

ZONING BYLAW NO. 95-2 OF THE

RURAL MUNICIPALITY OF

WELLINGTON NO. 97

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Saskatchewan  
Municipal Government  
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## PART I - INTRODUCTION

1. Title

This bylaw shall be known as the "Zoning Bylaw of the Rural Municipality of Wellington No. 97."

2. Authority

Pursuant to Section 67 of The Planning and Development Act, 1983, the Council of the Rural Municipality of Wellington No. 97 hereby adopts Zoning Bylaw No. 95-2.

3. Scope

All development within the limits of the municipality shall be in conformity with the provisions of this bylaw.

4. Purpose

This is a bylaw to control the use and development of the land in the municipality and assist in implementing the basic planning statement bylaw.

5. Severability

If any part of this bylaw, including anything shown on the zoning district map, is declared to be invalid for any reason, by an authority of competent jurisdiction, that decision shall not affect the validity of the bylaw as a whole, or any other part, section or provision of this bylaw.

**PART II - ADMINISTRATION**

1. **Development Officer**

The Rural Municipal Council shall administer this bylaw. The council shall direct the rural municipal administrator respecting the issuance of development permits. The Council may designate the Municipal Administrator as the Development Permit Officer.

2. **Application for a Development Permit**

Every person, before commencing any development within the municipality, shall complete an application for a Development Permit, which is available at the Rural Municipal Office, except in the following uses:

(a) **Accessory Farm Uses**

Farm buildings and structures, excluding discretionary uses identified in Schedule A, Section A 2 and farm residences where applied to a principal agricultural use established by this bylaw.

(b) **Public Utilities**

Any operation for the purposes of inspecting, repairing, or renewing existing sewers, mains, cables, pipes, wires, tracks or similar public works as required by a public utility.

3. **Application Requirements**

Unless otherwise specified in this bylaw, with every application for a Development Permit, a copy of a layout, or site plan, showing the dimensions of the site, the site size, the location on the site of any existing and all proposed development and the method and location of on-site sewage disposal facilities, shall be submitted as prescribed in No. 2 above, for approval to the Development Officer or the Council together with such other information as may be required in support of the application.

4. Notification to Applicant

(a) Written Notification

The applicant shall be notified in writing of the decision regarding the application.

(b) Approval

If the proposal conforms to the provisions of this Bylaw, a Development Permit shall be issued, subject to any development standards, special regulations, or performance standards that may be required. Such permit shall be effective for one year from the date of its issuance.

(c) Refusal - Right to Appeal

If the proposal is denied, the reasons for the refusal shall be stated and the applicant shall be advised of the right to appeal the decision to the Development Appeals Board, subject to the provisions of The Planning and Development Act, 1983.

5. Referral to Department of Public Health

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

6. Building Permit

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

7. Development Appeals Board

- (a) Council shall appoint a Development Appeals Board in conformity with the provisions of The Planning and Development Act, 1983, within three months from the date of the coming into force of the bylaw.
- (b) In addition to any other right of appeal provided by The Planning and Development Act, 1983, a person affected thereby, may appeal to the Board where a Development Officer:
  - (i) is alleged to have misapplied the bylaw in issuing a Development Permit; or
  - (ii) refuses to issue a Development Permit because it would contravene this bylaw.
- (c) An appellant shall make the appeal pursuant to subsection (2) within 30 days of the date of the issuance of, or refusal to issue, a Development Permit.
- (d) In determining an appeal under subsection (2), the Board is bound by Section 96 of The Planning and Development Act, 1983.

8. Amendment of Zoning Bylaw

- (a) Council may amend this bylaw at any time, upon its own initiative or upon request, provided that the amendments are in keeping with the intent of the Basic Planning Statement.
- (b) 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:
  - (i) all or part of the cost associated with public advertisement of the application.

9. Offenses 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 221 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 the Act or any order, regulation, bylaw, municipal development plan or scheme in force pursuant to the Act may be ordered to remove such development.

**PART III - GENERAL REGULATIONS**

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

**1. Licenses, Permits and Compliance with Other Bylaws**

Nothing in this bylaw shall exempt any person from complying with the requirements of a building bylaw, or any other bylaw in force within the municipality, or from obtaining any permission required by this, or any other bylaw of the municipality, the province or the federal government.

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.

**2. Frontage on Road**

A Development Permit shall not be issued unless the site intended to be used, or upon which a building or structure is to be erected, abuts, or has frontage on a graded all-weather road, or unless satisfactory arrangements have been made with council for the improvement or building of a road where required.

**3. Building to be Moved**

No building shall be moved within, or into, the municipality, without first obtaining a Development Permit from the Development Officer.

**4. Waste Disposal**

No development or use of land which requires sewage disposal or landfill facilities shall be permitted unless those facilities are approved by the Department of Health and/or the Saskatchewan Water Corporation. Disposal of liquid, solid, or gaseous waste shall be governed by Acts administered by the Departments of Agriculture and Food, Environment and Resource Management, Health and the Saskatchewan Water Corporation.



5. Water

No development or use of land shall be permitted where the proposal will adversely affect domestic and municipal water supplies, or where a suitable, potable water supply cannot be furnished to the requirements of the Department of Health and/or the Saskatchewan Water Corporation.

6. Storage of Chemicals, Fertilizers, and Combustible Materials:

The storage of chemicals, fertilizers and combustible materials are subject to the requirements of the Department of Labour of both the federal and provincial governments. All necessary requirements and permits must be met and obtained prior to issuance of a Development Permit.

7. Environmental Management

a. General

- i. Development and subdivision proposals shall conform to the environmental requirements of the Basic Planning Statement bylaw.
- ii. A Development Permit shall not be issued for development of a site or a road located on land that, in the opinion of council, is hazard land.

Where hazard conditions exist, council may require the applicant to pay for a geo-technical or hydrological inspection of the site by a qualified professional consultant.

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

b. Flood Protection Standards  
New Development

Buildings, structures and the storage of hazardous chemicals shall not be permitted on land which is lower than the 1:500 year estimated flood elevation, except as provided below:

- i. Public utility uses excluding buildings and storage yards.
- ii. At council's discretion, compatible land uses which can withstand periodic flooding, permit cost effective periodic relocation, or incorporate construction techniques which will flood proof the undertaking to the estimated 1:500 flood elevation.

c. Existing Development

- i. Existing non-conforming developments, buildings and structures which are below the 500-year design flood freeboard elevation may continue as conforming uses.
- ii. Any subsequent re-development on such lands shall be at council's discretion and shall be subject to flood proofing standards.

d. Floodproofing Measures

Council may specify floodproofing measures for any development or subdivision proposal. Such measures shall be established in consultation with the Saskatchewan Water Corporation.

8. Heritage and Archaeological Resource

- a) Development proposals on land identified with potential heritage, archaeological or palaeontological resource shall only be permitted subject to resource protection, pursuant to The Heritage Act.
- b) Council may require the developer to undertake a study of the heritage resource and the impact of the development.
- c) Council may prohibit development and recommend subdivision refusal where proposals may adversely affect the resource.

9. Critical Wildlife Resource

- a) Development proposals within identified critical wildlife habitat shall ensure conservation of the wildlife resource.
- b) Council may require the developer to undertake a critical wildlife study prior to development approval and determine specific development standards.
- c) Council may prohibit development and recommend subdivision refusal where proposals may adversely affect long-term wildlife conservation objectives.

10. Sand and Gravel Extraction

Development operation and restoration of all sand and gravel extraction operations shall meet provincial requirements and guidelines contained in the "Guidelines for Environmental Protection During Development and Restoration of Sand and Gravel Pits", Saskatchewan Environment and Public Safety, 1983.

16. Development Standard Considerations

To achieve conformity with the requirements of the Basic Planning Statement or Zoning Bylaw, Council may establish and incorporate the following development standards for permitted and discretionary uses or discretionary forms of development within the development permits:

- (i) Mitigating measures identified to address any potentially inappropriate environmental conditions which may be created or compounded by the development;
- (ii) Landscaping, buffering and screening to enhance the site and create a sensitive interface between differing land uses;
- (iii) Building sizes, shapes and layout on sites to reflect the character of the adjacent land uses and structures;
- (iv) Sufficient amenities (recreational, aesthetics, services to address the needs of the individuals utilizing the development);
- (v) Conservation mitigative and rehabilitation measures to maximize critical wildlife habitats, heritage and archaeological areas.

17. One Principal Building or Use Permitted on a Site

Not more than one principal building or use shall be permitted on any one site except for:

- (a) Public utility uses,
- (b) Institutional uses,
- (c) Agricultural uses.

18. Non-conforming Uses

The provisions of The Planning and Development Act, 1983, Sections 113 and 118 inclusive, shall apply to all non-conforming buildings and uses.

19. Regulations for Signs and Billboards

(a) General

- (i) All signs must conform to the requirements of Saskatchewan Highways where required.
- (ii) All signs must comply with the applicable regulations governing construction and erection and must be kept in good repair.
- (iv) Signs Requiring a Permit
  - Permanent advertising signs for commercial or industrial uses.

20. Public Utilities

Public utilities shall be permitted in every zoning district, and unless otherwise specified by this bylaw, no minimum site area or yard requirements shall apply. Notwithstanding the foregoing, the municipality may require site specific development standards for the utility to ensure municipal matters are addressed.

21. Home Occupation Standards

Home occupations are permitted subject to the following conditions:

- (a) The use should not involve the display or storage of goods or equipment upon or inside the premises such that these items are exposed to public view from the exterior.
- (b) No variation in the residential character and appearance of the dwelling, ancillary residential building, or land shall be permitted.
- (c) Advertising signs may be limited in size and number by the development officer.
- (d) The use shall not generate substantially more vehicular and/or pedestrian and vehicular parking than normal within the district.

- (e) No offensive noise, vibration, electrical interference, smoke, dust, odours, heat or glare shall be produced by the use.
- (f) No use shall cause an increase in the demand placed on one or more utilities (water, sewer, electricity, telephone, garbage, etc.) such that the combined total consumption for a dwelling and its home occupation substantially exceeds the average for residences in the area.
- (g) 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.
- (h) The permitted use shall be valid only for the period of time the property is occupied by the applicant for such permitted use.
- (i) All permits issued for home occupations shall be subject to the condition that the permit is renewed annually and may be revoked at any time if, in the opinion of the development officer, the use is or has become detrimental to the residential character and amenities of the neighbourhood.
- (j) Council may, by resolution, declare certain uses to be undesirable as home occupations.

**PART IV - ZONING DISTRICTS**

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

The boundaries of the zoning districts are shown on the map entitled, "Zoning District Map" which is attached to, and forms a part of this bylaw.

Unless otherwise shown, on the Zoning District Map, the boundaries of the said districts are site lines, centre lines of streets, lands, roads or such lines extended and the boundaries of the municipality.

**SCHEDULE A: AR - AGRICULTURAL/RESOURCE DISTRICT**

**A. Permitted Uses**

Subject to all other provisions of this bylaw, on any site, in any district defined in this bylaw as an AR - Agricultural/Resource District, only the following uses and their respective accessory uses shall be permitted.

**1. Principal Uses**

**(a) Agricultural**

Field crops, animal and poultry raising, ranching, grazing, and other similar uses customarily carried out in the field of general agriculture, including the sale on the agricultural holding of any produce grown or raised on the agricultural holding, but **excluding** intensive livestock operation, poultry and PMU operations, feed lots, apiaries, hatcheries, market gardens, mushroom farms, tree and garden nurseries and greenhousing.

**(b) Other**

Grain elevators, places of worship, cemeteries, institutional uses and facilities, historical and archaeological sites, wildlife and conservation management areas.



2. Uses Permitted at Council's Discretion

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

- (a) Agricultural Related Commercial and other similar uses;
  - (b) Private airstrips;
  - (c) Gravel pits;
  - (d) Recreational;
  - (e) Intensive livestock, PMU and poultry operations, feed lots;
  - (f) Apiaries, hatcheries, mushroom farms;
  - (g) Tree and garden nurseries, market gardens and greenhousing;
  - (h) Farmstead residential;
  - (i) Non-farm residential;
  - (j) Petroleum related commercial and other similar uses;
  - (k) Machine shops and accessory structures;
  - (l) Gas and oil wells and related facilities;
  - (m) Kaoline, bentonite and coal operations.
- Items a, d, e, f, g, and j only, may include residential dwellings as an accessory use.

3. Accessory Uses

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

- (a) One single detached dwelling (including a mobile home on a permanent foundation) is permitted as an accessory use to a principal agricultural use. An additional single detached dwelling (including a mobile home on a permanent foundation) required to accommodate immediate relatives or full-time worker engaged in a principal agricultural use of the land will be permitted, subject to a resolution of council.
- (b) Dormitory dwelling(s) may at council's discretion be permitted as required to accommodate full-time workers engaged in a principal agricultural use of the land.

**B. Regulations**

**1. Site Area Requirements**

**(a) Agricultural Use**

- 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 48.5 hectares (120 acres), may at council's discretion be allowed where the site reduction is the result of subdivision for a permitted or discretionary use.

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, shall qualify to meet the minimum area requirements of this bylaw provided that the following conditions are met:

- the person is a farmer;
- the person is engaged in a principal Agricultural Use of the land;
- the total farm land holding of this person within both the R.M.'s is a minimum of 64 hectares (158 acres) or equivalent.

iv) Intensive Livestock and Poultry Operations, Feed Lots, Tree and Garden Nurseries, Market Gardens, Greenhousing, Apiaries, Hatcheries, Mushroom Farms and Farmstead Sites.

- Minimum - .8 hectares (2 acres)
- Maximum - as determined by demonstrated space needs necessary for a viable principal agricultural use.

(b) Residential Sites

- Minimum - 1 hectares (2.4 acres)
- Maximum - 8 hectares (20.0 acres), except that the maximum site area may be a greater area depending on existing physical circumstances, i.e., limitations or demarcations, peculiar to a proposed non-farm residential site, such as a shelter belt or topographical restraints.

(c) Other

Grain elevators and accessory buildings, places of worship, cemeteries, institutional, historical and archaeological sites, wildlife and conservation areas, gravel pits, private airstrips, recreational and public utilities - no minimum.

Agriculturally related commercial  
- Minimum 0.4 hectares (1 acre).

(d) Resource Based Activities

(i) Compressor Stations - minimum 1.4 hectares (3.5 acres)

(ii) Oil and gas well leases and easements - as determined by a resolution of council

2. Building Setback Requirements

- (a) All buildings, dwellings, structures and trees excluding wire fencing shall be set back a minimum of 75 metres (150 feet) from the centre line of any municipal road allowance, or provincial highway, and 300 feet from any intersection or such greater distance as required by the Department of Highways.
- (b) Notwithstanding the foregoing clause, where a residential building or site existed at the time of passage of the zoning bylaw, or due to existing physical circumstances peculiar to the site, a lesser distance may be permitted subject to a resolution of council, the Department of Highways approval where required, and any other regulatory requirement.
- (c) No dwelling or intensive livestock operation shall be located within 305 metres (1,000 feet) of each other unless written approval has been received from the owner of the Intensive Livestock Operation, the dwelling owner and the council.
- (d) No dwelling shall be located within 305 metres (1,000 feet) of an anhydrous ammonia facility licensed by the Department of Labour.

3. Uses Permitted for a Limited Time

Notwithstanding the provisions of this bylaw and the Basic Planning Statement bylaw pertaining to residential uses and sites, a mobile home or trailer coach may be permitted for a period of one (1) year on an existing non-farm or farmstead residential site within this zoning district, subject to a resolution of council, provided that the following criteria is met:

- (a) Adherence to any permit or building bylaw or licensing requirement in effect in the municipality;
- (b) Issuance of a Development Permit to the landowner, where the said trailer is located, to be issued on an annual basis;
- (c) The entering into of a development agreement between all affected parties, where considered necessary, to assure applicable development standards are adhered to;
- (d) Compliance with any requirements of the Department of Health or government agencies respecting water and waste connections, and disposal concerns;
- (e) The intended occupier must be an immediate family member.

**Schedule B - M1 - Light Industrial and Commercial District**

**A. Permitted Uses**

Subject to all other provisions of this bylaw, on any site, in any district defined in this bylaw as M1 - Light Industrial and Commercial District, only the following uses and their respective accessory uses shall be permitted.

**1. Principal Uses**

- (a) Automotive service stations and gas bars
- (b) Convenience stores
- (c) Drive-in theatres
- (d) Automobile and agricultural implement sales and service
- (e) Public utilities

**2. Uses Permitted at Council's Discretion**

- (a) Veterinary clinics
- (b) Auction marts
- (c) Welding and machine shops
- (d) Nurseries and greenhouses
- (e) Storage facilities, warehousing, supply and distribution facilities
- (f) Agriculturally related commercial and stockyards
- (g) Abattoirs, hide defleshing and tanning facilities and stockyards
- (h) Outdoor storage yards for construction materials and extractive industries
- (i) Agricultural implement and prefabricated building component manufacturing
- (j) Restaurants

**3. Accessory Uses**

For the purpose of this bylaw, uses customarily incidental and subordinate to principal permitted and discretionary uses shall be considered an accessory use.

B. Regulations

1. Site Area Requirements (excluding public utilities)

(a) Permitted uses - minimum 1,114.8 sq. metres  
(12,000 sq. ft.)

(b) Discretionary uses - minimum 1,114.8 sq.  
metres (12,000 sq. ft)

2. Site Frontage

All uses - minimum 30.4 metres (100 feet)

3. Yard Requirements

All uses - front minimum 7.5 metres (25 feet)  
All sides - 3 metres (10 ft) on each side rear

Schedule C - H - Hamlet District

A. Permitted Uses

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

1. Principal Uses

(a) Residential

- (i) Single detached dwelling
- (ii) Semi-detached dwelling

(b) Commercial

- (i) Retail stores
- (ii) Restaurants and confectionaries
- (iii) Sales and servicing of motor vehicles, and farm machinery
- (iv) Hotels and motels

(c) Institutional

- (i) Schools, education institutions
- (ii) Places of worship, religious institutions
- (iii) Community halls

(d) Recreational

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

2. Uses Permitted at Council's Discretion

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.

- (a) Trailer manufacturing
- (b) Prefabricated building component assembly
- (c) Warehouses and supply depots
- (d) Auto wreckers
- (e) Construction Yards
- (f) Storage yards



3. Accessory Uses

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

B. Regulations

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. Site Frontage - (Minimum)

Commercial Uses - 7.5 m (25 ft) except that service stations still have a maximum frontage of 30 m (100 ft)  
Discretionary Uses - 30 m (100 ft)  
All Other Uses - 15 m (50 ft)

3. Side Yard

All uses as determined by council.

4. The issuance of a Development Permit by council for discretionary uses may be subject to additional requirements as follows:

- (a) The approval of the Saskatchewan Water Corporation/Department of Environment and Public Safety with respect to issuance of a ground water permit pursuant to The Water Rights Act.
- (b) The approval of the Department of Health with respect to issuance of a plumbing permit for sewer and water systems.
- (c) The approval of the Department of the Environment with respect to issuance of a permit pursuant to The Air Pollution Control Act.

**Schedule D - EC - Environmental Constraint District**

**A. Permitted Uses**

Subject to all other provisions of this bylaw, on any site, in any district defined in this bylaw as EC - Environmental Constraint District, only the following uses shall be permitted:

1. **Principal Uses**

- (a) Wildlife and wildfowl habitat and conservation projects
- (b) Water drainage and irrigation projects
- (c) Effluent irrigation projects

2. **Uses Permitted at Council's Discretion**

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:

- (a) Nature Trails, lookout sites
- (b) Open space passive recreation activities
- (c) Agricultural uses which will not adversely affect the environmental sensitivity of the area.

3. **Accessory Uses**

Buildings, structures, or use accessory to and located on the same site with main use, excluding any habitable building or structure. Such accessory uses may include:

- (a) Viewing platforms
- (b) Shelters
- (c) Related equipment storage structures
- (d) Pumphouses

B. Regulations

1. Site Area

To be determined at council's discretion.

2. Site Frontage, Front Yard; Side Yard; Rear Yard (Structures)

To be determined at council's discretion.

3. Setback from Conservation Projects (Structures)

To be determined at council's discretion based on appropriate recommendation from project proponents, e.g., Ducks Unlimited.

**PART V - DEFINITIONS**

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

**Accessory Building:** Shall mean a separate building or structure normally incidental to the principal building or structure on the same site.

**Accessory Use:** Shall mean a use customarily incidental and subordinate to the principal use or building and located on the same site with such principal use or building.

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

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

**Agricultural Operator:** Shall mean a household unit whose principal source of income is derived from the agricultural production of an agricultural holding.

**Agriculturally Related Commercial Use:** See Use

**Alteration:** Shall mean any structural change or addition made to any building or structure.

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

**Billboard:** Shall mean a poster panel or painted bulletin and includes any structure panel, board or object designed exclusively to support such poster, panel or a painted bulletin.

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

**Building, Accessory:** Shall mean a subordinate detached building appurtenant to a main building or main use and located in the same site, the purpose of which is to provide better and more convenient function of the main building or main use.

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

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

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

**Campground, Tourist:** Shall mean 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.

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

**Cottage:** Shall mean a single detached dwelling, mobile home or trailer coach permanently constructed and placed on a site and used for limited seasonal occupancy.

**Council:** Shall mean the Council of the Rural Municipality of Wellington No. 97.

**Country Residence:** Shall mean a private non-farm residential building.

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

**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, land or structure.

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

**Discretionary Use:** Shall mean a development which may be permitted in this bylaw only by resolution of council and pursuant to Section 74 of The Planning and Development Act, 1983.

**Dormitory Dwelling:** Shall mean a building, room or set of rooms used for the habitation of one or more persons, but does not include eating quarters.

**Duplex Dwelling:** Shall mean a detached building consisting of two dwelling units as herein defined, one above the other, each unit being totally separated from the other by an unpierced ceiling and floor extending from exterior wall to exterior wall, except for a common stairwell exterior to both dwelling units.

**Dwelling Unit:** Shall mean one or more habitable rooms constituting a self-contained unit and used or intended to be used together for living and sleeping purposes by one or more persons.

**Farmer:** See Agricultural Operator.

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

**Floor Area:** Shall mean the maximum habitable area contained within the outside walls of a building, excluding in the case of a dwelling, any private garage, porch, veranda, sunroom, unfinished basement, or attic.

**Hazard Land:** Shall mean land which may be prone to flooding, slumping, subsidence, landslides, erosion, any other instability, or is located within a flood plain or watercourse.

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

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

**Intensive Livestock Operation:** Shall mean an operation for the rearing, confinement, or feeding of 1000 poultry, 100 hogs, 100 sheep, or 100 head of cattle or horses with the exception of wintering range stock.

**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.

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

**Municipality:** Shall mean the Rural Municipality of Wellington No. 97.

**Non-Conforming Building:** Shall mean a building:

- (i) that is lawfully constructed or lawfully under construction, or in respect of which all required permits have been issued, at the date a zoning bylaw or any amendment to this bylaw affecting the building or land on which the building is situated or will be situated becomes effective; and
- (ii) that on the date this bylaw or any amendment to this bylaw becomes effective does not, or when constructed will not, comply with this bylaw.

**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 zone district in which it is located.

**Non-Farm Residential:** Shall mean 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:** Shall mean those land uses permitted within a zoning district in conformity with the requirements specified in this bylaw.

**Petroleum Related Commercial Use:** See Use

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

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

**Principal Agricultural Use:** Shall mean 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 government or private enterprise which provides a service to the general public.

**Reeve:** Shall mean the Reeve of the Rural Municipality of Wellington No. 97.

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

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

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

**Sign:** Shall mean any writing (including letter or word), billboard, pictorial representation (including illustration or decoration), emblem (including device, symbol or trademark), flag (including banner or pennant), or any other figure of similar character which:

- (i) is a structure or any part thereof, or is attached to, painted on, or in any manner represented on a building;
- (ii) is used to announce direct attention to, or advertised; and
- (iii) is visible from outside the building.

**Single Detached Dwelling:** Shall mean a detached building consisting of one dwelling unit as herein defined; and occupied or intended to be occupied as a permanent home or residence, but shall not include a mobile home or trailer coach as herein defined.

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



**Site Line, Front or Site Frontage:** Shall mean the boundary that divides the site from the street. In the case of a corner site, the front site line shall mean the boundary separating the narrowest street frontage of the site from the street. Site frontage for a non-rectangular site shall be defined as the mean of the measured front and rear site lines.

**Site Line, Rear:** Shall mean the boundary at the rear of the site and opposite the front site line.

**Site Line, Side:** Shall mean a site boundary other than a front or rear site line.

**Street or Road:** Shall mean a public thoroughfare which affords the principal means of access to abutting property, but shall not include an easement or lane.

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

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

**Tourist Campsite:** Shall mean a site which provides for the location of tents, trailers and trailer coaches used by travellers and tourists for overnight accommodation.

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

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

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

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

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

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

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

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

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

**PART VI - EFFECTIVE DATE OF THE BYLAW**

(a) This bylaw shall come into force on the date of final approval by the Minister of Municipal Government.

(b) **Council Readings:**

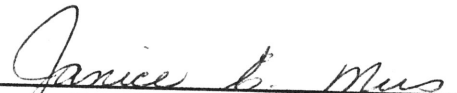
Read a First time this 14, day of February, 19 95.

Read a Second time this 14, day of February, 19 95.

Read a Third time this 21, day of March, 19 95.

  
\_\_\_\_\_  
Reeve

S E A L

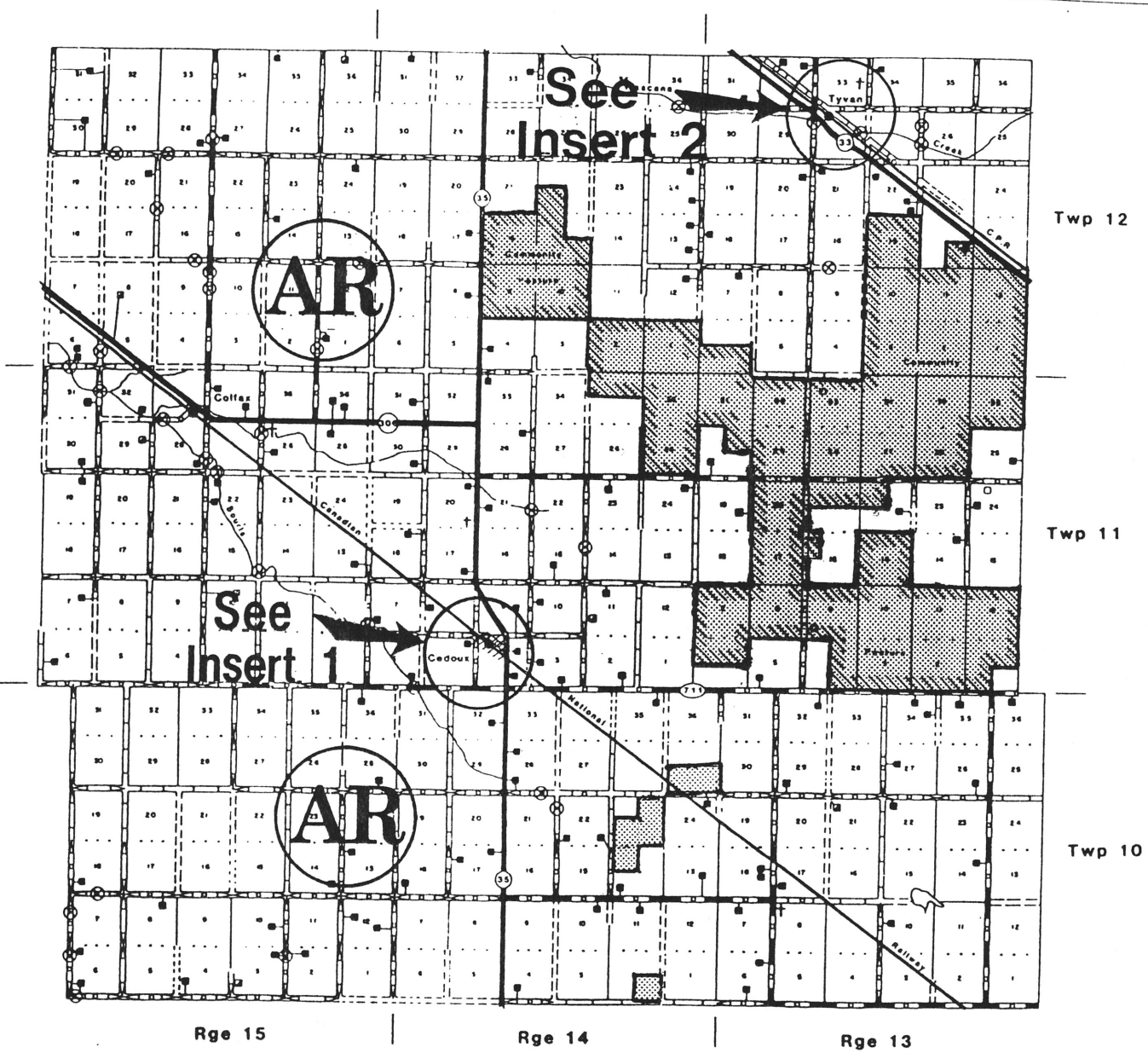
  
\_\_\_\_\_  
Rural Municipal Administrator

**Ministerial Approval**

Approved this 8<sup>th</sup> day of December, 1996.

S E A L

  
\_\_\_\_\_  
Deputy Minister  
Saskatchewan Municipal Government



**ZONING DISTRICTS**

- AR - Agricultural / Resource District
- EC - Environmental Constraint District
- H - Hamlet District

RM Certification

Certified a true copy of the Zoning District Map, part of the Bylaw No. 95-2, adopted by resolution of council on this 21<sup>st</sup> day of March, 1995.

*Janice L. Mus*  
Administrator

RM Adoption

This is the Zoning District Map referred to in Bylaw No. 95-2 adopted by the Rural Municipality of Wellington No. 97.

*BB*  
Reeve  
*Janice L. Mus*  
Administrator

Provincial Approval

Approved this 8<sup>th</sup> day of December, 1995.

*WMA*  
Deputy Minister  
Saskatchewan Municipal Government

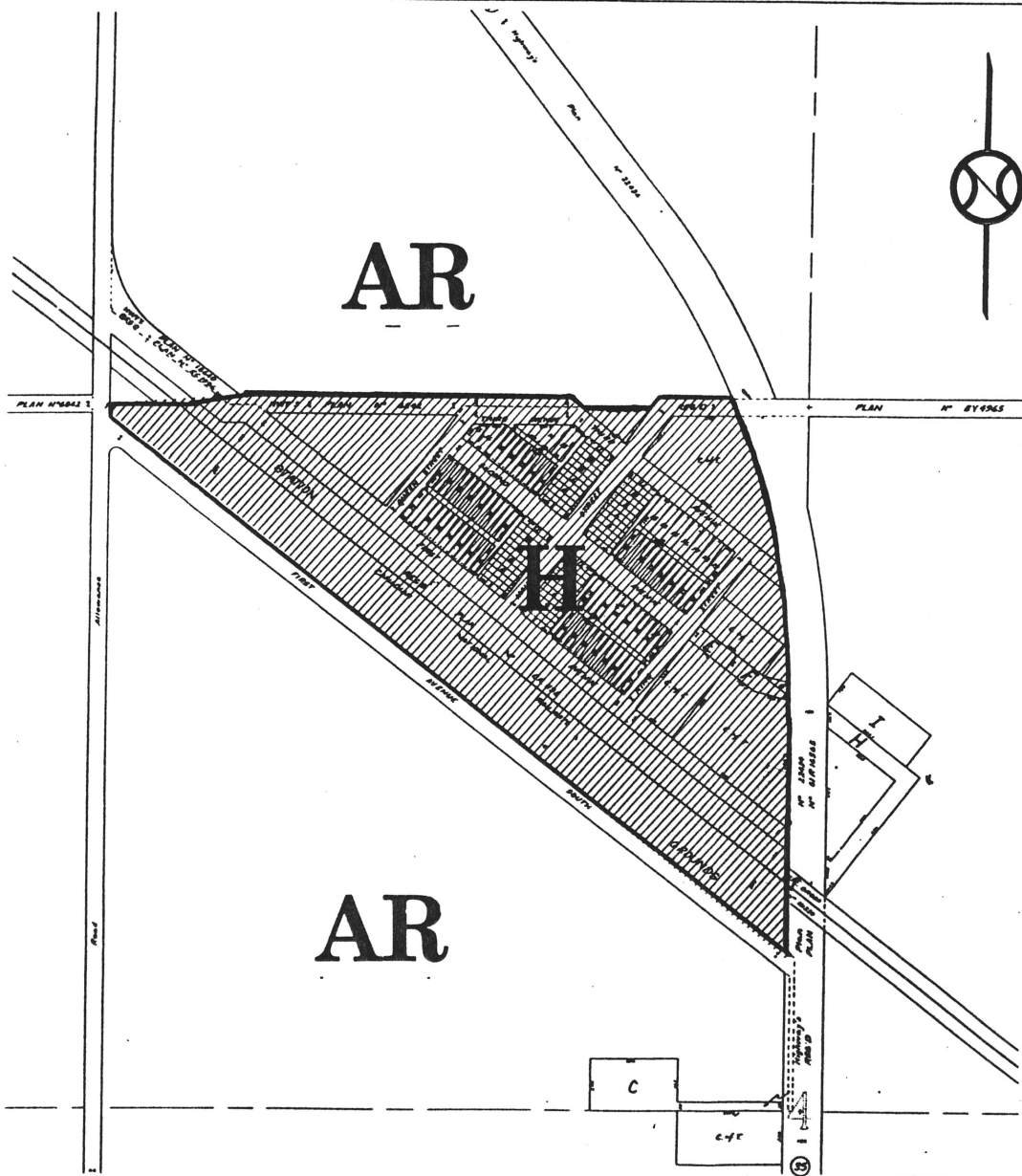
# ZONING DISTRICT MAP

Rural Municipality No. 97

Wellington

W. of 2nd M.

## INSERT 1



### ZONING DISTRICTS



- AR - Agricultural / Resource District
- EC - Environmental Constraint District
- H - Hamlet District

#### RM Certification

Certified a true copy of the Zoning District Map, part of the Bylaw No. 95-2 adopted by resolution of council on this 21 day of MARCH, 1995.

*Janice L. Mus*  
Administrator

#### RM Adoption

This is the Zoning District Map referred to in Bylaw No. 95-2 adopted by the Rural Municipality of Wellington No. 97.

*Janice L. Mus*  
Reeve  
Administrator

#### Provincial Approval

Approved this 8th day of December, 1994.

*[Signature]*  
Deputy Minister  
Saskatchewan Municipal Government

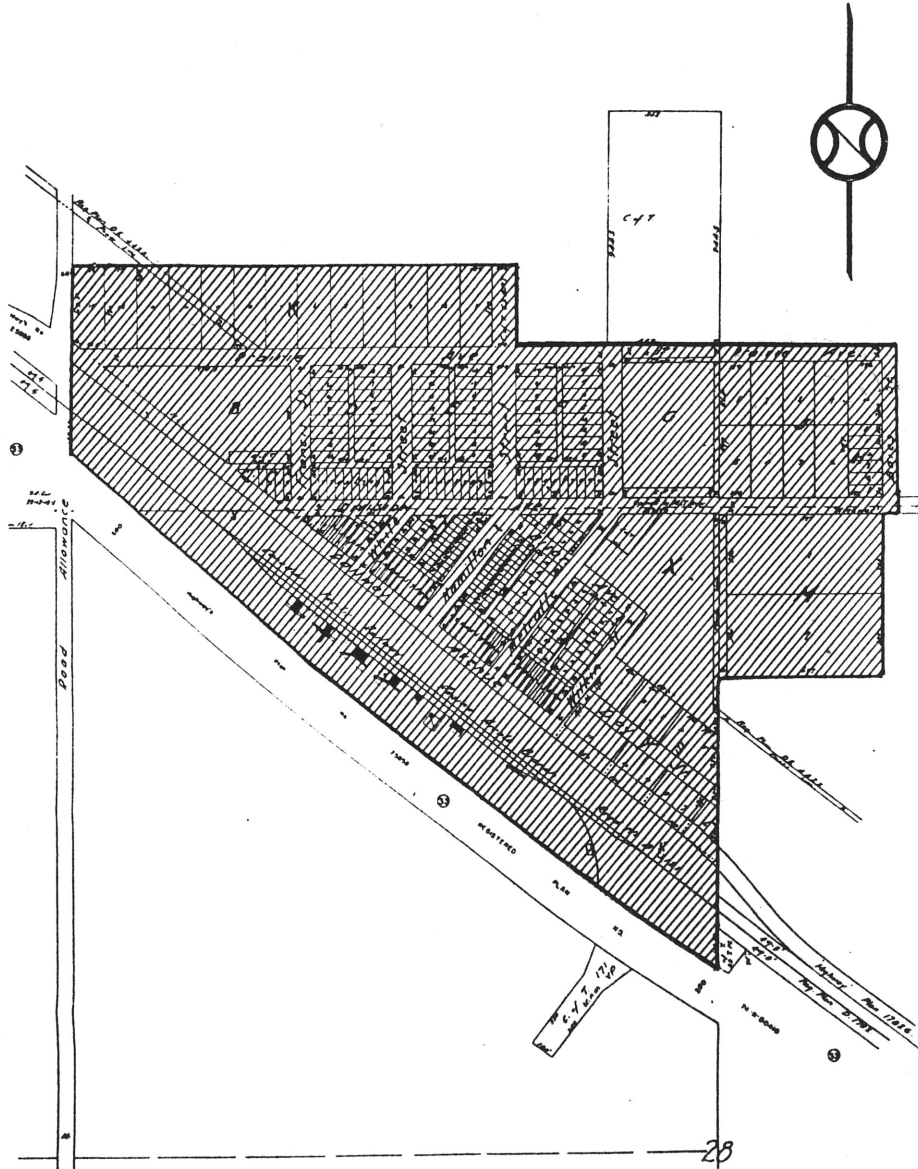
# ZONING DISTRICT MAP

## INSERT 2

Rural Municipality No. 97

Wellington

W. of 2nd M.



### ZONING DISTRICTS



AR - Agricultural / Resource District

EC - Environmental Constraint District

H - Hamlet District

#### RM Certification

Certified a true copy of the Zoning District Map, part of the Bylaw No. 95-2 adopted by resolution of council on this 21 day of MARCH, 1995.

*Janice E. Mus*  
Administrator

#### RM Adoption

This is the Zoning District Map referred to in Bylaw No. 95-2 adopted by the Rural Municipality of Wellington No. 97.

*Janice E. Mus*  
Reeve  
Administrator

#### Provincial Approval

Approved this 8th day of December, 1996.

*[Signature]*  
Deputy Minister  
Saskatchewan Municipal Government