



Planning Committee Presentation Item 4

March 20, 2017

Reeve and Councillors

Re: 11:30 am Delegation – Equinox3 Consulting – Proposed Textual Amendments – R.M. of Corman Park Official Community Plan & Zoning Bylaw – Industrial Districts - Bylaws 12/17 and 13/17

Background:

Council will recall discussing potential amendments to the R.M. Official Community Plan (OCP) and Zoning Bylaw at the February 21, 2017 Planning Committee meeting. At that time R.M. Administration was directed to prepare bylaws for First Reading; Bylaws 12/17 and 13/17 are attached for review.

Equinox3 Consulting, represented by Colleen Yates, will be in attendance to answer any questions on the proposed bylaws.

New Definitions:

The following definitions are new from the February 21, 2017 Planning Committee meeting based on the discussion and feedback received from that meeting; some of the definitions currently exist in the R.M. Zoning Bylaw but have been adjusted based on other proposed changes to other definitions:

New - "Animal Cemetery" – means land that is set apart or used as a place for the interment of dead animals. Animal Cemeteries may include an Animal Columbarium or an Animal Crematorium as accessory uses.

New - "Animal Columbarium – means a building designed for the purpose of storing or interring cremated animal remains in sealed compartments or niches."

New - "Animal Crematorium – means a building fitted with the proper appliances for the purposes of the cremation of animal remains and includes everything incidental or ancillary thereto."

New - "Animal Funeral Home - means a building designed for the purpose of furnishing funeral services to the public and includes facilities intended for the preparation of an animal for interment or cremation. It does not include an Animal Cemetery, Animal Columbarium or Animal Crematorium."

Remove Columbarium or a Crematorium as part of principal use - "Cemetery – means land that is set apart or used as a place for the interment of human bodies. Cemeteries may include a Columbarium or a Crematorium as accessory uses."

Remove animals from being allowable - "Crematorium – means a building fitted with the proper appliances for the purposes of the cremation of human remains and includes everything incidental or ancillary thereto."

New – “Personal Service – means a development providing services related to personal appearance, grooming or well-being or for the maintenance, cleaning or repair of personal effects or belongings. Typical uses include beauty salons, barber shops, shoe repair, dry cleaning, laundromats, photography studios, massage services, tailors and tattoo parlors.”

New - “Pet Care Facility – means a development primarily engaged in a variety of services for household pets , such as dogs, cats or other domestic animals, including but not limited to day care, grooming or training but does not include the retail sale of animals or a place for the breeding or overnight boarding of animals. An Animal Kennel or Veterinary Clinic is a separate use.”

Revised to remove motorcycle - “Recreational Vehicle – means a vehicle used for personal pleasure or travels by an individual or a family which may or may not be towed behind a principle vehicle. Notwithstanding the generality of the above may include:

- a. motor homes;
- b. camper trailers;
- c. all-terrain vehicles;
- d. boats or other personal watercraft; or
- e. snowmobiles.

Revised to remove “Retail Store” to remove gasoline station as new definition is provided.

Replace Automotive with Vehicle - “Vehicle – means cars, vans, sport utility vehicles, light trucks and/or motorcycles.”

Replace Automotive with Vehicle - “Vehicle Repair Shop – means a development used for the servicing and body repair of vehicles and the incidental sale, installation or servicing of related accessories and parts. It includes vehicle body repair and/or paint shops, transmission shops, muffler shops, tire shops, glass shops, and upholstery shops.”

Replace Automotive with Vehicle - “Vehicle Sales/Rentals – means a development used for the retail sale or rental of new or used vehicles together with incidental maintenance service and sales of parts. It includes vehicle dealerships and/or vehicle rental agencies. Recreational Vehicle Sales/Rentals is a separate use.”

Replace Animal Health Care Facility - “Veterinary Clinic – means a use which provides for the medical care, examination or treatment of animals, and which may provide overnight accommodation for short term care incidental to the Veterinary Clinic use.”

Analysis:

Bylaw 12/17 to the R.M. OCP includes replacing the entirety of Section 6: Industrial Objectives and Policies with new text as so many changes were made to the section. An amendment to the definitions section is also proposed for “Off-site Impact”.

Bylaw 13/17 also includes some housekeeping items including:

- removing references to Accommodation Services that were missed in Bylaw 25/15;
- updating the references to Municipal Facilities in the Schedules;
- reorganizing the uses in numerous Schedules alphabetically; and

- adding singular uses such as Abattoir, Bulk Fuel Sales & Storage, Cemeteries (both human and animal), Veterinary Clinic as discretionary uses and Pet Care Facilities as Homes Based Businesses since changes were made to the umbrella definitions.

Bylaw 13/17 to the R.M. Zoning Bylaw includes both the text amendments and the map amendments needed to rezone properties as some properties require rezoning based on the change in M1 and M2 classifications. If First Reading of the bylaw is given notification of the rezoning will be provided to property owners.

The maps included in the report outlined the properties proposed to be rezoned. The green outlined properties signify rezoning from M2 to M1, the orange outlined properties are M1 to M2 and the properties with no colour are proposed to keep the zoning designation.

Recommendation:

“That Council support Bylaws 12/17 and 13/17 for First Reading or determine if any further revisions are required.”

Enclosures: Proposed Bylaw 12/17 and 13/17 , colour coded rezoning maps



RURAL MUNICIPALITY OF CORMAN PARK NO. 344

BYLAW 12/17

A bylaw to amend Bylaw No. 8/94 known as the RM of Corman Park Development Plan.

The Council of the Rural Municipality of Corman Park No. 344, in the Province of Saskatchewan, enacts to amend Bylaw 8/94 as follows:

1. Section 6: Industrial Objectives and Policies is amended by repealing the entire section text and replacing it with the text provided in Attachment 'A', as attached to and forming part of this bylaw.
2. Section 13: Definitions is amended by adding the following new subsection after section 13.22 and renumbering the other subsections accordingly:

*“13.23 **Off-site Impact** – means impacts from noise, vibration, dust, smoke, aesthetics and/or odour that extend beyond the site.”*

This Bylaw shall come into force and take effect upon receiving the approval of the Minister of Government Relations.

REEVE, Judy Harwood

SEAL

ADMINISTRATOR, Adam Titemore

SECTION 6: INDUSTRIAL OBJECTIVES AND POLICIES

6.1. The Industrial Objectives of the Plan shall be:

- 6.1.1. To maximize the economic benefits of industrial development activities, while at the same time minimizing land use conflicts and environmental concerns associated with such development.
- 6.1.2. To protect mineral resources and accommodate industries which utilize these resources.
- 6.1.3. To provide for high quality rural industrial development through appropriate subdivision design and location criteria.

6.2. The General Industrial Policies of the Plan shall be:

6.2.1. In order to evaluate industrial development proposals, a Comprehensive Development Review (CDR) shall be completed prior to consideration of an application to rezone or subdivide land for industrial use. The CDR shall address all matters of land use integration, environmental sustainability, public involvement and potential conflict mitigation, and the provision of services to the development as set out in the Zoning Bylaw.

6.2.2. Industrial development should be located on sites that:

- a) permit the economically-feasible provision of public services including but not limited to roadways, power, telecommunication, rail lines, police and fire protection;
- b) are in close proximity to, or adjacent to, an appropriately engineered road way and/or rail access;
- c) are not prime agricultural land;
- d) do not have high quality aggregate resources, unless the purpose of development is to extract the aggregate resources;
- e) are not prone to natural hazards and/or flooding;
- f) do not have unique historical or archaeological significance;
- g) do not have significant wildlife habitat;
- h) are not high quality recreational land;
- i) will not pollute or otherwise adversely impact groundwater and/or surface water resources;
- j) have suitable drainage;
- k) do not lead to land use conflicts with adjacent lands.

6.2.3. Notwithstanding compliance with the Official Community Plan and Zoning Bylaw, development permits for individual development shall require compliance with all provincial and federal legislation including but not limited to:

- a) *The Environmental Management and Protection Act, 2010;*

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- b) *The Dangerous Goods Transportation Act*;
- c) *The Fire Safety Act*;
- d) *The Fire Safety Regulations*; and
- e) *National Building Code*.

- 6.2.4. Industrial development shall comply with the required separation distances as provided in Section 4.2.3, Table 1.
- 6.2.5. Industrial developments shall meet all municipal and provincial regulations respecting access to and from provincial highways, arterial roadways, and other public roads.
- 6.2.6. All industrial developments must assess and avoid or mitigate potential impact on natural and heritage resources.
- 6.2.7. Industrial developments shall be designed and constructed to ensure that alteration to drainage, landscape, or other natural conditions occurs in a way that avoids or mitigates on and off site impacts and that respects any inter-municipal agreements on the extension of urban infrastructure to the area.
- 6.2.8. The applicant shall be responsible for the construction of all infrastructure and services associated with the industrial development.
- 6.2.9. Industrial developments shall, when deemed necessary by the Municipality, enter into servicing agreements, when subdivision is involved, including any considerations the Municipality deems necessary in accordance with *The Planning and Development Act, 2007*.
- 6.2.10. Appropriate development standards for industrial areas shall be applied through the Zoning Bylaw respecting parking, loading, landscaping, signage, buffering, building setbacks, and any other relevant standards.
- 6.2.11. Retail and wholesale of products produced on site may be permitted as accessory uses to industrial operations.
- 6.2.12. The output of an industrial use may be used as an input for another industrial use on the same site where the nature and extent of use does not detract from the use of adjacent and nearby properties and can be accommodated by existing infrastructure.
- 6.2.13. Hazardous industries shall locate in, or adjacent to, areas of existing concentrated industrial use or in new industrial parks. Hazardous industries shall only be approved if they have already been approved by applicable provincial and federal environmental agencies and provide clear evidence of compliance with the *National Fire Code*, and other applicable codes and standards.

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6.2.14. Hazardous industries shall not be located within 1 km (0.6 mile) of single parcel country residential, multi parcel country residential or recreational development measured from the property boundary of the hazardous industry to the property boundary of the closest developable parcel of a single parcel country residential, multi parcel country residential or recreational development.

6.3. The Industrial Land Use Classifications of the Plan shall be:

6.3.1. The plan contains three classifications of industrial land use comprised of Business, Light Industrial and Heavy Industrial. These land use classifications define the three levels of intensity for industrial land use and are distinguishable by their propensity for creating offsite impacts, the need for traffic exposure, and dependency upon the use of land for the outdoor storage of raw and unfinished goods. Specific Zoning Districts under these land use classifications will be provided in the Zoning Bylaw.

6.3.2. Business Classification is characterized as:

- a) accommodating service commercial/business and light industrial uses where the potential for offsite impacts and/or land use conflicts is minimal and location adjacent to major highways for exposure is important;
- b) permitting small and medium-sized, value-added manufacturing and service industries;
- c) having fully landscaped sites, screened loading areas, an absence of outdoor storage of raw materials and an overall quality of site development that is superior to light or heavy industrial areas;
- d) providing a buffer or transitional area between more intensive industrial uses and incompatible uses, such as residential areas, or along major transportation routes; and
- e) agricultural-related industrial uses including sales, processing and storage.

6.3.3. Business Classification development may be integrated into highway frontage for existing or planned industrial parks when suitable access can be provided. The Business District properties should function to visually buffer the Light and/or Heavy Industrial uses in the industrial park.

6.3.4. Light Industrial Classification is characterized as:

- a) accommodating developments which have low to moderate potential for offsite impacts and/or land use conflicts with regard to noise, vibration, dust, smoke, aesthetics or odour and are less dependent on exposure to high traffic areas;

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- b) permitting a variety of industrial uses, including but not limited to manufacturing, assembly and repair, warehousing, wholesale distribution, and limited retailing as an accessory use.
- c) permitting limited outdoor storage of raw materials subject to screening to the satisfaction of Municipality and an overall quality of site development that is superior to heavy industrial areas;
- d) agriculturally related industrial uses including processing and storage.

6.3.5. Heavy Industrial Classification is characterized as:

- a) developments which have a high potential for conflicts with adjacent land uses and are not dependent on exposure to high traffic areas;
- b) land uses and processes that may potentially create offsite impacts and/or land use conflicts; and
- c) permitting the outdoor storage of raw and processed materials subject to the provision of screening to the satisfaction of the Municipality.

6.4. The Rural Industrial Park Policies of the Plan shall be:

6.4.1. Rural Industrial Parks shall not be located within:

- a) 1 km (0.6 mile) of multi-parcel country residential or recreational development measured from the property boundary of the closest developable parcel located within the multi parcel country residential development or recreational development to the property boundary of the closest developable parcel within the Rural Industrial Park;
- b) within the separation distances outlined in Section 4.2.3. of an intensive livestock operation.

6.4.2. The planning of industrial development within established or proposed industrial parks shall ensure that industries with a high potential for land use conflicts are located in a manner that provides for adequate buffering from non-industrial uses of land through the use of distance separation and/or landscaping, providing a visual buffer from potentially impacted properties.

6.5. The Site-Specific Industrial Policies of the Plan shall be:

6.5.1. The following industries may be permitted on a site-specific basis within the Municipality:

- a) agricultural industries;
- b) mineral resource extraction, processing or storage industries;

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- c) large scale industries requiring specific siting near their source of materials, power or transportation;
- d) hazardous industries; and
- e) other industries, subject to Section 6.2.1., if the applicant can clearly demonstrate to the satisfaction of Council that the use has specific location requirements that limit its location to a specific site.

6.5.2. In considering proposals to rezone property for site specific industrial uses, Council may require the rezoning to be undertaken according with the provisions of Section 69 of *The Planning and Development Act, 2007* and section 12.2.4 of this Plan.

6.6. The Industrial Re-subdivision Policies of the Plan shall be:

6.6.1. The re-subdivision of existing industrial developments may be considered subject to zoning and compliance with the following criteria:

- a) the subdivision shall be consistent with all relevant policies within this plan;
- b) the subdivision shall not be detrimental to the health, safety and general welfare of the existing development;
- c) the resulting lots shall have a documented source of potable water and sufficient water for firefighting requirements;
- d) the subdivision shall make efficient use of existing infrastructure including roadways;
- e) the resulting lots shall not infringe upon any required setbacks or buffers;
- f) the resulting lots shall not adversely impact drainage; and
- g) the subdivision shall comply with all standards set out in the Zoning Bylaw.

6.6.2. The re-subdivision of existing industrial development shall require the submission of a Basic Development Review prior to consideration by Council if the re-subdivision results in the creation of one (1) new parcel.

6.6.3. The re-subdivision of existing industrial development shall require the submission of a Comprehensive Development Review prior to consideration by Council if the re-subdivision results in the creation of two (2) or more new parcels

6.7. The Mineral Resource Extraction, Processing and Storage Industry Policies of the Plan shall be:

6.7.1. Lands identified as having commercial mineral resource extraction potential shall be protected from development that would preclude or constrain future utilization of that resource.

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- 6.7.2. In reviewing applications for mineral resource extraction, processing and storage industries, Council shall consider the following matters:
- a) the effect on adjacent land uses due to conflicts with noise, vibration, smoke, dust, odor or potential environmental contamination;
 - b) minimizing the effect of the use on infrastructure and services, including but not limited to municipal roads;
 - c) the manner in which the pit, quarry or storage site is to be operated;
 - d) the environmental implications of the operation including plans for restoration of the site; and
 - e) reclamation of the land for an approved end use.
- 6.7.3. Mineral resource extraction, processing and storage industries shall comply with the development standards set out in the Zoning Bylaw.
- 6.7.4. Mineral resource extraction, processing, and storage industries shall meet all municipal and provincial regulations respecting access to and from provincial highways, arterial roadways and other public roads.
- 6.7.5. Mineral resource extraction industries shall not be located within:
- a) 305 m (1000 ft) of multi-parcel country residential or recreational developments;
 - b) 150 m (492 ft) of any residence not associated with the operation.
- 6.7.7. Mineral resource extraction, processing and storage industries should be located on sites that:
- a) do not have high agricultural capability;
 - b) do not have unique historical or archaeological significance;
 - c) do not have significant wildlife habitat;
 - d) are not high quality recreational land;
 - e) do not lead to land use conflicts with adjacent lands.
- 6.7.8. Any mineral resource extraction industry proposed to be located within 100 m (328 ft) of any municipal road or provincial highway or the North or South Saskatchewan River shall:
- a) be permitted only where it would not:
 - i. adversely impact the environment; or
 - ii. materially interfere with or affect adjacent lands;
 - b) complete extraction and reclamation of the site within two years of the granting of the approval.



RURAL MUNICIPALITY OF CORMAN PARK NO. 344

BYLAW 13/17

A bylaw to amend Bylaw No. 9/94 known as the RM of Corman Park Zoning Bylaw.

The Council of the Rural Municipality of Corman Park No. 344, in the Province of Saskatchewan, enacts to amend Bylaw 9/94 as follows:

1. Section 3.14.10.c) is amended by deleting the words “Accommodation Service” and replacing them with “Agricultural Tourism Use”.
2. Section 4.2.14 is amended by deleting the words “accommodation service,”.
3. Section 5, Schedule A – AG – Agricultural District is amended by:
 - a. Deleting the wording in subsection 2.1.b) and replacing it with “Municipal Facility;”
 - b. Deleting subsection 2.2.f);
 - c. Deleting subsection 2.2.h);
 - d. Replacing the words “animal health care service” in subsection 2.3.c) with “Pet Care Facility”;
 - e. Revising the references in subsection 2.4.b.ii) to align with the reordering and renumbering of the subsections contemplated as part of clause 4 forming part of this bylaw;
 - f. Replacing the words “Buildings owned and operated by the Municipality” in subsection 3.1.b) with “Municipal Facilities”; and
 - g. Deleting the words “Accommodation Service, Internment Service, or” from the table in section 5.
4. Section 5, Schedule A – AG – Agricultural District is amended by adding the following subsections to section 2.2 and reordering and renumbering all of the subsections alphabetically:
 - a. “Abattoir”;
 - b. “Animal Cemetery”;
 - c. “Animal Columbarium”;
 - d. “Animal Kennel”;
 - e. “Auction Facility”;
 - f. “Bulk Fuel Sales & Storage”;
 - g. “Cemetery”;

- h. "Columbarium";
- i. "Mausoleum"; and
- j. "Veterinary Clinic".

- 5. Section 5, Schedule B – AR1 – Agricultural Residential 1 District is amended by:
 - a. Deleting the wording in subsection 2.1.b) and replacing it with "Municipal Facility;"
 - b. Deleting subsection 2.2.f);
 - c. Deleting subsection 2.2.h);
 - d. Replacing the words "animal health care service" in subsection 2.3.c) with "Pet Care Facility";
 - e. Revising the references in subsection 2.4.a.ii) to align with the reordering and renumbering of the subsections contemplated as part of clause 6 forming part of this bylaw;
 - f. Replacing the words "Buildings owned and operated by the Municipality" in subsection 3.1.d) with "Municipal Facilities"; and
 - g. Deleting the words "Accommodation Service, Internment Service, or" from the table in section 5.

- 6. Section 5, Schedule B – AR1 – Agricultural Residential 1 District is amended by adding the following subsections to section 2.2 and reordering and renumbering all of the subsections alphabetically:
 - a. "Abattoir"
 - b. "Animal Cemetery";
 - c. "Animal Columbarium";
 - d. "Animal Kennel";
 - e. "Auction Facility";
 - f. "Bulk Fuel Sales & Storage";
 - g. "Cemetery";
 - h. "Columbarium";
 - i. "Mausoleum"; and
 - j. "Veterinary Clinic".

- 7. Section 5, Schedule C – AR2 – Agricultural Residential 2 District is amended by:
 - a. Deleting the wording in subsection 2.1.c) and replacing it with "Municipal Facility;"
 - b. Deleting subsection 2.2.f);
 - c. Deleting subsection 2.2.h);
 - d. Replacing the words "animal health care service" in subsection 2.3.a) with "Pet Care Facility";
 - e. Revising the references in subsection 2.4.a.ii) to align with the reordering and renumbering of the subsections contemplated as part of clause 8 forming part of this bylaw;

- f. Replacing the words “Buildings owned and operated by the Municipality” in subsection 3.1.d) with “Municipal Facilities”; and
 - g. Deleting the words “Accommodation Service, Internment Service, or” from the table in section 5.

- 8. Section 5, Schedule C – AR2 – Agricultural Residential 2 District is amended by adding the following subsections to section 2.2 and reordering and renumbering all of the subsections alphabetically:
 - a. “Abattoir”
 - b. “Animal Cemetery”;
 - c. “Animal Columbarium”;
 - d. “Animal Kennel”;
 - e. “Auction Facility”;
 - f. “Bulk Fuel Sales & Storage”;
 - g. “Cemetery”;
 - h. “Columbarium”;
 - i. “Mausoleum”; and
 - j. “Veterinary Clinic”.

- 9. Section 5, Schedule D – AR3 – Agricultural Residential 3 District – Blumenheim is amended by:
 - a. Deleting the wording in subsection 3.1.e) and replacing it with “Municipal Facility”; and
 - b. Replacing the words “animal health care service” in subsection 3.4.a) with “Pet Care Facility”.

- 10. Section 5, Schedule E – CR1 – Country Residential 1 District – Low Density is amended by:
 - a. Deleting the wording in subsection 2.1.c) and replacing it with “Municipal Facility”; and
 - b. Replacing the words “animal health care service” in subsection 2.3.a) with “Pet Care Facility”.

- 11. Section 5, Schedule F – CR3 – Country Residential 3 District – Neuhorst is amended by:
 - a. Deleting the wording in subsection 2.1.c) and replacing it with “Municipal Facility”; and
 - b. Replacing the words “animal health care service” in subsection 2.3.a) with “Pet Care Facility”.

- 12. Section 5, Schedule G – CR4 – Country Residential 4 District is amended by:
 - a. Deleting the wording in subsection 2.1.c) and replacing it with “Municipal Facility”; and

- b. Replacing the words “animal health care service” in subsection 2.3.a) with “Pet Care Facility”.

13. Section 5, Schedule H – C – Commercial District is amended by:

- a. Deleting subsection 2.1.a);
- b. Deleting subsection 2.1.c);
- c. Deleting subsection 2.1.e);
- d. Deleting subsection 2.1.f);
- e. Deleting subsection 2.1.g);
- f. Deleting the words “or Buildings Owned and Operated by the Municipality” in subsection 2.1.i);
- g. Deleting subsection 2.1.j);
- h. Deleting subsection 2.1.k); and
- i. Deleting subsection 2.2.e).

14. Section 5, Schedule H – C – Commercial District is amended by adding the following subsections to section 2.1 and reordering and renumbering all of the subsections alphabetically:

- a. “Financial Institution”;
- b. “Food Service Use”;
- c. “Funeral Home”;
- d. “Municipal Facility”;
- e. “Personal Service”;
- f. “Pet Care Facility”;
- g. “Recreational Vehicle Sales/Rentals”;
- h. “Vehicle Sales/Rental”; and
- i. “Veterinary Clinic”.

15. Section 5, Schedule H – C – Commercial District is amended by adding the following subsections to section 2.2 and reordering and renumbering all of the subsections alphabetically:

- a. “Agricultural Support Service”;
- b. “Animal Columbarium”;
- c. “Animal Funeral Home”;
- d. “Animal Kennel”;
- e. “Auction Facility”;
- f. “Business Support Service”;
- g. “Columbarium”;
- h. “Commercial Complex”;
- i. “Commercial Storage Centre”;
- j. “Equipment Sales/Rentals”;
- k. “Gas Bar”;
- l. “Mausoleum”;
- m. “Service Station”;

- n. "Vehicle Repair Shop"; and
- o. "Vehicle Wash".

16. Section 5, Schedule K – REC – Recreation District is amended by:
 - a. Deleting subsection 2.1.d);
 - b. Deleting the words "or Buildings Owned and Operated by the Municipality" in subsection 2.1.e);
 - c. Adding "Municipal Facility" to subsection 2.1 and reordering and renumbering all of the subsections alphabetically; and
 - d. Reordering and renumbering all of the subsections in section 2.2 alphabetically.

17. Section 5, Schedule I – M1 – Rural Industrial Park 1 District is amended by repealing the entire section text and replacing it with the text provided in Attachment "A", as attached to and forming part of this bylaw.

18. Section 5, Schedule J – M2 – Rural Industrial Park 2 District is amended by repealing the entire section text and replacing it with the text provided in Attachment "B", as attached to and forming part of this bylaw.

19. Section 5 is amended by adding a new Schedule I – B1 – Business District after Schedule H – C – Commercial District with the text provided in Attachment "C", as attached to and forming part of this bylaw and renumbering the other Schedules accordingly.

20. The Zoning District Map referred to in Section 5 is amended by rezoning the following parcels from Rural Industrial Park 2 District (M2) to Light Industrial District (M1) to align with the new Zoning District contemplated as part of clause 17 forming part of this bylaw:
 - a. Lot 1-Blk/Par 1-Plan 102070000 Ext 0; NE 35-35-4-W3;
 - b. Lot 2-Blk/Par 1-Plan 102070000 Ext 0; NE 35-35-4-W3;
 - c. Lot 3-Blk/Par 1-Plan 102070000 Ext 0; NE 35-35-4-W3;
 - d. Lot 4-Blk/Par 1-Plan 102070000 Ext 0; NE 35-35-4-W3;
 - e. Lot 5-Blk/Par 1-Plan 102070000 Ext 0; NE 35-35-4-W3;
 - f. Lot 6-Blk/Par 1-Plan 102070000 Ext 0; NE 35-35-4-W3;
 - g. Lot 7-Blk/Par 1-Plan 102070000 Ext 0; NE 35-35-4-W3;
 - h. Lot 8-Blk/Par 1-Plan 102070000 Ext 0; NE 35-35-4-W3;
 - i. Lot 9-Blk/Par 1-Plan 102070000 Ext 0; NE 35-35-4-W3;
 - j. Lot 10-Blk/Par 1-Plan 102070000 Ext 0; NE 35-35-4-W3;
 - k. Blk/Par A-Plan 102203491 Ext 0; NE 35-35-4-W3;
 - l. NE 2-36-4-W3 Ext 0;
 - m. SE 2-36-4-W3 Ext 1;
 - n. SE 2-36-4-W3 Ext 2;
 - o. SW 2-36-4-W3 Ext 190;

- p. Blk/Par X-Plan 98SA15856 Ext 1; SW 02-36-04-3;
- q. Blk/Par C-Plan 75S01532 Ext 195; NW 9-38-5-W3;
- r. Blk/Par B-Plan 68S25843 Ext 1; NW 9-38-5-W3;
- s. Blk/Par D-Plan 76S26403 Ext 1; NW 9-38-5-W3;
- t. Blk/Par E-Plan 97S08373 Ext 1; NW 9-38-5-W3;
- u. Blk/Par F-Plan 101648112 Ext 197; NW 9-38-5-W3;
- v. Blk/Par D-Plan 86S52049 Ext 0; NW 9-38-5-W3;
- w. Blk/Par G-Plan 102198157 Ext 0; SW 9-38-5-W3;
- x. Blk/Par H-Plan 102198157 Ext 0; SW 9-38-5-W3;
- y. Blk/Par E-Plan 101648101 Ext 203; SW 9-38-5-W3;
- z. Blk/Par D-Plan 101648066 Ext 205; SW 9-38-5-W3;
- aa. Blk/Par A-Plan 102084139 Ext 0; NW 14-38-5-W3;
- bb. SE 15-38-5-W3 Ext 0;
- cc. Blk/Par A-Plan 101916862 Ext 0; NE 15-38-05-W3;
- dd. Blk/Par A-Plan 101980863 Ext 0; SE 14-38-5-W3;
- ee. Lot 1-Blk/Par 5-Plan 81S40061 Ext 0; SE 14-38-5-W3;
- ff. Lot 2-Blk/Par 5-Plan 81S40061 Ext 0; SE 14-38-5-W3;
- gg. Lot 3-Blk/Par 5-Plan 81S40061 Ext 0; SE 14-38-5-W3;
- hh. Lot 4-Blk/Par 5-Plan 81S40061 Ext 0; SE 14-38-5-W3;
- ii. Lot 5-Blk/Par 5-Plan 81S40061 Ext 0; SE 14-38-5-W3;
- jj. Lot 6-Blk/Par 5-Plan 81S40061 Ext 0; SE 14-38-5-W3;
- kk. Lot 7-Blk/Par 5-Plan 81S40061 Ext 0; SE 14-38-5-W3;
- ll. Lot 8-Blk/Par 5-Plan 81S40061 Ext 0; SE 14-38-5-W3;
- mm. Lot 1-Blk/Par 6-Plan 81S40061 Ext 1; SE 14-38-5-W3;
- nn. Lot 2-Blk/Par 6-Plan 81S40061 Ext 0; SE 14-38-5-W3;
- oo. Lot 3-Blk/Par 6-Plan 81S40061 Ext 0; SE 14-38-5-W3;
- pp. Lot 4-Blk/Par 6-Plan 81S40061 Ext 0; SE 14-38-5-W3;
- qq. Lot 5-Blk/Par 6-Plan 81S40061 Ext 0; SE 14-38-5-W3;
- rr. Lot 6-Blk/Par 6-Plan 81S40061 Ext 0; SE 14-38-5-W3;
- ss. Lot 10-Blk/Par 6-Plan 101860040 Ext 0; SE 14-38-5-W3;
- tt. Lot 11-Blk/Par 6-Plan 101860040 Ext 0; SE 14-38-5-W3;
- uu. Lot 13-Blk/Par 6-Plan 102026247 Ext 0; SE 14-38-5-W3; and
- vv. Lot 14-Blk/Par 6-Plan 102026247 Ext 0; SE 14-38-5-W3.

21. The Zoning District Map referred to in Section 5 is amended by rezoning the following parcels from Rural Industrial Park 1 District (M1) to Heavy Industrial (M2) to align with the new Zoning District contemplated as part of clause 18 forming part of this bylaw:

- a. Blk/Par D-Plan 101904241 Ext 0; NE 35-35-4-W3;
- b. Lot 1-Blk/Par 1-Plan 73S27744 Ext 0; SW 14-38-5-W3;
- c. Lot 2-Blk/Par 1-Plan 73S27744 Ext 0; SW 14-38-5-W3;
- d. Lot 3-Blk/Par 1-Plan 73S27744 Ext 0; SW 14-38-5-W3;
- e. Lot 4-Blk/Par 1-Plan 73S27744 Ext 0; SW 14-38-5-W3;
- f. Lot 5-Blk/Par 1-Plan 73S27744 Ext 0; SW 14-38-5-W3;

- g. Lot 6-Blk/Par 1-Plan 73S27744 Ext 0; SW 14-38-5-W3;
- h. Lot 7-Blk/Par 1-Plan 73S27744 Ext 0; SW 14-38-5-W3;
- i. Lot 8-Blk/Par 1-Plan 73S27744 Ext 0; SW 14-38-5-W3;
- j. Lot 1-Blk/Par 2-Plan 73S27744 Ext 0; SW 14-38-5-W3;
- k. Lot 2-Blk/Par 2-Plan 73S27744 Ext 0; SW 14-38-5-W3;
- l. Lot 3-Blk/Par 2-Plan 73S27744 Ext 0; SW 14-38-5-W3;
- m. Lot 4-Blk/Par 2-Plan 73S27744 Ext 0; SW 14-38-5-W3;
- n. Lot 5-Blk/Par 2-Plan 73S27744 Ext 0; SW 14-38-5-W3; and
- o. Lot 6-Blk/Par 2-Plan 73S27744 Ext 0; SW 14-38-5-W3.

22. Section 6: Definitions is amended by:

- a. Deleting subsection 6.18;
- b. Deleting subsection 6.21;
- c. Deleting subsection 6.102;
- d. Deleting subsection 6.104;
- e. Deleting subsection 6.105; and
- f. Deleting subsection 6.106.

23. Section 6.12 is amended by deleting the current wording and replacing it with:

“Agricultural Support Services” – means development providing products or services directly related to the agricultural industry including processing, distribution and sales. Without restricting the generality of the foregoing, this shall include such facilities as feed mills and farm implement dealerships.”

24. Section 6.42 is amended by deleting the current wording and replacing it with:

“Cemetery – means land that is set apart or used as a place for the interment of human bodies. Cemeteries may include a Columbarium or a Crematorium as accessory uses.”

25. Section 6.61 is amended by deleting the current wording and replacing it with:

“Crematorium – means a building fitted with the proper appliances for the purposes of the cremation of human remains and includes everything incidental or ancillary thereto.”

26. Section 6.152 is amended by deleting the current wording and replacing it with:

“Recreational Vehicle – means a vehicle used for personal pleasure or travels by an individual or a family which may or may not be towed behind a principle vehicle. Notwithstanding the generality of the above may include:

- a. motor homes;
- b. camper trailers;
- c. all-terrain vehicles;

- d. *boats or other personal watercraft; or*
- e. *snowmobiles.*

27. Section 6.160 is amended by deleting the words “gasoline stores,” from the definition.

28. Section 6.192 is amended by deleting the current wording and replacing it with:

“Warehousing – means the use of a building and or site primarily for the storage and distribution of goods, materials or merchandise, excluding dangerous or hazardous materials, derelict vehicles or parts thereof, or any waste material. It includes moving companies, trucking terminals and inter-modal transfer areas. A Commercial Storage Centre is a separate use.”

29. Section 6: Definitions is amended by adding the following new subsections in accordance with the alphabetical order of the definitions and renumbering the other subsections accordingly:

“Abattoir – means a building where animals are slaughtered for the purposes of processing meat into food for human consumption and may include the packing, treating, storing and sale of the products on site as an accessory use.”

“Animal Cemetery” – means land that is set apart or used as a place for the interment of dead animals. Animal Cemeteries may include an Animal Columbarium or an Animal Crematorium as accessory uses.

“Animal Columbarium – means a building designed for the purpose of storing or interring cremated animal remains in sealed compartments or niches.”

“Animal Crematorium – means a building fitted with the proper appliances for the purposes of the cremation of animal remains and includes everything incidental or ancillary thereto.”

“Animal Funeral Home - means a building designed for the purpose of furnishing funeral services to the public and includes facilities intended for the preparation of an animal for interment or cremation. It does not include an Animal Cemetery, Animal Columbarium or Animal Crematorium.”

“Animal Kennel – means a building or property where household pets, such as dogs, cats or other domestic animals, are boarded and/or bred for commercial purposes. A Pet Care Facility is a separate use.”

“Brewery - means a building or establishment for brewing beer or other malt liquors and may include accessory public space for consumption of product produced on site and for off-site sales.”

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

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

“Columbarium – means a building designed for the purpose of storing or interring cremated human remains in sealed compartments or niches.”

“Commercial Complex – means a group of two (2) or more attached or detached independent principal buildings located on the same site and which are not for human habitation and where each form of development comprising the complex is a permitted or approved discretionary use in the zoning district in which the complex is located.”

“Commercial Composting Operation – means the collection, composting, stockpiling and distribution of waste organic material not produced on-site.”

“Distillery - means a building or establishment for distilling of alcoholic liquor and may include accessory public space for consumption of product produced on site and for off-site sales.”

“Equipment Sales/Rentals – means a development for the retail sale, wholesale distribution, rental and/or service of new or used heavy equipment, vehicles, machinery or mechanical equipment associated with construction, resource, freight hauling and agricultural industries, together with incidental maintenance service and sales of parts.”

“Financial Institution” means a bank, credit union, or trust company.

“Funeral Home - means a building designed for the purpose of furnishing funeral services to the public and includes facilities intended for the preparation of the human body for interment or cremation. It does not include a Cemetery, Columbarium or Crematorium.”

“Gas Bar – means an establishment engaged in the retail sale of vehicle fuel, lubricants, and may include an accessory convenience store, but does not include any use engaged in the sale, rental, service and repair of motor vehicles.”

“Personal Service – means a development providing services related to personal appearance, grooming or well-being or for the maintenance, cleaning or repair of personal effects or belongings. Typical uses include beauty salons, barber shops, shoe repair, dry cleaning, laundromats, photography studios, massage services, tailors and tattoo parlors.”

“Pet Care Facility – means a development primarily engaged in a variety of services for household pets , such as dogs, cats or other domestic animals, including but not limited to day care, grooming or training but does not include the retail sale of animals or a place for the breeding or overnight boarding of animals. An Animal Kennel or Veterinary Clinic is a separate use.”

“Research Laboratory – means a place where facilities are located for scientific research, investigation, testing or experimentation, but does not include facilities for the manufacturing or sale of products, except as incidental to the main purpose of the laboratory.”

“Recreational Vehicle Sales/Rentals – means a development used for the retail sale or rental of new or used Recreational Vehicles, together with incidental maintenance service and sales of parts. It does not include Vehicle Sales/Rentals.”

“Service Station – means an establishment engaged in the retail sale of vehicle fuel, lubricants, parts and accessories and may include a convenience stores, and facilities having service bays for vehicle service and repair. The service and repair may include incidental maintenance and repair of vehicles, but shall not include painting, body work or washing of vehicles unless such use is a permitted or discretionary use in the relevant zoning district.”

“Vehicle – means cars, vans, sport utility vehicles, light trucks and/or motorcycles.”

“Vehicle Repair Shop – means a development used for the servicing and body repair of vehicles and the incidental sale, installation or servicing of related accessories and parts. It includes vehicle body repair and/or paint shops, transmission shops, muffler shops, tire shops, glass shops, and upholstery shops.”

“Vehicle Sales/Rentals – means a development used for the retail sale or rental of new or used vehicles together with incidental maintenance service and sales of parts. It includes vehicle dealerships and/or vehicle rental agencies. Recreational Vehicle Sales/Rentals is a separate use.”

“Vehicle Wash – means a building or portion of a building which is used for the washing of vehicles, including full service, automatic and/or hand operated facilities.”

“Veterinary Clinic – means a use which provides for the medical care, examination or treatment of animals, and which may provide overnight accommodation for short term care incidental to the Veterinary Clinic use.”

This Bylaw shall come into force and take effect upon receiving the approval of the Minister of Government Relations.

REEVE, Judy Harwood

SEAL

ADMINISTRATOR, Adam Tittermore

SCHEDULE J - M1 - LIGHT INDUSTRIAL DISTRICT

1. **THE INTENT OF THE M1 DISTRICT SHALL BE:**

To accommodate industrial uses and activities such as manufacturing, processing, assembly, repair and end user production and distribution. Activities within this District typically have minimal servicing and limited storage of raw inputs. Any nuisance associated with uses within the Light Industrial District (M1) should generally not extend beyond the boundaries of the site.

2. **THE USES IN THE M1 DISTRICT SHALL BE:**

In any Light Industrial District, no person shall use any land, building or structure or erect any building or structure except in accordance with the following provisions:

2.1 **THE PRINCIPAL PERMITTED USES SHALL BE:**

- a) Abattoir
- b) Agricultural Support Service
- c) Animal Crematorium
- d) Brewery
- e) Bulk Fuel Sales & Storage
- f) Business Support Service
- g) Clean Fill – Type 1
- h) Commercial Storage Centre
- i) Crematorium
- j) Distillery
- k) Equipment Sales and Rental
- l) Gas Bar
- m) Manufacturing Establishment
- n) Mineral Resource Storage and Processing
- o) Municipal Facility
- p) Pet Care Facility
- q) Public Utility
- r) Research Laboratory
- s) Recreational Vehicle Sales/Rentals
- t) Service Station
- u) Telecommunications Facility
- v) Vehicle Repair Shop
- w) Vehicle Sales/Rentals
- x) Vehicle Wash
- y) Veterinary Clinic
- z) Warehousing
- aa) Warehouse Sales
- bb) Wholesale Trade

2.2 **THE DISCRETIONARY USES SHALL BE:**

- a) Animal Kennel
- b) Auction Facility

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- c) Clean Fill – Type 2
- d) Construction Yard
- e) Industrial Complex
- f) Landscaping Service
- g) Local Waste Management and Remediation Industry
- h) Railway Freight Yard
- i) Retail Store
- j) Used Building Material Retail Outlet

2.2.1 SPECIFIC DEVELOPMENT STANDARDS FOR DISCRETIONARY USES:

- a) For the purposes of this zoning district, a Retail Store shall be limited to the display and sale of goods manufactured on the site and shall be clearly subordinate to the principal use of the site or is for the purpose of marketing or promoting goods manufactured on site.

2.3 THE PERMITTED ACCESSORY USES SHALL BE:

- a) any building, structure or use, which is subordinate and exclusively devoted to the principal use of the site, but only if the principal permitted use or discretionary use has been established.

2.3.1 SPECIFIC DEVELOPMENT STANDARDS FOR ACCESSORY USES:

- a) Setbacks and general performance standards for an accessory use, building or structure shall meet the same requirements as the principal use, building or structure.

2.4 THE PROHIBITED USES SHALL BE:

- a) All uses of land, buildings, structures or industrial processes that may be noxious or injurious, or constitute a nuisance beyond the building which contains it by reason of the production or emission of dust, smoke, refuse, matter, odour, gas, fumes, noise, vibration or other similar substances or conditions.
- b) Residential Dwelling Units.
- c) Salvage Yards, Auto Wreckers, Commercial Composting Operations or any other use requiring the outdoor storage of unprocessed goods and materials.
- d) All uses of land, buildings and structures except those specifically noted as permitted or discretionary.

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3. THE SITE REGULATIONS IN THE M1 DISTRICT SHALL BE:

In addition to the general provisions contained in this Bylaw the following regulations shall apply to every development in this district:

3.1. THE AREA REQUIREMENTS FOR PERMITTED AND DISCRETIONARY USES SHALL BE:

- a) The minimum site area shall be 0.8 ha (2 acres).
- b) The minimum lot frontage shall be 30 metres (98.4 ft).
- c) Public Utilities and Municipal Facilities are exempt from compliance with the minimum site area requirement.

4. ADDITIONAL REQUIREMENTS IN ASSOCIATION WITH ALL PERMITTED AND DISCRETIONARY USES SHALL BE:

4.1. SET BACKS

- a) Front yards:
All buildings shall be set back a minimum of 45 metres (147.6 ft) from the centerline of a municipal road allowance or provincial highway or such greater distance as required by the Saskatchewan Ministry of Highways and Infrastructure, excepting sites which front on an internal subdivision road which shall be setback a minimum of 20 metres (65.6 ft) from the front site line.
- b) Side yards:
All buildings shall be set back a minimum of 8 metres (26.2 ft) from the side property line. Where a side yard abuts a municipal road allowance or provincial highway, the front yard requirements shall apply.
- c) Rear yards:
All buildings shall be set back a minimum of 8 metres (26.2 ft) from the rear property line, excepting properties where the rear site line is adjacent to a municipal road in which case all buildings shall be setback a minimum of 45 metres (147.6 ft) from the center line of the road allowance.
- d) Public Utilities and Municipal Facilities are exempt from compliance with the building setback regulations.

4.2. BUILDING HEIGHT:

- a) The maximum building height shall be 17 metres (55.7 ft).

4.3. SIGNAGE:

In addition to the General Regulations contained in this Bylaw, the

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following additional development standards shall apply to the placement or erection of signage within a M1 District:

Large Scale Commercial or Industrial Establishments	<ol style="list-style-type: none">1. Free standing signs shall not exceed a height of 14 m (45.9 ft).2. Multiple free standing signs located on a single site shall maintain a separation distance of 12 m (39.37 ft) for every square meter of gross surface area of the larger of the two signs to a maximum separation distance of 150 m.3. There is no gross surface area requirement for free standing signs.
All other Permitted and Discretionary Uses	<ol style="list-style-type: none">1. One (1) multi-faced free standing sign shall be permitted per building frontage not exceeding a gross surface area of 14 m² (150.7 ft²) and a height of 14 m (45.9 ft).2. Where a building maintains direct exposure to more than one public right of way, a second free standing sign shall be allowable following the previous regulations.

4.4. PARKING AND LOADING FACILITIES:

- a) Off street parking shall be provided in accordance all applicable requirements outlined in Section 3.15 of this Zoning Bylaw.
- b) Where the use of the building or site involves the receipt, distribution or dispatch by vehicles of materials, goods or merchandise, adequate dedicated and clearly defined space for such vehicles to stand for unloading or loading shall be provided on site.

4.5. SCREENING, STORAGE AND DISPLAY

- a) All waste materials or unsightly elements shall be enclosed by buildings, or screened by landscape features, fences or a combination thereof to the satisfaction of the Development Officer.
- b) The storage and display of finished goods shall be permitted in a front yard where it is deemed essential to facilitate a permitted or approved discretionary use.

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

4.6. LANDSCAPING STANDARDS:

- a) Prior to the issuance of a development and/or building permit for any permitted or discretionary use within a M1 District, the applicant shall be required to submit a landscape plan with a schedule of completion which is satisfactory to the Development Officer and prepared in compliance with the Commercial and Industrial Landscaping Requirements outlined in Section 4.13.26-38 of this Bylaw.
- b) An applicant shall be required to enter into an agreement with the Municipality to ensure the landscape plan complies with all relevant requirements of this bylaw.
- c) All landscaping requirements shall be completed in accordance with the municipally approved scheduled date of completion.
- d) Any significant changes to an approved landscape plan must be authorized by the Development Officer.

SCHEDULE K – M2 - HEAVY INDUSTRIAL DISTRICT

1. **THE INTENT OF THE M2 DISTRICT SHALL BE:**

To provide for large-scale industrial uses that due, to their land requirements and potential negative impacts such as noise, odour, risk of toxic emissions, fire or explosion hazard, are incompatible with non-industrial land uses, but may be compatible with other industrial uses and extensive agricultural operations.

2. **THE USES IN THE M2 DISTRICT SHALL BE:**

In any Heavy Industrial District, no person shall use any land, building or structure or erect any building or structure except in accordance with the following provisions:

2.1 **THE PRINCIPAL PERMITTED USES SHALL BE:**

- a) Abattoir
- b) Agricultural Support Service
- c) Animal Crematorium
- d) Auction Facility
- e) Brewery
- f) Bulk Fuel Sales & Storage
- g) Clean Fill – Type I
- h) Clean Fill – Type II
- i) Commercial Storage Centre
- j) Concrete and Asphalt Plant
- k) Construction Yard
- l) Crematorium
- m) Distillery
- n) Equipment Sales/Rental
- o) Gas Bar
- p) Landscaping Service
- q) Local Waste Management and Remediation Industry
- r) Manufacturing Establishment
- s) Mineral Resource Storage and Processing
- t) Municipal Facility
- u) Public Utility
- v) Railway Freight Yard
- w) Research Laboratory
- x) Service Station
- y) Telecommunications Facility
- z) Vehicle Repair Shop
- aa) Vehicle Wash
- bb) Warehousing
- cc) Warehouse Sales

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2.2 **THE DISCRETIONARY USES SHALL BE:**

- a) Auto Wrecker
- b) Chemical Plant
- c) Industrial Complex
- d) Salvage Yard
- e) Waste Transfer Station

2.3 **THE PERMITTED ACCESSORY USES SHALL BE:**

- a) any building, structure or use, which is subordinate and exclusively devoted to the principal use of the site, but only if the principal permitted use or discretionary use has been established.

2.3.1. **SPECIFIC DEVELOPMENT STANDARDS FOR ACCESSORY USES:**

- a) Setbacks and general performance standards for an accessory use, building or structure shall meet the same requirements as the principal use, building or structure.

2.4 **THE PROHIBITED USES SHALL BE:**

- a) Residential Dwelling Units.
- b) All uses of land, buildings and structures except those specifically noted as permitted or discretionary.

3. **THE SITE REGULATIONS IN THE M2 DISTRICT SHALL BE:**

In addition to the general provisions contained in this Bylaw the following regulations shall apply to every development in this district:

3.1 **THE AREA REQUIREMENTS FOR PERMITTED AND DISCRETIONARY USES SHALL BE:**

- a) The minimum site area shall be 0.8 ha (2 acres).
- b) Public Utilities and Municipal Facilities are exempt from compliance with the minimum site area requirement
- c) The minimum site frontage shall be 30 meters (98.4 ft).

4. **ADDITIONAL REQUIREMENTS IN ASSOCIATION WITH ALL PERMITTED AND DISCRETIONARY USES SHALL BE:**

4.1 **SET BACKS**

- a) Front yards:
All buildings shall be set back a minimum of 45 metres (147.6 ft) from the centerline of a municipal road allowance or provincial highway or such greater distance as required by the Saskatchewan Ministry of

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Highways and Infrastructure, excepting sites which front on an internal subdivision road which shall be setback a minimum of 20 metres (65.6 ft) from the front site line.

- b) Side yards:
All buildings shall be set back a minimum of 8 metres (26.2 ft) from the side property line. Where a side yard abuts a municipal road allowance or provincial highway, the front yard requirements shall apply.
- c) Rear yards:
All buildings shall be set back a minimum of 8 metres (26.2 ft) from the rear property line, excepting properties where the rear site line is adjacent to a municipal road in which case all buildings shall be setback a minimum of 45 metres (147.6 ft) from the center line of the road allowance.
- d) Public Utilities and Municipal Facilities are exempt from compliance with the building setback regulations.

4.2 **BUILDING HEIGHT:**

- a) The maximum building height shall be 23 metres (75.5 ft).

4.3 **SIGNAGE:**

In addition to the General Regulations contained in this Bylaw, the following additional development standards shall apply to the placement or erection of signage within a M2 District:

Large Scale Commercial or Industrial Establishments	<ol style="list-style-type: none">1. Free standing signs shall not exceed a height of 14 m (45.9 ft).2. Multiple free standing signs located on a single site shall maintain a separation distance of 12 m (39.37 ft) for every square meter of gross surface area of the larger of the two signs to a maximum separation distance of 150 m.3. There is no gross surface area requirement for free standing signs.
All other Permitted and Discretionary Uses	<ol style="list-style-type: none">1. One (1) multi-faced free standing sign shall be permitted per building frontage not exceeding a gross surface area of 14 m² (150.7 ft²) and a height of 14 m (45.9 ft).2. Where a building maintains direct exposure to more than one public right of

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	way, a second free standing sign shall be allowable following the previous regulations.
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4.4 PARKING AND LOADING FACILITIES:

- a) Off street parking shall be provided in accordance with all applicable requirements outlined in Section 3.15 of the R.M of Corman Park Zoning Bylaw.
- b) Where the use of the building or site involves the receipt, distribution or dispatch by vehicles of materials, goods or merchandise, adequate dedicated and clearly defined space for such vehicles to stand for unloading or loading shall be provided on site.

4.5 SCREENING, STORAGE AND DISPLAY

- a) Waste materials or unsightly elements shall not be located in any required front yard.
- b) The storage and display of finished goods shall be permitted in a front yard where it is deemed essential to facilitate a permitted or approved discretionary use.
- c) Commercial vehicles and equipment associated with a permitted or approved discretionary use may be stored on-site provided:
 - a. the area used for storage of these vehicles is not within setback areas,
 - b. it is located in the rear and side yards only,
 - c. it is not in a state of disrepair.

4.6 LANDSCAPING STANDARDS

- a) Prior to the issuance of a development and/or building permit for any permitted or discretionary use within a M2 District, the applicant shall be required to submit a landscape plan with a schedule of completion which is satisfactory to the Development Officer and prepared in compliance with the Commercial and Industrial Landscaping Requirements outlined in Section 4.13.26-38 of this Bylaw.
- b) An applicant shall be required to enter into an agreement with the Municipality to ensure the landscape plan complies with all relevant requirements of this bylaw.
- c) All landscaping requirements shall be completed in accordance with the municipally approved scheduled date of completion.
- d) Any significant changes to an approved landscape plan must be authorized by the Development Officer.

SCHEDULE I – B1 – BUSINESS DISTRICT

1. THE INTENT OF THE B1 DISTRICT SHALL BE:

To include land uses that are dependent on effective site exposure along roadways to facilitate their activities and as such, site development is typically directed to one which is more visually appealing. In most cases, uses within this district are located along highways and major intersections or used as a buffer between industrial and non-industrial land uses.

2. THE USES IN THE B1 DISTRICT SHALL BE:

In any Business District (B1), no person shall use any land, building or structure or erect any building or structure except in accordance with the following provisions:

2.1 THE PRINCIPAL PERMITTED USES SHALL BE:

- a) Amusement and Entertainment Service
- b) Animal Funeral Home
- c) Gas Bar
- d) Financial Institution
- e) Food Service Use
- f) Funeral Home
- g) Municipal Facility
- h) Personal Service
- i) Pet Care Facility
- j) Public Utility
- k) Recreational Vehicle Sales/Rentals
- l) Retail Store
- m) Telecommunications Facility
- n) Vehicle Sales/Rentals
- o) Veterinary Clinic

2.2 THE DISCRETIONARY USES SHALL BE:

- a) Agricultural Support Service
- b) Animal Columbarium
- c) Animal Kennel
- d) Auction Facility
- e) Brewery
- f) Business Support Service
- g) Clean Fill – Type I
- h) Columbarium
- i) Commercial Complex
- j) Commercial Recreation
- k) Commercial Storage Centre
- l) Community Care Facility

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- m) Distillery
- n) Hotel/Motel
- o) Industrial Complex
- p) Manufacturing Establishment
- q) Public Market
- r) Research Laboratory
- s) Service Station
- t) Vehicle Repair Shop
- u) Vehicle Wash
- v) Warehouse Sales
- w) Warehousing
- x) Wholesale Trade

2.2.1 **SPECIFIC DEVELOPMENT STANDARDS FOR DISCRETIONARY USES:**

- a) For the purposes of this zoning district, the operation of an Animal Kennel shall be fully enclosed within a building.

2.3 **THE PERMITTED ACCESSORY USES SHALL BE:**

- a) Any building, structure or a use which is subordinate and exclusively devoted to the principal building, principal structure, or principal use of the site, but only if the principal use or discretionary use has been established.

2.3.2 **SPECIFIC DEVELOPMENT STANDARDS FOR ACCESSORY USES:**

- a) Setbacks and general performance standards for an accessory use, building or structure shall meet the same requirements as the principal use, building or structure.

2.4 **THE PROHIBITED USES SHALL BE:**

- a) All uses of land, buildings, structures or industrial processes that may be noxious or injurious, or constitute a nuisance beyond the building which contains it by reason of the production or emission of dust, smoke, refuse, matter, odour, gas, fumes, noise, vibration or other similar substances or conditions.
- b) Residential Dwelling Units.
- c) Salvage Yards, Auto Wreckers, Landscaping Services and Commercial Composting Operations or any other use requiring outdoor storage of raw or unprocessed goods and materials.

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

3. THE SITE REGULATIONS IN THE B1 DISTRICT SHALL BE

In addition to the General Regulations contained in this Bylaw, the following additional development standards shall apply to every development in this district:

3.1 THE AREA REQUIREMENT FOR PERMITTED AND DISCRETIONARY USES SHALL BE:

- a) The minimum site area for a new permitted or discretionary use shall be 0.8 ha (2 acres).
- b) The minimum lot frontage shall be 30 metres (98.4 ft).
- c) Public Utilities and Municipal Facilities are exempt from compliance with the minimum site area requirement.

4. ADDITIONAL REQUIREMENTS IN ASSOCIATION WITH ALL PERMITTED AND DISCRETIONARY USES SHALL BE:

4.1. SET BACKS

- a) Front yards:

All buildings shall be set back a minimum of 45 metres (147.6 ft) from the centerline of a municipal road allowance or provincial highway or such greater distance as required by the Saskatchewan Ministry of Highways and Infrastructure, excepting sites which front on an internal subdivision road which shall be setback a minimum of 20 metres (65.6 ft) from the front site line.

- b) Side yards:

All buildings shall be set back a minimum of 8 metres (26.2 ft) from the side property line. Where a side yard abuts a municipal road allowance or provincial highway, the front yard requirements shall apply.

- c) Rear yards:

All buildings shall be set back a minimum of 8 metres (26.2 ft) from the rear property line, excepting properties where the rear site line is adjacent to a municipal road in which case all buildings shall be setback a minimum of 45 metres (147.6 ft) from the center line of the road allowance.

- d) Public Utilities and Municipal Facilities are exempt from compliance with the building setback regulations.

4.2. BUILDING HEIGHT:

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- a) The maximum building height shall be 17 metres (55.7 ft).

4.3. SIGNAGE:

In addition to the General Regulations contained in this Bylaw, the following development standards shall apply to the placement or erection of signage within a B1 District:

Large Scale Commercial or Industrial Establishments	<ul style="list-style-type: none">1. Free standing signs shall not exceed a height of 14 m (45.9 ft).2. Multiple free standing signs located on a single site shall maintain a separation distance of 12 m (39.37 ft) for every square meter of gross surface area of the larger of the two signs to a maximum separation distance of 150 m.3. There is no gross surface area requirement for free standing signs.
All other Permitted and Discretionary Uses	<ul style="list-style-type: none">1. One (1) multi-faced free standing sign shall be permitted per building frontage not exceeding a gross surface area of 14 m² (150.7 ft²) and a height of 14 m (45.9 ft).2. Where a building maintains direct exposure to more than one public right of way, a second free standing sign shall be allowable following the previous regulations.

4.4. PARKING AND LOADING:

- a) Off street parking shall be provided in accordance all applicable requirements outlined in Section 3.15 of this Zoning Bylaw.
- b) Where the use of the building or site involves the receipt, distribution or dispatch by vehicles of materials, goods or merchandise, adequate dedicated and clearly defined space for such vehicles to stand for unloading or loading shall be provided on site.

4.5. SCREENING, STORAGE AND DISPLAY

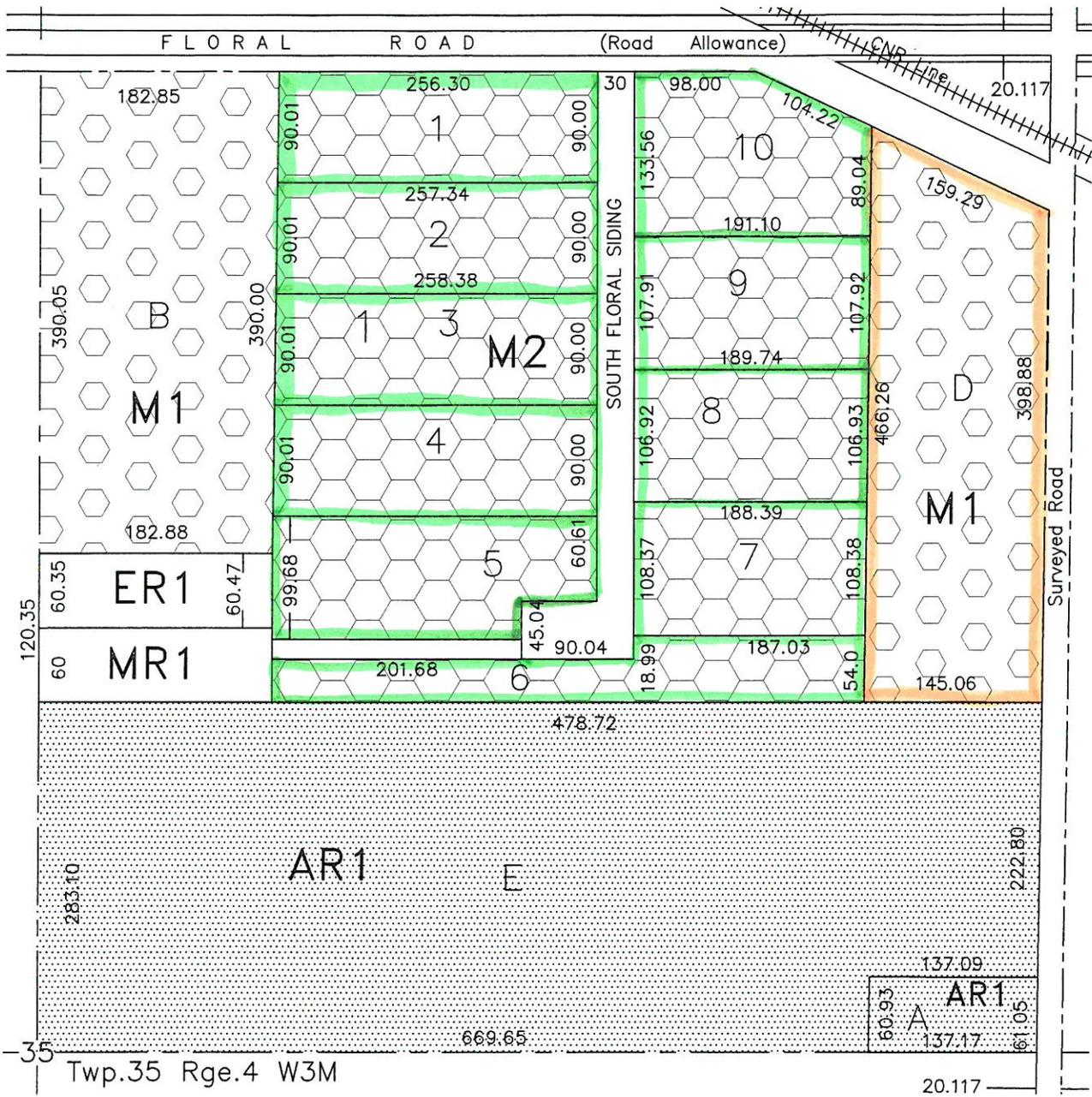
Attachment 'C' – Bylaw 13/17

- a) All waste materials or unsightly elements shall be enclosed by buildings, or screened by landscape features, fences or a combination thereof to the satisfaction of the Development Officer.
- b) The storage and display of finished goods shall be permitted in a front yard where it is deemed essential to facilitate a permitted or approved discretionary use.
- c) All outdoor storage must be screened from view from adjacent municipal roadways and public lands by a solid fence, landscape materials, berm, vegetative plantings or any combination of the above at least two (2) metres in height.
- d) Commercial vehicles and equipment associated with a permitted or approved discretionary use may be stored on-site provided the area used for storage of these vehicles does not occur within setback areas, is located in the rear and side yards only, and is screened from view from adjacent municipal roadways and public lands by a solid fence, landscape materials, berm, vegetative plantings or any combination of the above at least two (2) metres in height. No vehicles or equipment shall be in a state of disrepair.

4.6. LANDSCAPING STANDARDS

- a) Prior to the issuance of a development and/or building permit for any permitted or discretionary use within a B1 District, the applicant shall be required to submit a landscape plan with a schedule of completion which is satisfactory to the Development Officer and prepared in compliance with the Commercial and Industrial Landscaping Requirements outlined in Section 4.13.26-38 of this Bylaw.
- b) An applicant shall be required to enter into an agreement with the Municipality to ensure the landscape plan complies with all relevant requirements of this bylaw.
- c) All landscaping requirements shall be completed in accordance with the municipally approved scheduled date of completion.
- d) Any significant changes to an approved landscape plan must be authorized by the Development Officer.

R.M. of CORMAN PARK No. 344 DETAIL ZONING MAP No. NE35.35.4



 = m1 to m2

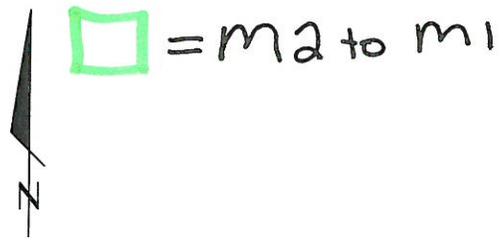
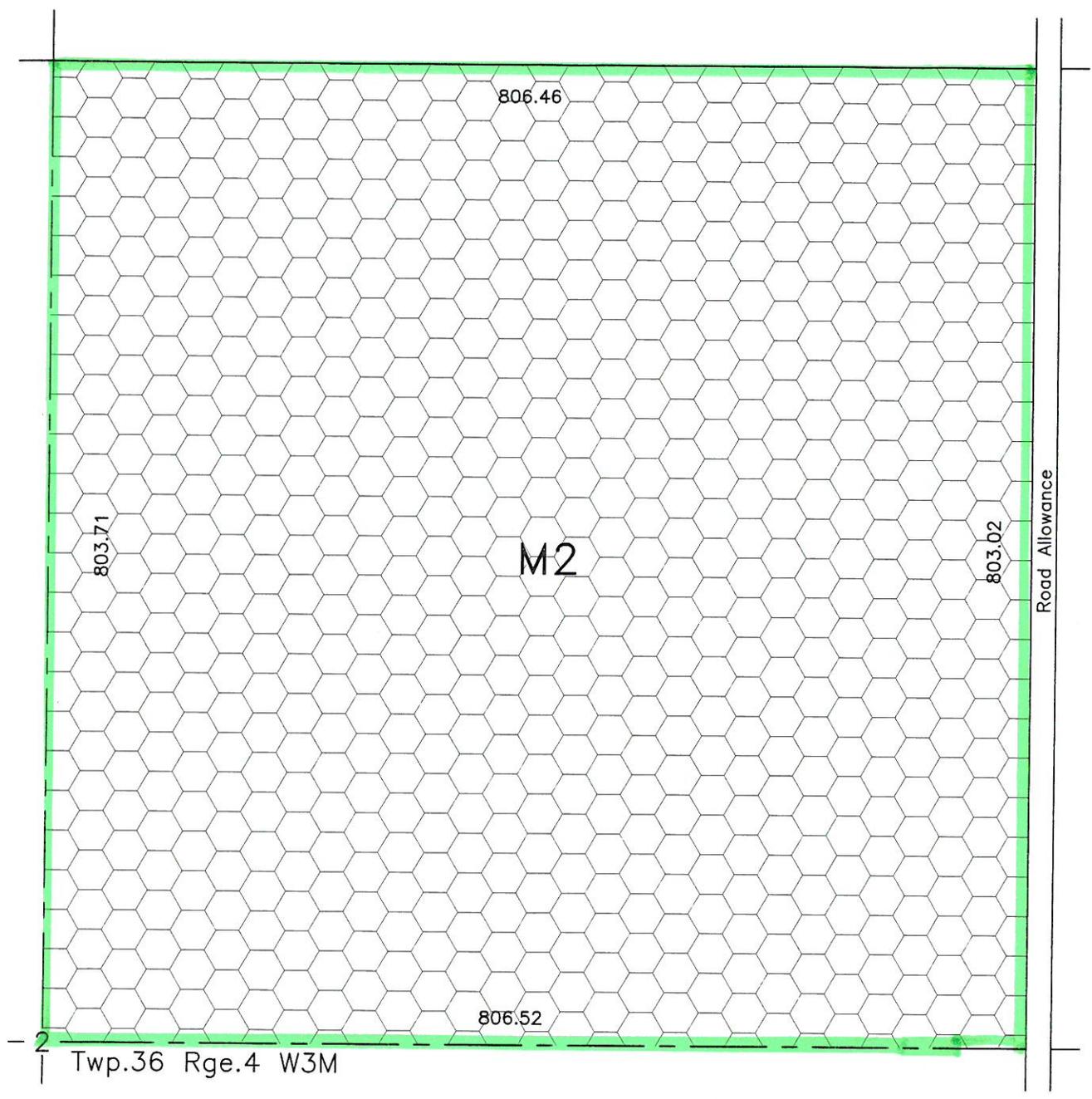
 = m2 to m1



Scale 1:5000

Measurements are in metres and decimals of a metre

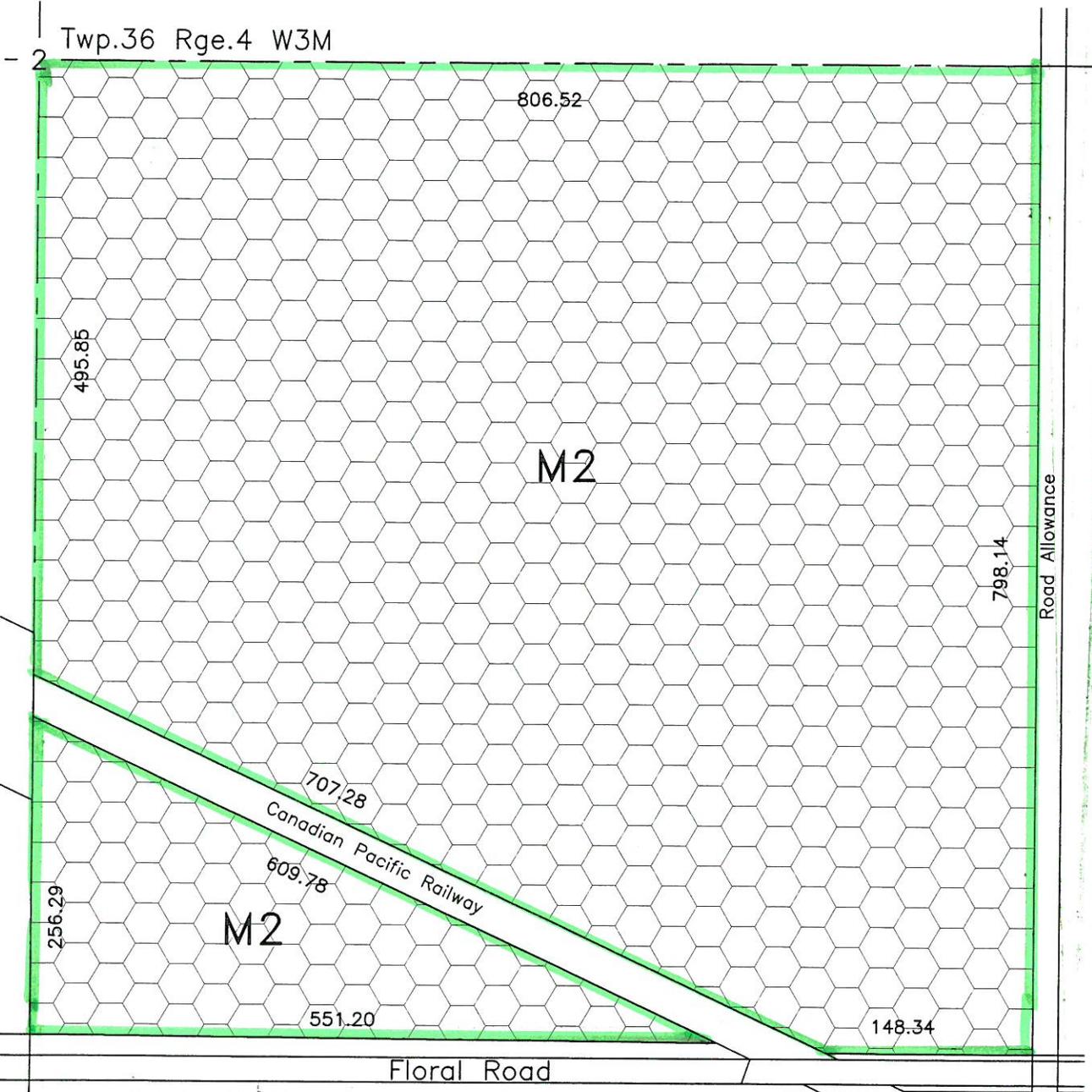
R.M. of CORMAN PARK No. 344
DETAIL ZONING MAP No. NE2.36.4



Scale 1:5000

Measurements are in metres and decimals of a metre

R.M. of CORMAN PARK No. 344
DETAIL ZONING MAP No. SE2.36.4



 = M2 to M1

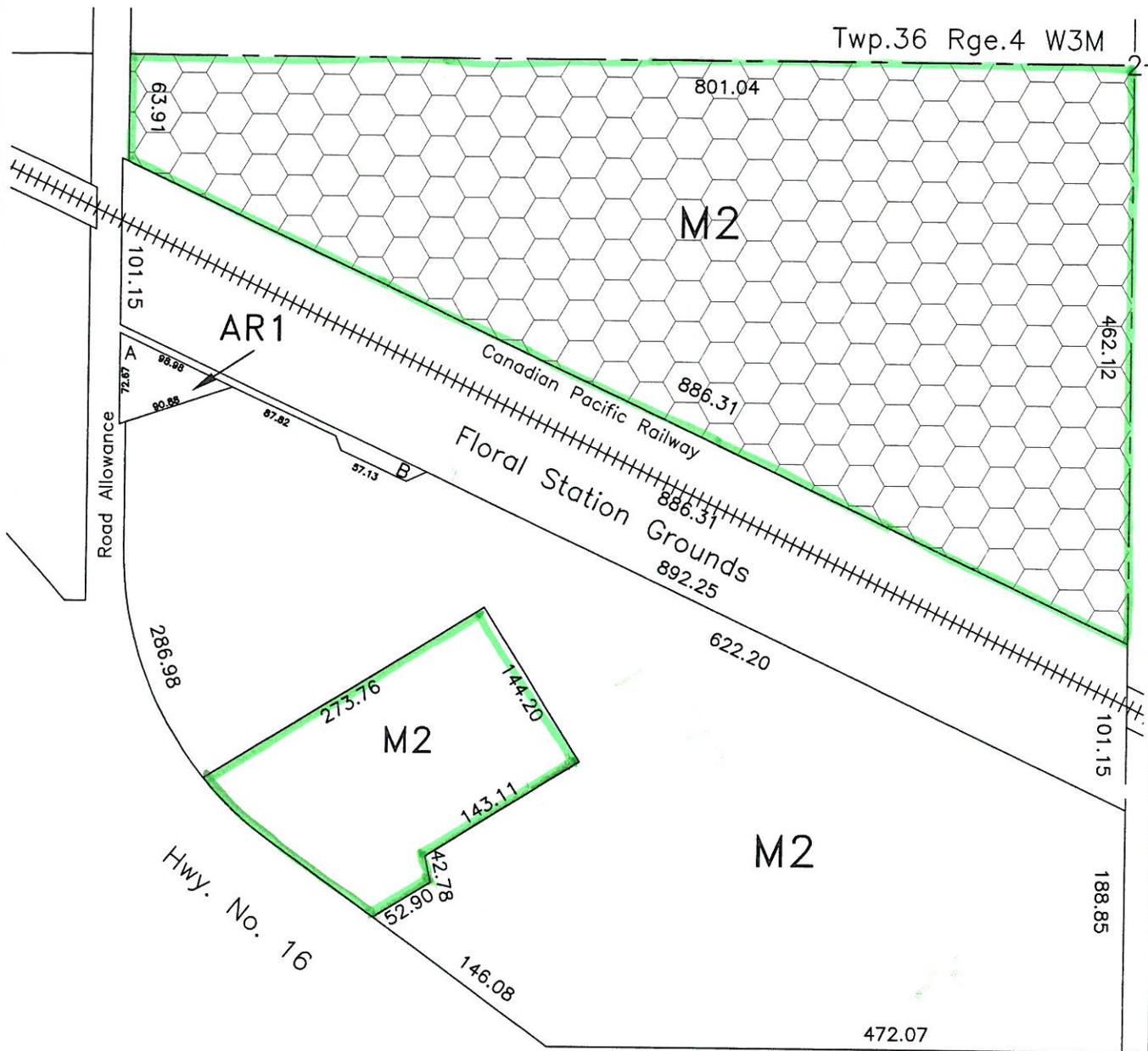


Scale 1:5000

Measurements are in metres and decimals of a metre

R.M. of CORMAN PARK No. 344
 DETAIL ZONING MAP No. SW2.36.4

Twp.36 Rge.4 W3M



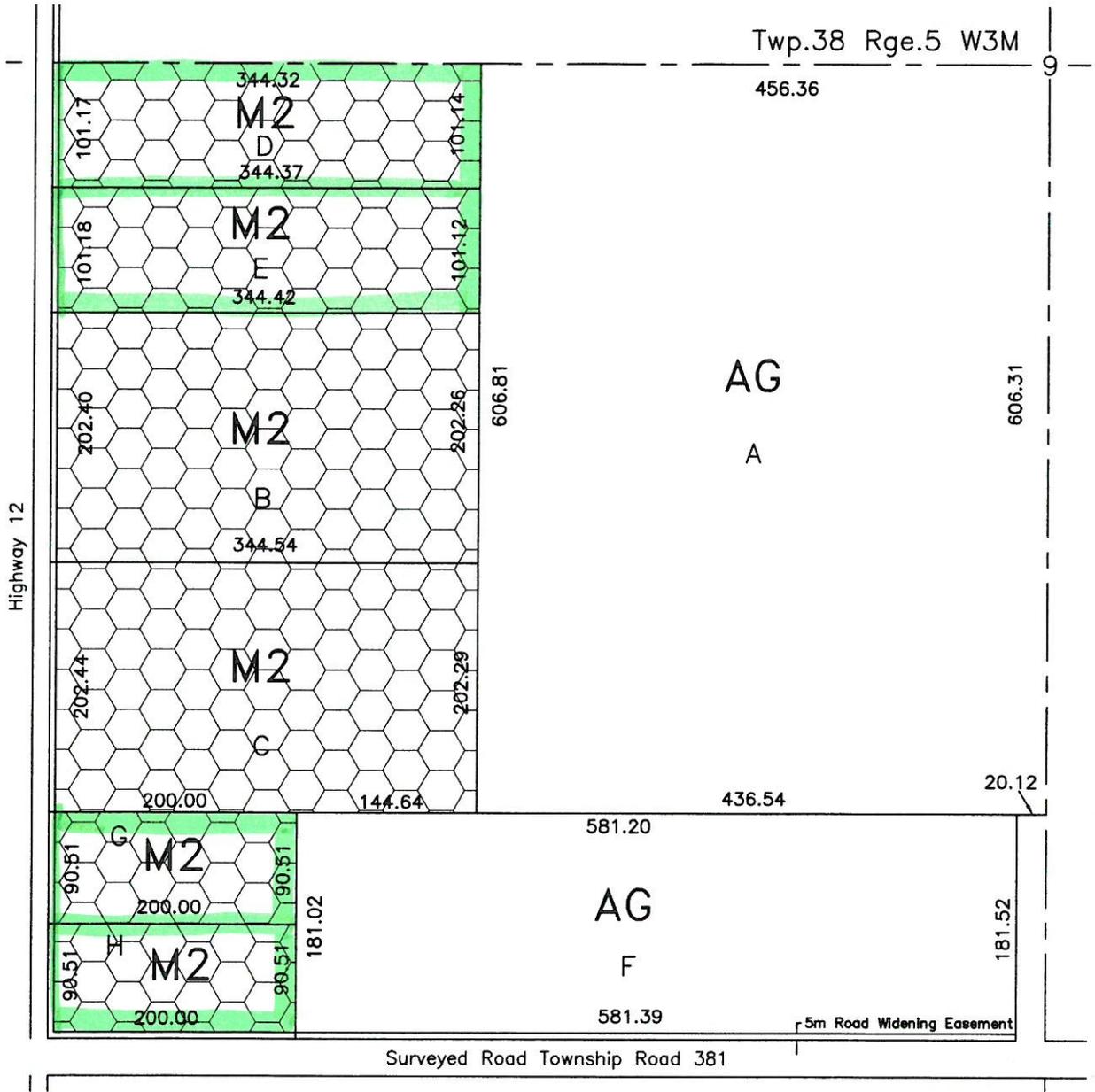
= M2 to M1



Scale 1:5000

Measurements are in metres and decimals of a metre

R.M. of CORMAN PARK No. 344
 DETAIL ZONING MAP No. SW9.38.5



= m2 to m1

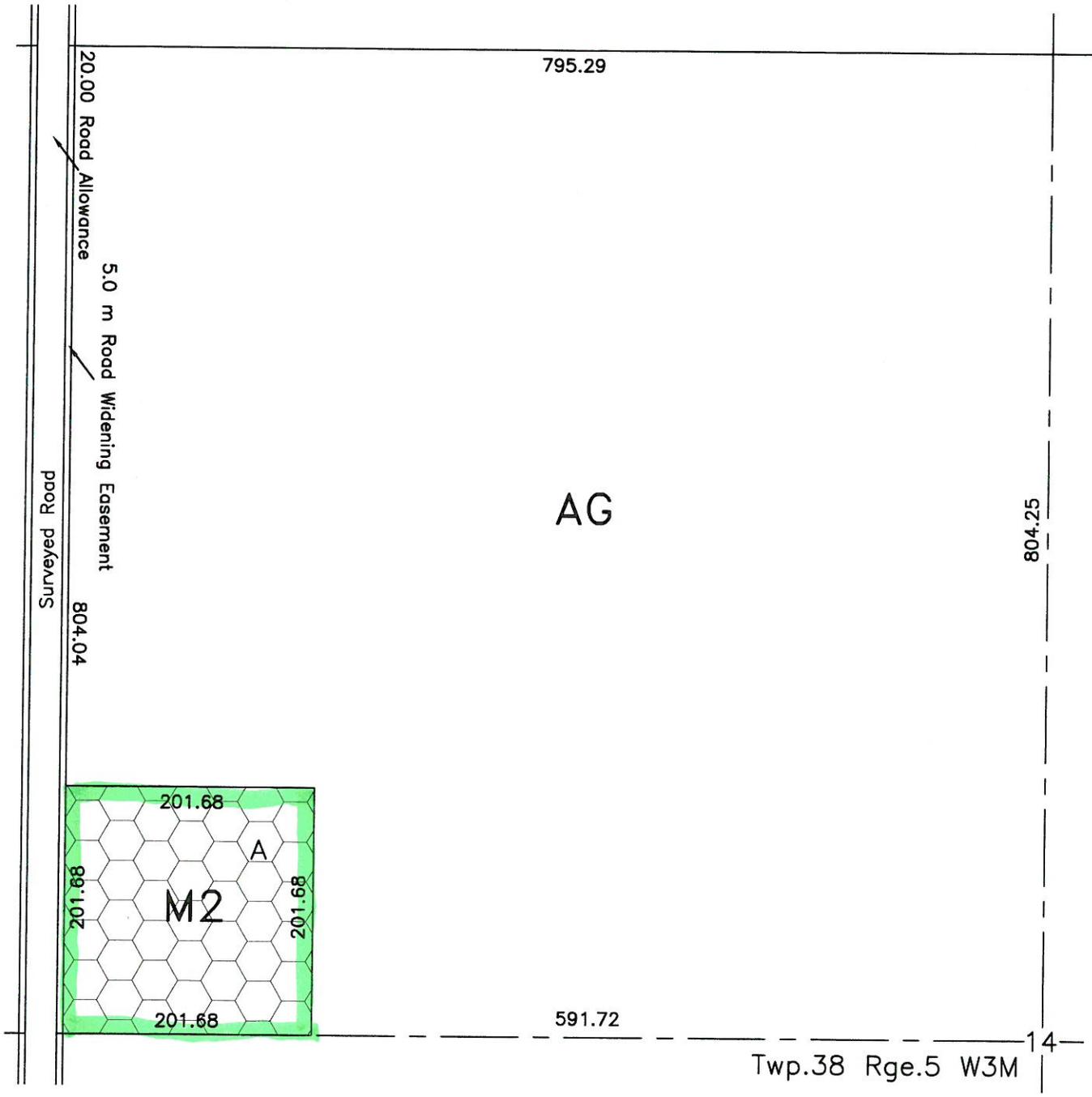


Scale 1:5000

Measurements are in metres and decimals of a metre

Revised 2014

R.M. of CORMAN PARK No. 344
DETAIL ZONING MAP No. NW14.38.5



 = M2 to M1

Scale 1:5000

Measurements are in metres and decimals of a metre

R.M. of CORMAN PARK No. 344 DETAIL ZONING MAP No. SE14.38.5

14 Twp.38 Rge.5 W3M



= m2 to m1

Scale 1:5000

Measurements are in metres and decimals of a metre

R.M. of CORMAN PARK No. 344
 DETAIL ZONING MAP No. SW14.38.5

Twp.38 Rge.5 W3M

14



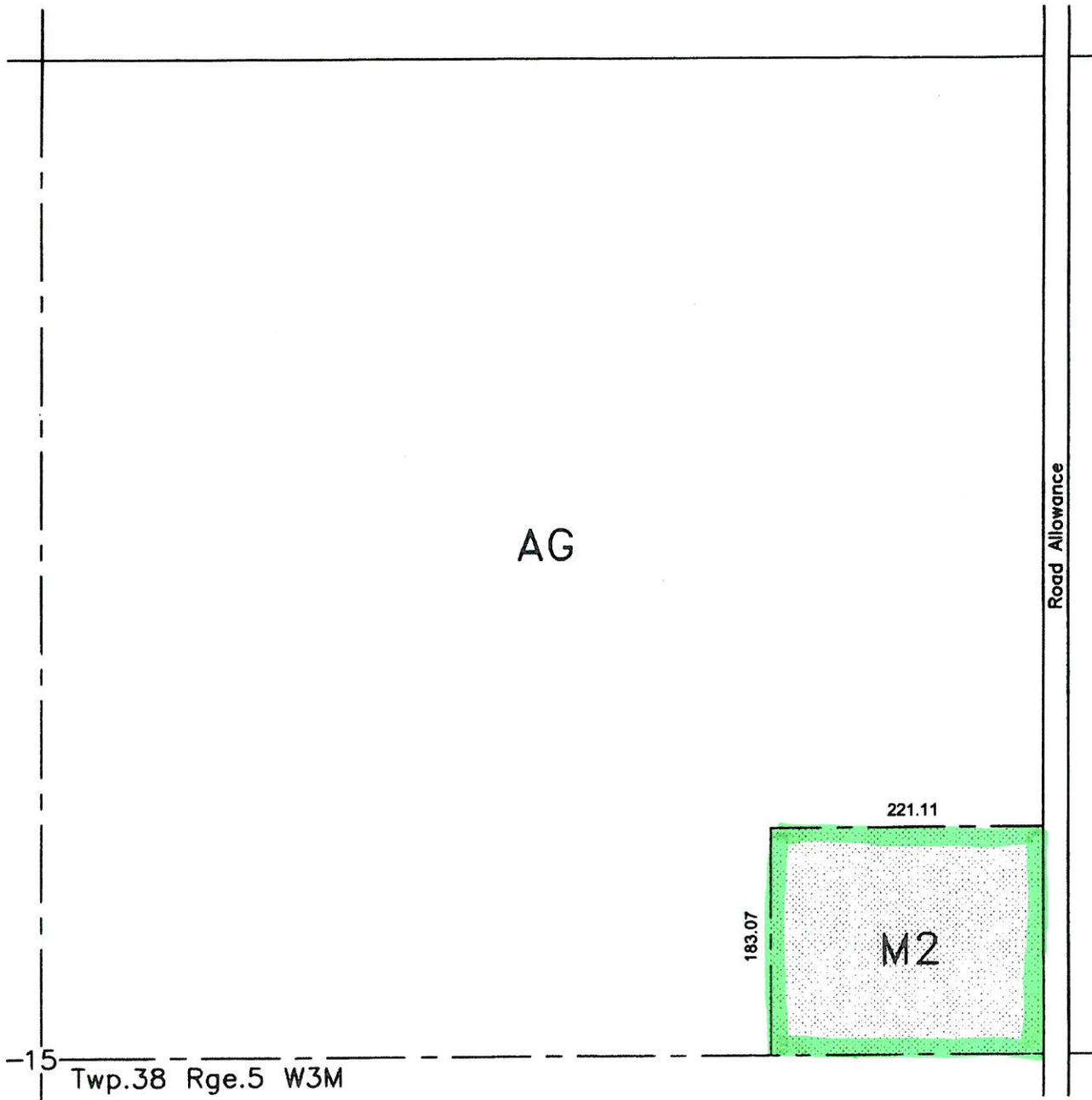
 = M1 to M2



Scale 1:5000

Measurements are in metres and decimals of a metre

R.M. of CORMAN PARK No. 344
DETAIL ZONING MAP No. NE15.38.5



AG

Road Allowance

221.11

183.07

M2

-15 Twp.38 Rge.5 W3M

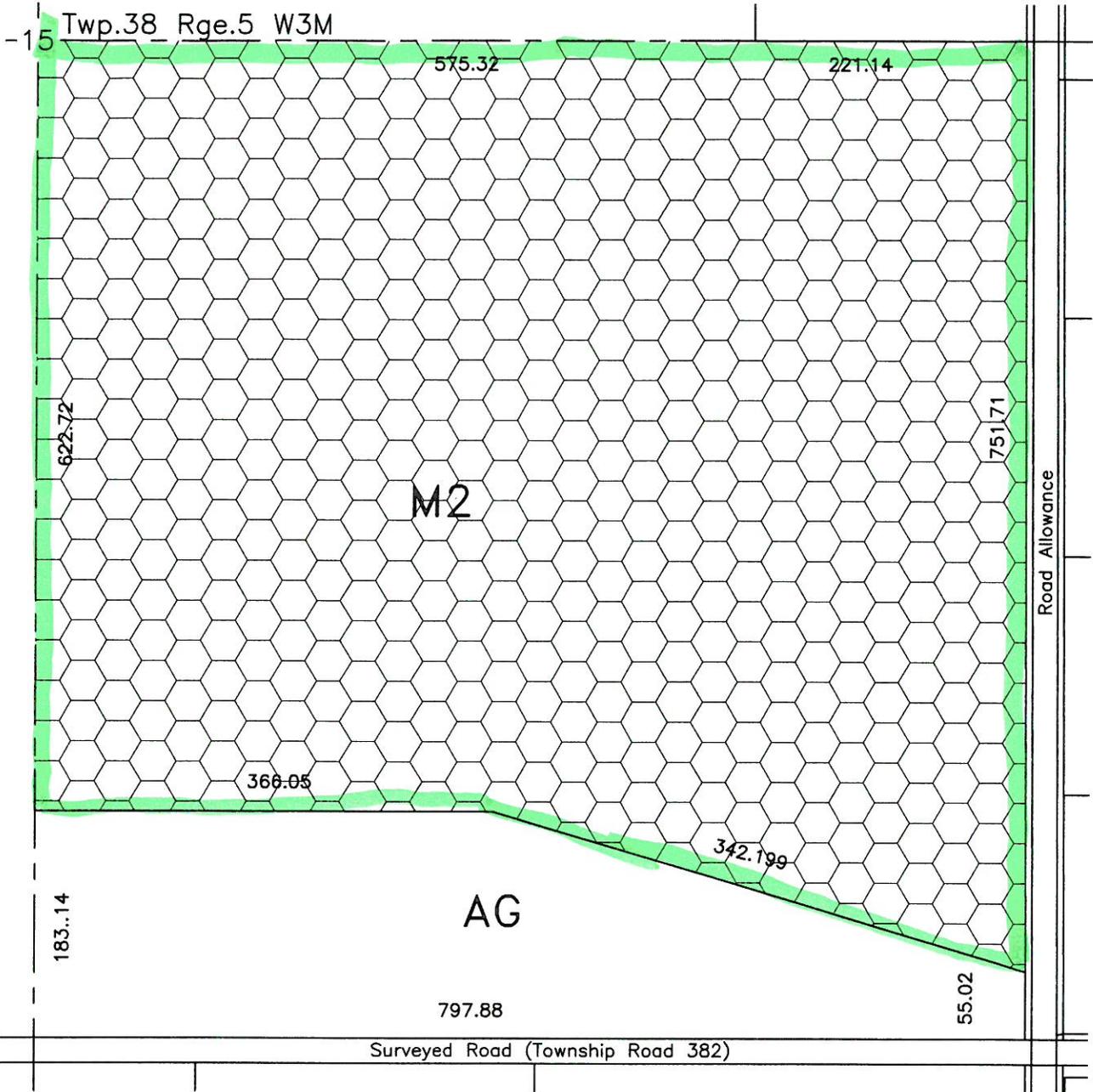
 = M2 to M1



Scale 1:5000

Measurements are in metres and decimals of a metre

R.M. of CORMAN PARK No. 344
DETAIL ZONING MAP No. SE15.38.5



 = M2 to M1



Scale 1:5000

Measurements are in metres and decimals of a metre