

Rural Municipality of Eldon No. 471

BYLAW NO. 6-2021

A Bylaw to amend Bylaw No. 3-2016 known as the Zoning Bylaw of the Rural Municipality of Eldon No. 471.

The Council of the Rural Municipality of Eldon No. 471, in the Province of Saskatchewan, enacts this bylaw to amend the Zoning Bylaw as follows:

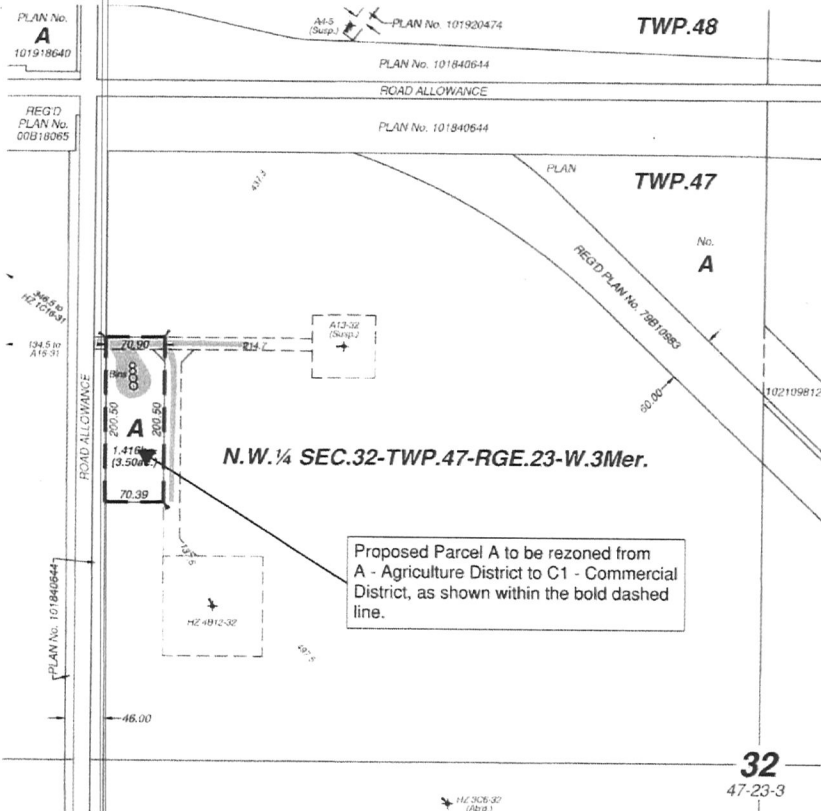
1. **Section 3.7.4 – Use Specific Discretionary Use Evaluation Criteria**, is amended by deleting Subsection (1)(b) and replacing it with the following new Subsection:
 “(b) Bus terminals are also subject to 4.12.8 (above ground fuel storage tanks)”
2. **Section 3.7.4 – Use Specific Discretionary Use Evaluation Criteria**, is amended by deleting Subsection (20) and replacing it with the following new Subsection:
 “(20) *Telecommunication Facilities:*
 (a) Shall be subject to federal legislation and regulations.”
3. **Section 4.3 – Building to be Moved**, is amended by deleting the Section in its entirety.
4. **Section 4.12.14 – Truck Stops**, is amended by replacing Subsection (4) with the following Subsection:
 “(4) Gas bars on the site of a truck stop shall comply with Sections 4.12.7 and 4.12.8.”
5. **Section 4.12.14 – Truck Stops**, is amended by deleting Subsection (5) and replacing it with the following new Subsection:
 “(5) Above ground fuel storage tanks shall comply with Section 4.12.8.”
6. **Section 4.12.18 – Temporary Work Camps**, is amended by deleting Subsection (3) in its entirety.
7. **Section 6.2 – Commercial District, Table 6-2: C1 – COMMERCIAL DISTRICT DEVELOPMENT STANDARDS** is amended by replacing *Commercial Uses* (11) – “Convenience stores with or without gas bars” with the following Use and Development Standards:

TABLE 6-1: C1 – COMMERCIAL DISTRICT DEVELOPMENT STANDARDS For the Rural Municipality of Eldon No. 471						
Use	Development Standards					
	Permitted or Discretionary	Subject to Sections	Minimum Site Area (ha)	Minimum Site Width (m)	Minimum Front Yard (m)	Minimum Side Yard (m)
Commercial Uses						

(11)	Convenience stores with or without gas bars	P	4.12.7 4.12.8	1.01	30	10	3	5
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8. The Zoning District Map referred to in Section 7 is amended by rezoning from **A – Agriculture District** to **C1 – Commercial District** the land described as proposed Parcel A as shown within the bold dashed line on the attached Plan of Proposed Subdivision, prepared by Ian Isackson S.L.S, dated October 20th, 2021, in the NW ¼ Section 32–47–23–W3M, attached as Schedule “A” and forming a part of this bylaw.
9. Section 6.1 – Agriculture District, Table 6-1: A – Agriculture District Development Standards is amended by deleting **TABLE 6-1: AGRICULTURE DISTRICT** in its entirety and replacing it with a new **TABLE 6-1: AGRICULTURE DISTRICT** which is attached to this bylaw as “Schedule B”.

SCHEDULE "A"



PLAN OF PROPOSED SUBDIVISION

OF PART OF
N.W. ¼ SEC.32-TWP.47-RGE.23-W.3Mer.
R.M. OF ELDON No. 471

2021

SCALE 1:5000

NOTES

PORTION TO BE SURVEYED IS OUTLINED IN A HEAVY DASHED LINE, AND CONTAINS 1.418ha (3.500acres)
 MEASUREMENTS ARE IN METRES AND DECIMALS THEREOF.
 DISTANCES ARE APPROXIMATE AND MAY VARY BY ± 10 METRES.
 STANDARD ROAD ALLOWANCE SHOWN ARE 20.117m IN WIDTH.



Approval: Owner N.W.¼ SEC.32-TWP.47-RGE.23-W.3Mer.

Ira James Donald
 Ira James Donald

Ian Isackson
 Ian Isackson
 Saskatchewan Land Surveyor

No.	REVISIONS	DATE	DR.	CHK.
0	Plan Issued	October 20, 2021	WH	II
FILE: LL213279		DWG: LL213279(PPS)		

SCHEDULE "B"

**TABLE 6-1:
A – AGRICULTURE DISTRICT DEVELOPMENT STANDARDS
for the Rural Municipality of Eldon No. 471**

Use	Development Standards									
	Permitted or Discretionary	Subject to Sections	Minimum Site Area (ha)	Maximum Site Area (ha)	Minimum Site Width (m)	Minimum Front Yard (m)	Minimum Side Yard (m)	Minimum Rear Yard (m)		
Agricultural Uses										
(1) Agriculturally related commercial and industrial uses subject to Section 3.5.2.3 in the official community Plan	D	--	1.01	--	30	15	10	10		10
(2) Farm operations	P	--	64 ⁽²⁾	--	30	15	10	10		10
(3) Intensive livestock operations subject to Section 3.5.2.4 in the Official Community Plan	D	3.5.2 (2)	1.01	--	30	15	10	10		10
(4) Intensive agricultural operations subject to Section 3.5.2.4 in the Official Community Plan	D	3.5.2 (3)	1.01	--	30	15	10	10		10
(5) Manure disposal for an ILO	D	4.11	1.01	--	30	15	10	10		10
Resource Based Uses										
(1) Aggregate resource exploration and extraction, excluding gravel pits subject to section 3.1.2.5 in the Official Community Plan	D	--	--	--	--	--	--	--		3
(2) Petroleum exploration or extraction wells pipelines and related facilities subject to Section 3.1.2.6 in the Official Community Plan	P	--	--	--	--	--	--	--		3
(3) Transloading facilities for oil and gas resources	P	4.12.19	--	--	--	--	--	--		3 ⁽³⁾
Residential Uses										
(1) Dwelling units as an accessory use	D	3.7.4(16)	--	--	--	--	--	--		--
(2) Farm dwellings subject to Section 3.5.2.2 in the Official Community Plan	D	--	⁽²⁾	--	30	15	10	10		10
(3) Single detached dwellings (as a principal use)	D	--	2.02 (5 acres)	16.19 (40 acres)	30	15	10	10		10
Commercial Uses										
(1) Agriculture servicing and contracting establishments	D	--	1.01	--	30	15	10	10		10
(2) Bed and breakfast homes	D	4.12.4	0.2 ⁽⁴⁾⁽⁵⁾	16.19 ⁽⁶⁾	30	15	10	10		10
(3) Campgrounds	D	3.5.2 (1) 4.12.2	1.01	⁽⁴⁾	30	15	10	10		10
(4) Custodial care facilities	D	4.12.5	0.2 ⁽⁴⁾⁽⁵⁾	16.19 ⁽⁶⁾	30	15	10	10		10
(5) Golf courses	D	3.7.4 (14)	1.01	--	30	15	10	10		10

(6)	Grain elevators	D	--	1.01	--	30	15	10	10 ⁽³⁾
(7)	Health care clinics	D	--	1.01	--	30	15	10	10
(8)	Gravel pits and gravel crushing operations subject to Table 6-1 of the Official Community Plan	D	3.7.4 (4)	--	--	--	--	--	3
(9)	Home based businesses and farm based businesses	D	4.12.1	0.2 ⁽⁴⁾⁽⁵⁾	16.19 ⁽⁶⁾	30	15	10	10 ⁽³⁾
(10)	Kennels	D	4.12.12	1.01	--	30	15	10	10
(11)	Machine shops and metal fabricators	D	3.7.4 (9)	1.01	--	30	15	10	10 ⁽³⁾
(12)	Meat processing and kill facilities	D	3.7.4 (5) 3.7.4 (18)	1.01	--	30	15	10	10 ⁽³⁾
(13)	Outfitter base camps	D	3.5.2 (1) 4.12.10	1.01	--	30	15	10	10
(14)	Personal care homes	D	4.12.5	0.2 ⁽⁴⁾⁽⁵⁾	16.19 ⁽⁶⁾	30	15	10	10
(15)	Residential care facilities	D	4.12.5	0.2 ⁽⁴⁾⁽⁵⁾	16.19 ⁽⁶⁾	30	15	10	10
(16)	Tourism Base Camps	D	3.5.2 (1) 4.12.10	1.01	--	30	15	10	10
(17)	Tourist camps	D	3.5.2 (1) 4.12.10	1.01	--	30	15	10	10
(18)	Vacation farms	D	--	0.2 ⁽⁴⁾⁽⁵⁾	16.19 ⁽⁶⁾	30	15	10	10
(19)	Veterinary clinics and hospital, including large animal boarding	D	--	1.01	--	30	15	10	10
Municipal, Recreational, Institutional and Other Uses									
(1)	Airports and airstrips	D	--	(7)	--	--	15	10	10
(2)	Cemeteries and crematoria	D	--	--	--	--	--	--	3
(3)	Community halls	P	--	1.01	--	30	15	10	10
(4)	Historical and archeological sites	P	--	--	--	--	--	--	--
(5)	Institutional camps	D	--	1.01	--	30	15	10	10
(6)	Municipal facilities	P	--	--	--	--	--	--	--
(7)	Parks and playgrounds	P	--	--	--	--	--	--	--
(8)	Places of worship	D	3.7.4 (3)	1.01	--	30	15	10	10
(9)	Public works, excluding solid and liquid waste disposal sites	P	--	--	--	--	--	--	--
(10)	Radar stations	D	3.7.4 (20)	--	--	--	15	10	10
(11)	Recreational facilities	D	3.7.4 (3)	1.01	--	30	15	10	10
(12)	Schools and educational facilities	D	--	1.01	--	30	15	10	10
(13)	Solid and liquid waste disposal facilities, sewage lagoons, pesticide container collection sites, and associated facilities subject to Sections 3.2.2.1 of the Official Community Plan	D	3.5.2 (6) 4.12.3	1.01	--	30	15	10	10
(14)	Solid waste disposal sites, sewage lagoons, pesticide container collection sites, and associated facilities	D	3.5.2 (6)	1.01	--	30	15	10	10

(15)	Telecommunications facilities	D	3.7.4 (20)	--	--	--	--	15	10	10
(16)	Wildlife and ecological conservation areas	P	--	--	--	--	--	--	--	3

Use Designations:

(P) - Permitted Use

Means a use or form of development allowed as of right in a zoning district, subject to the regulations contained in this Bylaw.


(D) - Discretionary Use

A use or form of development specified in this Bylaw, which may be allowed following application to, and approval by Council, and which complies with the development standards and other regulations as may be required by Council and/or contained in this Bylaw.

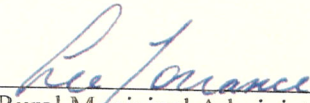
Special limitation and standards regarding Table 6-1 and the A – Agriculture District:

- (1) or a lesser amount as identified in Section 3.5.2.2(b) of the Official Community Plan
- (2) the same as farm operations
- (3) where rear yard abuts a railway or a railway reserve no rear yard is required
- (4) or a greater or lesser site size as identified in Section 3.6.2.1 (d) of the Official Community Plan
- (5) unless developed ancillary to a farm operation, in which case 64 hectares, and subject to (1) above
- (6) no maximum shall apply if developed ancillary to a Farm Operation
- (7) Private facilities: 1.01 hectares; Publicly-owned facilities: no minimum

This bylaw shall come into force and take effect when approved by the Minister of Government Relations.



Reeve



Rural Municipal Administrator

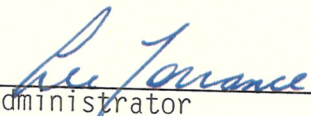


This Bylaw read a first time on December 8, 2021

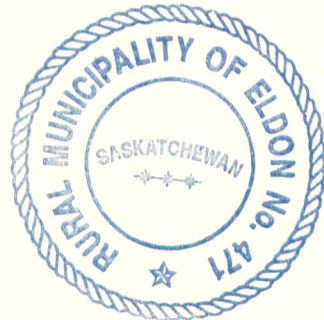
This Bylaw read a second time on January 12, 2022

This Bylaw read a third time and adopted on January 12, 2022

Certified a true copy of Bylaw 6-2021 passed by resolution of Council on January 12, 2022.



Administrator



**APPROVED
REGINA, SASK.**

FEB 22 2022


Minister of Government Relations