent

The boundaries of this district correspond to those areas of crown land designated as Provincial Forest. The Provincial Forests are administered by the Forestry Branch, Department of Tourism and Renewable Resources.

7.2 Regulations

- A. The regulations governing development in this district are established by the Department of Tourism & Renewable Resources. Enquiries regarding development in the Provincial Forest District should be directed to this Department.
- B. Any commercial use establishing in the Provincial Forest District which would require the use of Municipal roads, shall contact the Municipality regarding location of trucking routes, hours of operation, road maintenance and any other aspects of concern to the Municipality.

8. M Industrial District

8.1 Permitted Uses:

Subject to all other provisions of this bylaw, on any site, in any district defined, designated or described in this bylaw as an M - Industrial District only the following uses and their respective Accessory uses shall be permitted.

8.1.1 Principal Uses:

- a) Storage Facilities, Warehousing, Supply and Distribution Facilities.
- b) Agriculturally Related Commercial excluding Abattoirs and Stockyards
- c) Machine and Welding Shops
- d) Public Utilities

.2 Uses Permitted at Council's Discretion:

The following principal and their respective accessory uses may be permitted but only be resolution or bylaw of Council and only in locations, and with development standards specified by Council.

- a) Abattoirs, Hide defleshing and Tanning Facilities and Stockyards.
- b) Outdoor Storage Yards for construction materials and extractive industries.
- c) Agricultural Implement and Prefabricated Building Component Manufacturing.
- d) Accessory Residential Dwelling for caretakers, manager and owners where such presence is required due to the nature of the principal use.

.3 Accessory Uses:

Buildings, structures, or uses accessory to and located on the same site with the main building or sue, excluding residential dwellings.

8.2 Regulations: (excluding Public Utilities)

- 8.2.1 Site area - minimum .08 hectares (0.20 acre)
- 8.2.2. Site frontage - minimum 15 metres (49.2 feet)
- 8.2.3 Yard, front - minimum 10 metres (32.8 feet)
- 8.2.4 Yard, rear - minimum 10% of the depth of the side except where the rear yard abuts a railroad track or railroad yard in which case, no rear yard is required.
- 8.2.5 Yard, side 2 metres (8.2 feet)

8.3 Structure Heights

- a) any building or structure constructed in line with the approach to an airport or airstrip runway shall not exceed one meter in height for each twenty meters that it is located from the obstruction free area around the runway. This area shall widen on each side of the runway as it moves away from the obstruction free area at a rate of one meter for each ten meters it extends from the end of the obstruction free area.
- b) any building or structure constructed adjacent to the side of an airport runway shall not exceed one meter in height for each five meters that it is located from the obstruction free area around the said runway. This area shall widen on each side of the runway as it moves away from the obstruction free area at a rate of nine meters for each ten meters it extends from the side of the obstruction free area.
- c) the obstruction free area shall be a rectangle extending 30 meters beyond each end of the maintained portion of each runway and measuring 60 meters wide, centred on the centre of the runway

Part VI Definitions

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

Accessory Building - A separate building or structure normally incidental to the principal building or structure on the same site.

Accessory Use - Use of land for other than its principal use but accessory to its principal use.

Act - The Planning and Development Act R.S.S. 1978

Agriculture, Agricultural Use - The practice of using land for the production of crops or the raising of livestock for the intended purpose of the production of food or fibre.

Bare Land Condominium – shall mean a condominium with bare land units as defined by The Condominium Property Act, 1993. (Bylaw 12-2005)

Bare Land Condominium Unit – Shall mean a bare land unit as defined by The Condominium Property Act, 1993. (Bylaw 12-2005)

Building - A structure with a roof supported by columns or walls, intended to provide shelter for persons, property, animals or business activity.

Building Bylaw - Any bylaw of a municipality regulating the erection, alteration, repair, occupancy or maintenance of buildings and structures.

Building Permit - Any permit, issued under a Building Bylaw of a municipality, authorizing the construction of all or part of any building or structure.

Bylaw - Shall mean the “Zoning Bylaw” as defined in Part I unless the context indicates otherwise.

Campground, Tourist - The seasonal operation of an area of land, managed as a unit, providing temporary short term accommodation for tents, tent trailers, travel trailers, recreational vehicles and campers, used by travellers and tourists.

Condominium- Shall mean a condominium as defined by The Condominium Property Act, 1993.” (Bylaw 12-2005).

Council - Shall mean the Council of the Rural Municipality of No. 493

Cluster - Shall mean a grouping of lots approved as a country residential development.

Cluster Development - Shall mean 2 or more parcels of land with common boundaries or parcels that are only separated by roadways, the majority of which are less than 10 hectares in size

Development - Shall mean the carrying out of any building, engineering mining or other operations in, on or over land or the making of any material change in the use of any building or land, the moving of any building or structure onto land, the moving of a mobile home or trailer coach onto land, and the opening or stripping of land for the purpose of removing therefrom sand or gravel.

Development Permit - Means a permit, issued by the Council of the Municipality, that authorizes development, but does not include a building permit.

Discretionary Use - Shall mean any development that may be permitted in a zoning district only at the discretion of and at the location or locations and under the conditions specified by Council in its development permit.

Dwelling - A building or part of a building designated exclusively for residential occupancy.

Dwelling Group – a group of principle buildings used as dwellings, located on a single parcel and developed as a project, and may include rental, condominium or bare land condominium forms of tenure.(Bylaw 7-2008)

Dwelling, Single Detached - A detached building consisting of one (1) dwelling including a mobile home as herein defined, and used for permanent or semi-permanent residential occupancy by one-household unit.

Dwelling, Semi-Detached - shall mean two (2) dwelling units side by side in one (1) building unit with a common party wall which separates without opening, the two (2) dwelling units throughout the entire structure.

Farm - See Farm Land Holding

Farm Land Holding - Shall mean the total land holding within the Rural Municipality of Shellbrook No. 493 to the farmer engaged in a principal agricultural use of the land.

Farmer - A household unit whose principal source of income is derived from the principal agricultural use of a farm land holding.

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

Hazard Land – Property or land that could be unsafe for development, or require measures to

mitigate hazards that threaten the health and safety of people, property, or the environment, due to naturally occurring processes including, but not limited to, flooding, slumping, subsidence, landslides, erosion, or any other instability, or that is a floodplain, watercourse, or steep slope with evidence of erosion by seepage or surface water flows.

Household Unit - Means one or more persons occupying a dwelling and living as a single housekeeping unit.

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

Intensive Livestock Operation - Shall mean the rearing, confinement or feeding of poultry, hogs, sheep or cattle in such number as may be prescribed by the regulations made pursuant to the Pollution (By Livestock) Control Act.

Minister - Shall mean the member of the Executive Council to whom for the time being is assigned the administration of the Act.

Mobile Home - Shall mean a trailer coach:

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

Modular Home – a factory built home that is manufactured as a whole or modular unit and is designed to be moved on a removable chassis to be used as one dwelling unit, and is certified by the manufacturer that it complies with the Canadian Standards Association Code CSA-A277 standard.(Bylaw 7-2008)

Municipality - Shall mean the Rural Municipality of Shellbrook No. 493

Non-Conforming Use - Shall mean any use of land, building, or structure lawfully existing at the time of the passing of this Bylaw, the use of which does not comply with all the regulations of this Bylaw governing the zoning district in which it is located.

Non-farm Residential - Shall refer to a dwelling or site which is located in the AR-Agricultural Residential District whose owner's principal source of household income is derived from a source other than the principal agricultural use of that site.

Permitted Uses- Those land uses permitted within a zoning district in conformity with regulations of the particular zone.

Principal Use - Shall mean the use of land which is the main use, the most extensive use and the major reason for development of that land.

Principal Building - Shall mean a building in which is conducted the main or primary use of the site on which said building is situated.

Principal Agricultural Use - Means that the chief reason for the use and development of the land is its use for agricultural purposes, and that such use constitutes the chief source of income or anticipated chief source of income of the applicant for a development permit for land.

Public Utility - shall mean a facility or service together with its associated public site or right of way which provides transportation, energy, drainage, and/or utility lines.

Reeve - Shall mean the Reeve of the Rural Municipality of Shellbrook No. 493

Secretary Treasurer - Shall mean the Secretary Treasurer or the Administrator of the Rural Municipality of Shellbrook No. 493

Shoreline - A line defined as such on a registered plan of survey or proposed plan of subdivision or where none exists a line indicating the edge at the water at its visible high water mark.

Site - Any parcel of land with fixed boundaries of record as in one title registered in the local land titles office.

Sign - Any figures, numbers, emblems, pictures, devices, marks or designs or combination of such, intended to be visible from other than inside a building, for the purpose of making known any individual, association, business, industry or service, or for advertisement or for directing or obtaining attention.

Subdivision - a division of land heretofore or hereafter made.

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

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

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

Yard - The open, unoccupied space on a lot between the property line and the front, rear, or side wall of a building.

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

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

Yard, Side - That part of a site which extends from a front yard to the rear yard between the side site line of a site and the nearest main wall of a building or structure.

Part VII Effective Date of the Bylaw

Bylaw No. 5-1980 is hereby repealed.

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

Reeve

Secretary - Treasurer

Certified a true copy of Bylaw No. 8-1981 passed by the Council of the Rural Municipality of Shellbrook No. 493 at a meeting duly convened and held on the 6th day of January, 1982 a quorum being present.

Secretary Treasurer

Reeve

Appendix - Development Permit

Application for a Development Permit

Under the provisions of Zoning Bylaw No. 8-1981 of the Rural Municipality of Shellbrook Pursuant to the Planning and Development Act.

Please Print:

1.
 - a) Applicant's:

Name: _____

Occupation: _____

Address: _____
 - b) Registered Owner's:

Name: _____

Occupation: _____

Address: _____
2. Legal Land Description:
 - a) Description of land proposed for development: All/Part (circle one)

1/4 section _____ Township _____ Range _____

L.S.D. _____ Lots _____ Block(s) _____

Registered Plan No. _____

Certificate of Title No. _____

Date _____
 - b) Legal description of additional rural land holdings of Applicant

3. Existing land use:

4. Area of site proposed for development _____ acres.
5. Proposed development involves: New Building _____
- Alteration _____ Addition _____ Move-in Building _____
6. Description of land use.

7. Estimated dates of development:

Commencement: _____ Completion: _____
8. Other comments in support of application:

9. Site plan. Please provide a sketch in the space on the following page showing:
 - a) Dimensions of parcel and location of existing or proposed buildings;
 - b) Topographical feature, ex. water course, drainage ditches, sloughs, wooded areas;
 - c) Adjoining land uses;
 - d) Size and location of easements or right-of-ways.
10. Declaration by Applicant:

I, _____ of the _____

(Municipality)

in the Province of Saskatchewan, solemnly declare that all the above statements contained within the application are true, and I make this solemn declaration

Development Permit: Notice of Decision

Rural Municipality of Shellbrook No. 493

Application No. _____

Applicant: _____

Application:

a) Approved

b) Approved subject to the following conditions:

c) Refused for the following reasons:

Please be advised that you may be entitled to appeal a refusal issued by the Secretary-Treasurer to the Zoning Appeals Board, subject to Section 83 of the Planning and Development Act.

Date

Development Officer