

SWIFT CURRENT PLANNING DISTRICT

ZONING BYLAW

Bylaw No. 9 - 1990, R.M. of Swift Current No. 137
Bylaw No. 26 - 1990, City of Swift Current

Approvals:
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Appendix 1

ZONING BYLAW - SWIFT CURRENT PLANNING DISTRICT

PART I - INTRODUCTION

1. Title

This Bylaw shall be known as the Zoning Bylaw - Swift Current Planning District.

2. Scope

This Zoning Bylaw shall apply to the Swift Current Planning District.

3. Purpose

The purpose of the Zoning Bylaw, by regulating the use of land, shall be:

- (1) To establish development and subdivision standards which implement the Development Plan of the Swift Current Planning District.
- (2) To provide for:
 - (a) the amenity of the Swift Current Planning District;
 - (b) the health, safety and general welfare of the inhabitants thereof.

PART II - DEFINITIONS

In this Bylaw, the following words and terms shall have the indicated meaning, unless otherwise indicated elsewhere in the Bylaw:

- Accessory Building or Use “accessory building or use” means a “building” or “use” which:
- (a) is subordinate to and serves the principal building or use;
 - (b) is subordinate in area or use served
 - (c) contributes to the comfort, convenience or necessity of occupants of the principal building or use served; and
 - (d) is located on the same site as the principal building or use served.
- Act “Act” means The Planning and Development Act, 1983.
- Administrative “Administrative Authority or Development Officer” means a person or persons, appointed by resolutions of the council of the City of Swift Current and the Council of the Rural Municipality of Swift Current No. 137 for the purpose of administering this zoning bylaw.
- Administrator “Administrator” means the Administrator of the Rural Municipality of Swift Current No. 137.
- Agriculture or Agricultural Use “agriculture” or “agricultural use” means the use of land, buildings and structures for the production of plants, crops, trees, fruits, nuts, berries, vegetables, farm produce, nursery and horticultural stock; and for the raising of animals, livestock, poultry, birds, insects and aquatic life.
- Agricultural Operator “Agricultural Operator” means a person whose principal livelihood is derived from the agricultural production of his holdings.
- Agricultural Holding “agricultural holding” means the total land area within the Rural Municipality of Swift Current No. 137 owned by the agricultural operator.

Agricultural Operation or Farming “agricultural operation”, or “farming”, means a site, or sites, the principal use of which:

- (1) is to derive produce directly from:
 - (a) the cultivation of the soil for agriculture;
 - (b) the raising of:
 - (i) agricultural crops, plants, vegetables, trees, nuts, berries, and nursery and horticultural stock,
 - (ii) livestock, animals, poultry, birds, fur bearing animals, insects and aquatic life.
- (2) involves the primary processing of agricultural products (e.g. egg production, milk production), which provides a primary source of livelihood and income to the site owner, or operator; and a residential use, if any, shall not be the principal use of the site.

Agriculture Service Centre “agriculture service centre” means one or more buildings and associated structures located on a common site, providing a one-stop multi-service outlet dealing with fertilizers, agro products, animal feed, oil and associated petroleum products, farm machinery and service, farm buildings and associated products.

Alteration or Altered “alteration” or “altered” means a building or structure to which an addition is made, or in which any structural change is made, except for changes which are required for safety purposes.

Amenity “amenity” means a feature which enhances or makes a site or development more functional, safe, satisfying or attractive.

Animal Husbandry “animal husbandry” means the rearing, confinement or feeding of poultry, hogs, horses, sheep or cattle on a site, but does not include intensive livestock operations.

Animal Unit “animal unit” means an animal unit as defined by the regulations pursuant to The Pollution (By Livestock) Control Act, 1984.

Applicant “applicant” means a person or developer who applies for:

- (a) A development permit under this Bylaw;
- (b) A subdivision approval under The Planning and Development Act, 1983; or
- (c) A plan or zoning bylaw amendment.

Authorized Agent	“authorized agent” means any person authorized, in writing, to act for and on the owner’s behalf with respect to the provisions of this Bylaw.
Bed and Breakfast	“bed and breakfast” means a tourist home, as defined by this bylaw, in which breakfast is provided to lodgers.
Billboard	“billboard” means any structure, panel, board, or object designed exclusively to support a pasted poster, painted sign, metallic sign, or any other object used to advertise goods or services available at a different location from where the sign is installed.
Building	“building” means any structure having a roof supported by columns or walls, and which is used, or intended to be used for the shelter, housing or enclosure of any person, animal or chattel.
Building Height	“building height” means the vertical distance measured from the finished grade level to the highest point of the roof surface, if a flat roof; to the deck line of a mansard roof; and to the mean height level between eaves and ridge for a gable, hip or gambrel roof.
Building Permit	“building permit” means any permit issued under a building bylaw of a municipality authorizing the construction of all or part of any building or structure.
Bylaw	“Bylaw” means the Zoning Bylaw, as established in Part 1., unless the context indicates otherwise.
Campground	“campground” means a site or portion of a site used, or permitted to be used seasonally for overnight stay as a camping or parking ground, and which provides space for one or more tents, whether or not a charge is made or paid for the use thereof, and whether or not trailer coach spaces are provided; included are those premises commonly referred to as highway campsites, tourist camps or wayside areas.
Canopy	“canopy” means a permanent weather resistant roof-like structure extending from part or all of a building wall. Canopy includes in its definition, a marquee and fixed frame awning.
Canopy Sign	“canopy sign” means a sign attached to or construction in or on a canopy.

City	“City” means the Municipal Corporation of the City of Swift Current, and includes all that area comprised within the boundaries of that city.
City Clerk	“City Clerk” means the City Clerk of the City of Swift Current.
Council	“Council”, unless specifically stated otherwise in this Zoning Bylaw, means the Councils of the Rural Municipality of Swift Current No. 137 and the City of Swift Current.
Coverage	“coverage” means the area of a site that a building or buildings occupy and includes all open or covered porches and verandahs, air wells, and all other space within a building except inner or outer courts; it excludes open terraces at grade, steps, chimneys, cornices, eaves and similar projections.
Design Flood	“design flood” means: (a) a 1:500 flood; (b) a recorded flood having a water surface elevation equal to or exceeding those of a 1:500 flood.
Design Flood Level	“design flood level” means the elevation of the design flood.
Developer	“developer” means the person(s) or corporation responsible for undertaking development.
Development	“development” means the carrying out of any building, engineering, mining or other operations in, on or over land, or the making of any material change in the use of any building, structure or land.
Development Permit	“development permit” means a permit, issued by the Development Officer, that authorizes development but does not include a building permit.
Discretionary Use	“discretionary use” means any development considered on its own merits and circumstances that may be permitted in a zoning district only at the discretion of and at the location or locations and under the conditions specified by the Councils of the Rural Municipality of Swift Current No. 137 and the City of Swift Current.
Dwelling	“dwelling” means a building or a portion thereof designed or used exclusively for human habitation including single, semi-detached and multiple dwellings but not including hotels or motels.

Dwelling Unit	“dwelling unit” means one or more habitable rooms constituting a self-contained independent unit and used or intended to be used for living and sleeping purposes.
Dwelling Single-Detached	“dwelling, single-detached” means a detached building consisting of one dwelling unit as herein defined and occupied or intended to be occupied as a permanent home or residence.
Dwelling Semi-Detached	“dwelling, semi-detached” means a building divided into two-dwelling units as herein defined, each of which is occupied or intended to be occupied as a permanent home or residence.
Established Building Line	“established building line” on any one side of a public road allowance or highway between two junctions where more than three sites contain buildings, a building line may be calculated and established. The distance from this building line to the front site line shall be the average of the distance from the front site line to the main wall of the principal building of all such sites.
Existing Site, Structure, Use	<p>“existing site, structure, use” means:</p> <ul style="list-style-type: none"> (a) a site for which a title is recorded in the Swift Current Land Titles Office, prior to the effective date of this bylaw. (b) a structure or use which was constructed or authorized for construction, prior to the effective date of this bylaw.
Facia Sign	“facia sign” means a sign on, or attached to, an exterior building wall such that the sign does not extend more than 0.3 metres from the wall.
Farm Building	“farm building” means barns, implement sheds, repair shops, granaries and other such buildings associated with an agricultural operation, but shall not include dwellings.
Fence	“fence” means a structure providing screening but not for protection against the elements (as distinguished from a building).
Flood	“flood” means a temporary rise in the water level that results in the inundation of an area not ordinarily covered by water.
Flood Hazard Area	“flood hazard area” means an area that would be inundated by the design flood.

Flood Proofing	“flood proofing” means any combination of structural and non-structural modifications to structures, buildings, or land, which reduces or eliminates flood-related damage.
Floodway	“floodway” means a water body or the channel of a water course, including adjoining lands, which are required to carry and discharge, or to contain the design flood with a known hydraulic impact.
Floodway Fringe	“floodway fringe” means that part of the flood hazard area which is outside a floodway, but which would be covered by waters from a design flood.
Floor Area	“floor area” means the maximum habitable area contained within the outside walls of a principal building excluding in the case of a dwelling unit, any private garage, porch, verandah, sunroom, unfinished attic or unfinished basement.
Free Board Elevation	“free board elevation” means the elevation of the design flood plus an additional 0.5 meters.
Free-standing Sign	“freestanding sign” means a sign supported independently of a building and permanently fixed to the ground.
Gross Floor Area	<p>“gross floor area” means the total area in a main building or structure, measured between the exterior faces of the exterior walls of the building or structure, at the level of each storey below, at and above grade level <u>excluding</u>:</p> <ul style="list-style-type: none"> (a) the area used for off-street unloading or parking, mechanical equipment, stairways or shafts (in the case of non-residential buildings); and, (b) any attached private garage, porch, verandah, sunroom, unfinished attic or unfinished basement (in the case of residential buildings).
Hotel	“hotel” means a building, or part of a building, kept, used or advertised as a place where sleeping accommodation, with or without meals, is provided for transient lodgers, and where a guest register or record is kept, but does not include a motel, boarding house, rooming house or tourist home.

Identifi- cation Sign	“identification sign” means a sign which contains only the name and address of a particular building, institution, business or person, but does not include any other advertising.
Intensive Livestock Operation	“intensive livestock operation” means the rearing, confinement or feeding of farm animals, as defined by <u>The Pollution (By Livestock) Control Act, 1984</u> and the Regulations made thereunder.
Landscaping	“landscaping” means the addition of lawns, trees, plants and other natural and man-made features, which enhance or make a site more safe, functional, decorative, aesthetic, or satisfying.
Lane	“lane” means a legal site intended to provide secondary access to the rear or side of abutting sites.
Loading Space	“loading space” means that part of a site or structure which has been designated and is used exclusively for the loading or unloading of a vehicle.
Lot	“lot” means a parcel of land of a subdivision, the plan of which has been filed or registered in the Land Titles Office for the Swift Current Land Registration District.
Main Building	“main building” is that building in which the principal use of the site is conducted.
Minister	“Minister” means the Minister of Rural Development of the Province of Saskatchewan
Mobile Home	“mobile home” means a trailer coach that is used as a dwelling unit for permanent or year round living and is attached securely to a concrete foundation or anchoring system and that has water faucets and a shower head or bath tub that may be connected to a sewerage system.
Mobile Home Park	“mobile home park” means any tract or parcel of land on which two or more occupied mobile homes are harboured or are permitted to be harboured whether or not a charge is made or paid for the use thereof, and includes a site office and/or any building or structure used as part of the equipment of such mobile home park but excluding any industrial or construction camp and tourist campsite.

Modular Home	“modular home” means a non-motorized single detached dwelling, which is manufactured off-site, in one or more sections, assembled permanently on a permanent foundation and shall not include a mobile home, recreation vehicle, or a tourist or camper trailer.
Motel	“motel” means an establishment consisting of a group of attached or detached units located on a single site, intended for the use of automobile transients, each unit containing at least a bedroom and a bathroom and having convenient access to a parking space for the use of the occupants.
Multiple or Apartment Dwelling	“multiple or apartment dwelling” means a residential building consisting of three (3) or more dwelling units.
Non-Conforming Use	“non-conforming use” means any use of land, building or structure lawfully existing at the time of passing of this bylaw, but which no longer complies with all the regulations of this Bylaw governing the zoning district in which it is located.
Parking Lot	“parking lot” means an open area, other than a street or lane, used for temporary parking of more than four (4) motor vehicles, and available for public use for free, for compensation, or as an accommodation for clients and customers.
Parking Space	“parking space” means a space within a building or parking lot for the parking of one (1) motor vehicle, with convenient access to a public lane or street.
Permitted Use	“permitted use” means the use of land, building or structure for a purpose that is permitted according to the regulations contained in this Bylaw.
Planning Commission or Commission	“Planning Commission” or “Commission” means the Swift Current District Planning Commission, established by the City of Swift Current and R.M. of Swift Current No. 137.
Principal Building, Use or Structure	“principal building, use or structure” means the main building, structure or activity conducted on a site.

Private Garage	“private garage” means a building or part of a building used or intended to be used for the storage of motor vehicles owned by the occupant for each dwelling unit to which the garage is accessory.
Projecting Sign	“projecting sign” means any sign, except a canopy or awning sign, which is supported by an exterior building wall and projects outward from the building wall by more than 0.3 meters.
Public Garage	“public garage” means a building or part of a building other than a private garage used for the storage, care, repair, servicing, or equipping of motor vehicles or where such vehicles are kept for remuneration, hire, sale, or display.
Public Highway	“public highway” means a road allowance or road, street, or lane dedicated to the Crown, which affords the principal means of legal, physical and convenient access to abutting sites.
Public Utility or Use	<p>“public utility or use” means a development, building, structure or or use, which is owned or operated by:</p> <ul style="list-style-type: none"> (a) a government, (b) a crown corporation, (c) a public or private company, corporation, institution, agency or person, which by law, is authorized, regulated, franchised or licenced, to provide essential and general public facilities, systems, and services; and includes “public works” as defined below: <ul style="list-style-type: none"> (i) systems for the production or distribution of electricity; (ii) systems for the distribution of natural gas or oil; (iii) facilities for the storage, transmission, treatment, distribution of supply of water; (iv) facilities for the collection, treatment, movement or disposal of sanitary sewage; or (v) telephone or power distribution lines.
Re-construction	“reconstruction” means the redevelopment, re-use, or rebuilding of an existing building, including re-arrangement or replacement of structural support elements except exterior walls, and without any structural additions to the original building.
Repair Shop	“repair shop” means any land, building or structure used for the purpose of rebuilding or overhauling motor vehicles, trailers, farm machinery and equipment, or any part thereof.

Roof Sign	“roof sign” means any sign erected upon, against, or above a roof or on top of or above the parapet of a building.
R.M.	“R.M.” means the Rural Municipality of Swift Current No. 137.
Service Station	“service station” means a building used or intended to be used for sale of gasoline, minor repairing, rental, washing, servicing, greasing, adjusting or equipping of automobiles or other motor vehicles, but not including painting or body work, available to the public and operated for gain.
Sign	“sign” means any device, letter, figure, symbol, emblem, or picture, which is affixed to or represented directly or indirectly upon a building, structure or a piece of land and which identifies or advertises any object, product, place, activity, person, organization of business in such a way as to be visible to the public on any street or thoroughfare.
Site	“site” means a lot, parcel or tract of land with fixed boundaries and which has been registered in the Land Titles Office for the Swift Current Land Registration District by a Certificate of Title.
Site Corner	“site corner or corner site” means a site located at an intersection or junction of a public road allowance or highway.
Site Corner	“site interior or interior site” means a site other than a corner site.
Site Line Front	“site line, front or front site line” means the boundary that divides the site from the public road allowance, highway or street. In the case of a corner site, the site boundary that abuts the public road allowance, highway or street to the front of the principal building shall be deemed to be the front site line.
Site - Frontage	“site-frontage” means the horizontal distance of that portion of the site fronting on a street between two side site lines.
Site Line Rear	“site line, rear or rear site line” means the boundary at the rear of the site and opposite the front site line.
Site Line Side	“site line, side or side site line” means a boundary other than a front or rear site line.

Street or Road	“street” or “road” means a legal thoroughfare which affords the principal means of legal, physical and convenient access to abutting sites, but shall not include an easement.
Structure	“structure” means anything that is built, constructed or erected, located on the ground, or attached to something located on the ground, but not including pavements, curbs, walks, or open air surfaced areas.
Tourist Home	“tourist home” means a private home or dwelling, other than a rooming house, hotel, or motel, in which not more than four rooms are offered for rent to not more than eight persons of the travelling public for temporary sleeping accommodation.
Trailer Coach	“trailer coach” means any vehicle used or constructed in such a way as to enable it to be used as a conveyance upon public streets or highways, and includes a self-propelled or non-self-propelled vehicle designed, constructed or reconstructed in such a manner so as to permit the temporary occupancy thereof as a dwelling or sleeping place for one or more persons, notwithstanding that its running gear is removed, or that it rests on jacks.
Trailer Court	“trailer court” means any site or parcel of land on which two or more occupied trailer coaches are harbored, or are permitted to be harbored, whether or not a charge is made or paid for the use thereof, and includes any building or structure used, or intended to be used as part of the equipment of such, but does not include an industrial or construction camp.
Under-Canopy Sign	“under-canopy sign” means a sign suspended below the ceiling or roof of a canopy.
Use	“use” means the purpose or activity for which land, buildings or structures are designed, arranged, intended, occupied, or maintained.
Vacation Farm	“vacation farm” means a tourist home, as defined by this bylaw, in which food, lodging, and farm activities are offered together for vacation purposes to tourists.

Veterinary Hospital or Veterinary Clinic	“veterinary hospital or veterinary clinic” means a facility for the medical care and treatment of animals and includes provision for their short-term accommodation indoors but does not include outdoor kennels, pens, runs, or enclosures.
Yard	“yard” means any part of a site unoccupied and unobstructed by any main building.
Yard, Front	“yard, front or front yard” shall mean a yard extending across the full width of a site between the front line of the site and the nearest main wall of the main building or structure on the site.
Yard, Rear	“year, rear or rear yard” shall mean a yard extending across the full width of the site between the rear line of the site and the nearest main wall of the main building structure on the site.
Yard, Side	“yard, side or side yard” shall mean a yard extending from the front yard to the rear yard between the side line of the site and the nearest main wall of the main building or structure.
Zone or Zoning District	<p>“zone” or “zoning district” means;</p> <ul style="list-style-type: none"> (a) a development category established in this bylaw; (b) a land area within the municipality designated for specific and uniform development, subdivision standards and requirements.

PART III - ADMINISTRATION

1. Development Officer

- (1) R.M. and City Councils shall appoint a Development Officer to administer this bylaw and may, in his/her absence, appoint an alternate.
- (2) The Development Officer shall receive, record and review Development Permit applications and issue decisions in consultation with council.

2. Development Appeals Board

R.M. and City Councils shall appoint a Development Appeals Board within three months from the effective date of this bylaw, in accordance with The Planning and Development Act, 1983.

3. Zoning Map and Zoning Districts

To assist in implementing the Development Plan and to spatially apply this bylaw:

(1) Zoning Map

A map entitled "Zoning Map" shall be part of this zoning bylaw.

(2) Zoning Districts

The planning district shall be categorized on the zoning map, into the following zoning districts which shall be known as "zones":

<u>Zone</u>	<u>Symbol</u>
Agricultural	A
Country Residential	CR
Highway Commercial 1	HC1
Highway Commercial 2	HC2
Highway Commercial 3	HC3
Industrial	M

(3) Notations

The zoning map may contain development sub-zones, notations and symbols to achieve bylaw clarity and effectiveness.

(4) Zoning District Boundaries

The boundaries of zoning district, unless otherwise specified, shall be interpreted as follows:

- (a) planning District boundary lines;
- (b) site lines;
- (c) linear public utility centrelines;
- (d) natural features (e.g. rivers).

4. Development and Subdivision Conformity

(1) General

No person shall develop, subdivide, use, repair or occupy land, buildings and structures in a manner contrary to this bylaw, the Development Plan, approved Development Permits and permit conditions, subdivision approvals and The Planning and Development Act, 1983.

(2) Stringency

Where the provisions of this bylaw conflict with one another or with other federal, provincial or municipal requirements, the more stringent requirements shall apply.

5. Development Permits Required

Before commencing any development, every developer shall:

- (a) apply for a Development Permit, and
- (b) receive a Development Permit for the proposed development, unless the proposed development is exempt from Development Permit requirements.

6. Public Utilities

Public utilities shall be a permitted use in all zones, subject to the following requirements:

(1) Development Permits

Development permits shall be required, unless otherwise exempt in this bylaw.

(2) Resource Management

Public utilities shall minimize disruption to existing agricultural operations and sites, and to prime agricultural, heritage (e.g. archaeological), mineral (e.g. gravel) and critical wildlife habitat resources.

(3) Provincial and Municipal Requirements

All provincial and municipal requirements shall be met.

(4) Developer Responsibilities

R.M. Council may require the developer to provide additional plans, information and reports, concerning the possible effects of a proposal on:

- (a) R.M. services and other public utilities (e.g. roads, gravel, dust proofing, signs, snow ploughing);
- (b) related R.M. costs and expenditures;
- (c) environmental concerns including groundwater, surface water, water supplies, public safety, nuisance mitigation measures, monitoring;
- (d) the proposal's compatibility with adjacent and other proposed land uses.

R.M. Council may waive some or all of the above requirements, at its discretion.

(5) Agreements

R.M. Council may require the developer to enter into development and servicing agreements to address developer and R.M. interests and to ensure the proper management of the above concerns.

7. Exemptions

(1) From Development Permits

The following developments shall be exempt from Development Permit requirements, but shall conform to all other bylaw requirements:

(a) Farm Buildings

Buildings and structures which are accessory to a principal agricultural operation (e.g. barns, granaries), however, Development Permits shall be required for all:

- (i) farm dwellings including accessory dwellings, on the agricultural site;
- (ii) discretionary agricultural uses;
- (iii) smaller viable agricultural uses.

(b) Certain Signs

Certain signs as outlined in Part IV, Section D. 18.

(c) Accessory Uses

All accessory uses, except as otherwise required in this bylaw. A residential dwelling shall be considered as an accessory use to a principal agricultural use, but shall not be considered as an accessory use to any other principal use, unless otherwise specifically stated in this bylaw.

(2) From All Bylaw Requirements

All lawful operations for the purpose of inspecting, repairing or renewing linear public utilities (e.g. sewer pipes, power lines), shall be exempt from all bylaw requirements.

8. Application Requirements

Every Development Permit application shall include:

- (a) a completed application form;
- (b) two copies of a site plan showing the following:
 - (i) site dimensions, size and location;
 - (ii) existing and proposed development, public utilities and environmental features;
 - (iii) additional information when requested by the Development Officer, including contours and/or photographs;
 - (iv) signature of the registered site owner or his/her appointed agent.

9. Application Review

- (1) An application decision shall not be made until all required information has been provided.
- (2) An application may be referred to other agencies to obtain comments or recommendations and to assist in determining proposal conformity with this bylaw.

10. Application Decision

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

11. Approval

(1) General

No Development Permit shall be issued unless it conforms to all the provisions of this bylaw and The Planning and Development Act, 1983. A permit shall be issued for developments which conform to the zoning bylaw.

(2) Permitted Use Development Standards

The Development Officer may incorporate in a permitted use Development Permit, specified development standards to ensure development and application conformity with the zoning bylaw. The development standards shall be based on the provisions of Part IV, General Development Regulations and defined bylaw requirements.

(3) Discretionary Use Development Standards

The Development Officer may prescribe, in a discretionary use Development Permit, specified development standards to achieve application conformity and the development objectives of the zoning bylaw. The development standards shall be based on and consistent with defined bylaw discretionary use development standards and the provisions of Part IV, General Development Regulations.

12. Refusal

An application for a Development Permit shall be refused if it does not comply with all applicable zoning bylaw requirements, and the reasons for refusal shall be stated.

13. Appeal Notice

The applicant shall be notified of the right to appeal the decision to the Development Appeals Board, subject to the requirements of The Planning and Development Act, 1983.

14. Development Permit

(1) Invalid

A Development Permit shall be automatically invalid and development shall cease:

(a) if the proposed development is not commenced within six months from the permit issuance date, or if the development is suspended or discontinued for a period of six or more months.

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(b) when a written appeal notice is received by the secretary of the Development Appeals Board regarding the Development Permit.

(2) Cancellation

A Development Permit may be cancelled and when cancelled, development shall cease:

- (a) where the Development Officer is satisfied that a Development Permit was issued based on false or mistaken information.
- (b) when a developer requests a Development Permit modification.

15. Stop-Work

R.M. Council may authorize action to stop any development which does not conform to this bylaw.

16. Other Permits

A developer shall obtain all other necessary permits and approvals, either prior to, or after obtaining a Development Permit, as specified by the Development Officer.

17. Temporary Development Permits

R.M. Council may, at its discretion, authorize the issuance of a temporary Development Permit with specified conditions, for a specified period of time, to accommodate the following development:

- (a) developments incidental to approved construction, including a construction camp, tool shed, scaffold and similar uses.
- (b) developments erected for council approved specified occasions and holidays.

18. Moving A Building

No building shall be moved without first obtaining a Moving Permit, unless exempt under this bylaw.

19. Saskatchewan Health Referral

A copy of all approved Development Permits, involving the installation of water and sanitary services, shall be supplied to the local office of the Department of Health.

20. Development Agreements

R.M. Council may require a developer to enter into a development agreement to ensure development conformity with the Development Plan and this bylaw, pursuant to section 215 of The Planning and Development Act, 1983.

21. Servicing Agreement

Where a development proposal involves subdivision, R.M. Council may require a developer to enter into a servicing agreement to ensure appropriate servicing, pursuant to section 143 of The Planning and Development Act, 1983.

22. Performance Bonds

R.M. Council may require a developer to post and maintain a performance bond to ensure developer performance and to protect the public interest.

23. Liability Insurance

R.M. Council may require developers to provide and maintain liability insurance, to protect the municipality, developer and public.

24. Caveats

R.M. Council may require that development and servicing agreements and other documents be caveated on affected lands, to protect municipal and public interests.

25. Costs for Advertising

Applicants shall pay all advertising costs associated with:

- (a) zoning bylaw amendments, and
- (b) discretionary use development proposals.

26. Bylaw Amendments

Council may amend this bylaw:

- (a) upon request,
- (b) at any time upon their own initiative, in order to achieve the application of Development Plan goals, objectives and policies.

27. Bylaw Review

R.M. and City Councils shall review and may consolidate this bylaw:

- (a) when Councils considers it necessary,
- (b) five years from the effective date or the last consolidation of this bylaw.

28. Severability

If any section of this bylaw is deemed by an appropriate authority, to be invalid, the remainder of the bylaw shall continue in effect.

29. Offences and Penalties

Contraventions of and prosecutions under this bylaw, and penalties, shall be in accordance with The Planning and Development Act, 1983.

30. Repeal - Previous Zoning Bylaws

The following zoning bylaws and all amendments, including all maps, shall be repealed on the effective date of this zoning bylaw.

- (a) Bylaw No. 1 - 1980 of the R.M. of Swift Current No. 137.
- (b) Bylaw No. 16 - 1980 of the City of Swift Current.

The following general development regulations, standards and requirements shall apply in all zoning districts, to all subdivisions and to all permitted, discretionary and accessory developments.

A. General

1. Development Plan Provisions

Every development and subdivision shall conform to the provisions of the District Development Plan and this bylaw.

2. Compliance

No development, subdivision or person shall be exempt from complying with the requirements of this, or any other municipal bylaw; or, from any statute or regulations of the Province of Saskatchewan or the Government of Canada.

B. Conservational

1. General

Development and subdivision proposals shall conform to the conservational requirements of the Development Plan.

2. Flood Protection Standards

(1) New Development

Buildings, structures and the storage of hazardous chemicals shall be prohibited on land which is lower than the 1:500 design flood freeboard elevation, except as provided below:

- (a) Public utility uses, as permitted uses, excluding buildings and storage yards.

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- (b) At council's discretion, the following uses may be permitted:

- (i) agricultural, market gardening, tree and garden nurseries, and similar crops and livestock grazing. Buildings are to be excluded;
 - (ii) outdoor recreation uses, wildlife habitat and conservation uses, excluding buildings;
 - (iii) bicycle paths, ski trails, walkways and similar uses;
 - (iv) parking areas, signs and similar uses;
 - (v) irrigation pump and water line;
 - (vi) any site modifications;
- (c) All development below the 1:500 design flood freeboard elevation shall not:
- (i) increase the flood damage potential;
 - (ii) adversely affect the hydraulic efficiency or capacity of the floodway, floodway fringe or water bodies.

(2) Subdivision For New Development

- (a) The subdivision of land below the 1:500 design flood freeboard elevation may occur:
- (i) For any permitted or discretionary use identified in Section B.2(1) above.
 - (ii) To facilitate the consolidation or re-arrangement of existing sites.

- (b) Where land is partially below the 1:500 design flood freeboard elevation, subdivision may occur, at the

discretion of R.M. and City Councils, for a permitted or discretionary use, where the specified minimum site size requirement is provided above the 1:500 design flood freeboard elevation.

(3) Subdivision For Existing Development

Existing development below the 1:500 design flood freeboard elevation may be subdivided, at council's discretion, provided that development non-conformity with respect to flood hazard is eliminated.

(4) Floodproofing Measures

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

C. Services

All development and subdivisions shall conform to the servicing and public utility requirements of the Development Plan.

D. Development and Subdivision

1. Prohibited Development

Development which is not specified in this bylaw as a permitted, discretionary or accessory use, shall be prohibited.

2. Development Sites

Development sites shall conform to the requirements of this bylaw.

3. New Subdivision Sites and Remaining Sites

Proposed subdivision sites and all proposed remaining sites shall conform to the requirements of this bylaw.

4. Site Size Adjustments

In the A-Agricultural Zone, all minimum site size requirements shall be as stated, except that:

- (a) where roads, including their widening, railways, pipelines and other linear public utilities are subdivided and/or registered, or
- (b) where adjustments are required due to irregularities in the primary survey system:

the remaining site size shall be deemed to be conforming.

5. Site Frontage

- (1) Every site shall abut and have the minimum required site frontage along an existing public road.
- (2) Where the site frontage is along a cul-de-sac, curve or is irregular, the minimum site frontage shall be provided according to the minimum Subdivision Regulation requirements.

6. Site Access

- (1) Vehicular access shall be provided from the road directly to each site.
- (2) R.M. and City Councils at their discretion and in special circumstances, may approve an alternate access arrangement to avoid:
 - (a) Prohibitive servicing costs,
 - (b) Environmental disruption,
 - (c) Undue hardship.

7. One Principal Development Per Site

Only one principal development or use per site shall be permitted, except for the following use:

- (a) Linear public utilities may locate on any site with another principal use.

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8. Principal Buildings Per Site

Only one principal building per site shall be permitted, except that the following uses may have more than one principal building to accommodate the use:

- (a) Public utility uses
- (b) A private institution
- (c) An industrial use
- (d) A multi-unit residential use (i.e. mobile home park or court)
- (e) Recreational uses
- (f) An agricultural use

9. Accessory Uses

- (1) Accessory uses may occur in conjunction with a permitted or discretionary use.
- (2) Unless otherwise specified in this bylaw, a residential use shall not be defined as an accessory use.

10. Development on Sites

- (1) Development shall occur totally within the site lines.
- (2) R.M. Council may, at its discretion, authorize development to straddle abutting lots or parcels where the following conditions are met:
 - (a) the lots or parcels are first consolidated under one registered Certificate of Title.
 - (b) the lots or parcels are secured as one site by a development or servicing agreement, caveat, or other approved arrangement which is accepted by the Land Titles Office.

11. Development of Existing Non-Conforming Sites

An existing site:

- (a) for which a separate Certificate of Title was registered in the Land Titles Office, prior to the effective date of this bylaw, and
- (b) which does not conform to the minimum site size or frontage requirements of this bylaw, shall, unless otherwise specified in this bylaw, be deemed to be non-conforming.

12. Discretionary Use Development Standards

(1) General

Development standards may be specified in discretionary use development permits:

- (a) where they relate to:
 - (i) conditions of discretionary approval
 - (ii) site shape, size and layout
 - (iii) building size, shape and layout
 - (iv) pedestrian accessibility, including walkways
 - (v) vehicular access, location, type, volume and capacity
 - (vi) on-site parking and loading requirements, design and arrangements
 - (vii) requirements regarding
 - landscaping
 - servicing
 - open spaces
 - buffers
 - (viii) safeguards to prevent noxious and offensive emissions, including noise, glare, dust, odour and related nuisances, and
- (b) where they are based on and consistent with general development standards made applicable to discretionary uses/developments.

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13. Yards

(1) General

The minimum specified front, side and rear yards shall be provided for each site, unless otherwise authorized in this bylaw.

(2) Principal Building

No principal building, structure or use shall be located in any front, side or rear yard, unless otherwise authorized in this bylaw.

(3) Accessory Building

Accessory buildings and structures which are attached to a principal building or structure shall be regarded as part of the principal building or structure and shall be considered as such, unless otherwise authorized in this bylaw.

(4) Separate accessory buildings and structures, unless otherwise authorized in this bylaw, shall not be located in the front yard or a side yard which abuts a road.

14. Public Utilities

Public utilities shall be permitted uses in all zones and no minimum site development standards shall apply.

15. Human Habitation

Human habitation shall:

- (a) occur only in approved residential units and buildings;
- (b) be prohibited in a car, truck, bus or train body and in similar structures.

16. Mobile Homes

(1) Single-detached dwelling site requirements shall apply.

- (2) An accessory building or structure which specifically includes, but is not limited to, a porch, a canopy, an addition, or an oil tank covering shall be permitted.
- (3) All mobile homes shall be equipped with a skirting within 30 days of the mobile home being placed on the site.
- (4) An accessible removable panel shall be incorporated into the skirting as a service panel.

17. Animals on Residential Sites

Farm animals (i.e. cattle, horses, pigs, sheep) are permitted on residential sites in the Agricultural Zone, subject to the following development standards:

- (1) No more than five (5) farm animals shall be permitted.
- (2) Related accessory buildings and structures shall be located a minimum distance of 15 meters (50 feet) from all adjoining sites, and on-site water supplies and residential buildings.
- (3) All animal wastes shall be disposed of according to provincial standards.
- (4) No obnoxious odours, excessive noise, or nuisance shall be generated.

18. Signs

(1) General

- (a) No sign shall be erected, enlarged, changed or structurally altered except in conformity with the zoning bylaw requirements, and the requirements of Saskatchewan Highways and Transportation, where applicable.

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- (b) All signs shall be of sturdy construction, and maintained in compliance with all applicable standards.

- (c) No sign shall project beyond the site on which it is situated.
- (d) Only those signs listed under the heading, "Signs Not Requiring a Permit (Part IV D. 18 (3))" shall be permitted on any country residential site.
- (e) All exterior signs displayed shall pertain only to those uses conducted wholly within the confines of the building site.
- (f) Sign approval in the Signing Corridor is conditional on the mutual agreement of the Landowner, R.M. of Swift Current, City of Swift Current and the Department of Highways.
- (g) The Signing Corridor shall be established at the following locations:

North: NE and SE of Section 1, Township 16, Range 14, West of the 3rd Meridian (Immediately North of the Bypass)

South: Portion of the NE of Section 5, Township 15, Range 13, West of the 3rd Meridian. Portion of the SE of Section 8, Township 15, Range 13, West of the 3rd Meridian.

East: Portion of the NE of Section 4, Township 16, Range 13, West of the 3rd Meridian (Immediately West of Railway Overpass)

East: Portion of the SW of Section 4, Township 16, Range 13, West of the third Meridian.

East: SE quarter of Section 10, Township 16, Range 13, West of the third Meridian.

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West: Portion of the NW of Section 23, Township 15, Range 15, West of the 3rd Meridian (Across from the Weight Scales)

West: NW quarter of Section 25, Township 15, Range 15, West of the Third Meridian.

*Amended by:
Bylaw 6 - 1993
Passed: June 7, 1993*

West: SW quarter of Section 25, Township 15, Range 15, West of the Third Meridian.

West: Portion of the NW quarter of Section 29, Township 15, Range 14, West of the Third Meridian (South of the No. 1 Highway)

- (h) All public, private signs and signing corridors shall meet the following requirements:
 - (i) The Highways and Transportation Act.
 - (ii) The Erection of Signs Adjacent to Provincial Highways Regulations, 1988.
 - (iii) The Guide to Private Signing, Saskatchewan Highways and Transportation.
 - (iv) The requirements of this Zoning Bylaw.

(2) Prohibited Signs

The following signs shall be prohibited:

- (a) Signs which no longer advertise a bonafide business or product sold.
- (b) Signs which incorporate in any manner, flashing and/or moving illumination which varies in intensity or color, and visible revolving or moving parts caused by wind or electricity.
- (c) Signs which jeopardize public safety or health, the vision of drivers, the effectiveness of traffic signs and the functioning of fire escapes.
- (d) Signs painted or placed on a tree, stone, cliff or natural object.

- (e) Billboards unless they are located in the established sign corridor and erected in accordance with the Guide to Private Signing, Saskatchewan Highways and Transportation.
 - (f) Signs not relating to the site or property on which they are situated, unless they are located in the established sign corridor and erected in accordance with the Guide To Private Signing, Saskatchewan Highways and Transportation.
- (3) Signs Not Requiring a Permit
- (a) Government and public utility signs.
 - (b) Election signs, which shall be removed within one (1) week after an election, and which shall have a facial area of not more than three (3) square meters.
 - (c) Temporary construction signs.
 - (d) Temporary real estate or auction signs for selling, leasing and renting property which shall have a facial area of not more than one (1) square meter.
 - (e) Memorial signs, plaques.
 - (f) On-site directional signs (e.g. parking, no trespassing) which do not exceed 0.6 square meters (6.4 square feet).
 - (g) Civic address signs which indicate the occupant's name and/or street number and the size of such signs shall not exceed 0.6 square meters (6.4 square feet). Only one sign per principal occupant shall be permitted.

- (4) Requirements for Locational Signs

Location	Type of Sign	Max. # of Signs/Site	Maximum Sign Size	Maximum Sign Height
Interior Site	Facia, Roof, Marquee, Canopy or Projecting Sign	one	9.5 sq.m.	-
Corner Site	Facia, Roof, Marquee, Canopy or Projecting Sign	two (one on front side and one on flanking side)	9.5 sq.m. per sign	-
Interior or Corner Site	Free Standing Sign	one	14.0 sq.m. per face of sign (combined face area not to exceed 28.0 sq.m.)	14 m.
On-Site Parking Area	Entrance/ Exit Sign	one per entrance or exit	0.8 sq.m.	2.5 m.
	Free Standing Identification Sign (Stating only conditions of use and/or identity of parking area)	one	1.0 sq. m.	2.5 m

(5) Requirements for Directional Signs

Type of Sign	Maximum Sign Size	Maximum Sign Height
Directional Signs - (For guiding traffic circulation or prohibiting parking in certain areas)	0.6 sq.m.	2.5 m.

(6) Signs Under Canopies

- (a) One sign shall be permitted to be installed under a canopy. Such sign shall only identify entrances, define the principle use or give directions but shall not advertise products or services available on the premises.
- (b) The total face area of the sign shall not exceed 0.8 square meters provided, however, that no single face of such sign shall be greater than 0.4 square meters in area.
- (c) The sign shall be erected not less than 2.0 meters above ground level.

(7) Clearance

The bottom of a fascia sign, marquee sign, or projecting sign shall be at least 2.4 meters above ground level.

19. Parking Standards

(1) General

When any new development occurs or when any existing development is enlarged, or use changed, provision shall be made for off-street vehicular parking spaces, either on-site or by an alternate arrangement with council.

(2) Parking Standards

The minimum parking space dimension shall be as follows:

Width 3 meters (10 feet)
 Length 6 meters (20 feet)

(3) Parking Requirements

Type of Use	Minimum Required Parking Spaces
Residential dwelling units	– 1 space per dwelling unit
Commercial Uses	
Beer parlours and eating establishments	– 1 space per 3 seats
Bowling alleys	– 6 spaces per lane
Curling rinks	– 8 spaces per ice sheet
Business, administrative and professional offices Retail, personal and service shops	– 1 space for 24 square meters (260 sq.ft.) of gross floor area – minimum of 3 spaces for customers – 1 space per 28 square meters (300 sq.ft.) of gross floor area
Motels and Hotels	– 1 space per unit – 1 space per 2 employees
Service stations	– 4 spaces per bay
Other Uses	
Auctioneering uses	– 1 space per 10 seating places – 1 space per 10 square meters (110 sq.ft.) of gross floor area
Community centres, auditoriums, theatres, meeting halls, gymnasiums	– 1 space per 3.5 seats – 1 space per 3.5 square meters (37 sq.ft.) of patron used floor area
Churches	– 1 space per 5 seats
Daycare uses	– 1 per staff member
Hospitals and clinics	– 1 space per doctor – 0.5 space per bed plus 0.5 space per employee

	Minimum Required
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Type of Use	Parking Spaces
Schools Industrial, warehousing storage uses, public utility facilities, service and repair uses	<ul style="list-style-type: none"> - 2 spaces per classroom - 1 space per every 100 square meters of gross floor area
All other uses	<ul style="list-style-type: none"> - 1 space per every 28 square meters (92 sq.ft.) of gross floor area

20. Loading Standards

(1) General

- (a) When any new commercial or industrial development occurs or when any such existing use is changed, enlarged or increased in capacity, off-street vehicular loading/unloading spaces shall be provided on-site.
- (b) Loading spaces shall be located either within or abutting the building containing the use and shall be provided in addition to required parking spaces.
- (c) No loading spaces shall be provided within a minimum front yard unless otherwise specifically stated in this bylaw.
- (d) No loading spaces shall be provided within a minimum side yard unless otherwise specifically stated in this bylaw.
- (e) One loading space shall be provided for each loading door.

(2) Alternate Arrangements

R.M. Council may, at its discretion, exempt an applicant who proposes to re-develop a building or to develop a site which existed on the effective date of this bylaw, from all or part of the loading requirements.

(3) Standards

The minimum dimensions of an off-street loading space shall be:

Width 3 meters (10 feet)
 Length 12 meters (39 feet)

(4) Loading Requirements

Type of Use	Minimum Required Parking Space
– Industries, manufacturing uses, warehouses, terminals, wholesale uses, hotel, hospital, auctioneering uses	1 space per 2,787 square meters (30,000 sq.ft.)
– retail stores over 100 square meters (1,076 square feet)	Same as above

21. Historical and Archaeological Sites

- (1) Historical and/or archaeological sites are discretionary uses in any zoning district. Such uses shall only be permitted at locations specified by resolution of R.M. and City Councils, and shall be subject to such regulations respecting the site as Councils may impose.
- (2) No minimum site size shall apply to historical or archaeological sites.
- (3) Where a historical or archaeological site is subdivided from a site within any zoning district, the remaining site shall be deemed to be conforming.

22. Service Stations

In the case of service stations, pumps, canopies over pumps, and other related devices shall be located at least six meters from any site line. All automobile parts, dismantled vehicles and similar articles shall be stored within a building.

23. Non-Conformity

Non-conforming developments, buildings and sites shall be subject to the requirements of The Planning and Development Act, 1983.

1. Purpose

The purpose of the Agricultural Zone shall be to accommodate agricultural and agriculture related development and subdivisions.

2. Development

Subject to all other bylaw requirements, only the following developments and subdivisions may occur.

3. Permitted Uses

(a) Agriculture

- (i) Apiaries, aviaries, market gardening, tree and garden nurseries, greenhousing;
- (ii) Kennels, stables;
- (iii) The sale of produce which is grown or raised on the agricultural site;
- (iv) Excluding
 - intensive livestock operations
 - pregnant mare urine operations
 - feedlots
 - sodfarms
 - indoor non-commercial riding arenas

(b) Smaller Viable Farms

Greenhousing, market gardening, tree and garden nurseries, aviaries, mushroom and fur farms and kennels.

(c) Recreation

Public and private recreational uses, excluding:

- Tourist campsites;
- Trailer parks;
- Drive-in theatres;
- Historical archaeological uses.

(d) Institutions

Public and quasi-public institutions
Cemeteries
Places of Worship
Educational institutions
Agricultural Research Station

(e) Conservation Areas

- Wildlife habitats

4. Discretionary Uses

(a) Intensive Agricultural

Intensive livestock operations, pregnant mare urine operations, feedlots, sod farms and similar uses.

(b) Agricultural Related Commercial

Livestock assembly and brokerage yards, auction facilities, abattoirs, veterinary clinics, grain storage facilities and similar uses.

Farm implement sales, service and repair uses, and welding shops.

Storage and mixing of agricultural chemicals, fertilizer and sales, seed processing and sales.

Bulk petroleum storage and similar uses.

(c) Extraction

Sand and gravel pits and storage yards.

(d) Light Industrial

Agriculture related and light industrial industries, including warehouses, which do not involve as a principal operation, petroleum, chemical or metal refining or processing.

(e) Recreation

- Tourist campsites;
- Drive-in theatres;
- Historic and archaeological uses;
- Indoor non-commercial riding arenas as principal uses or as accessory farm uses;
- Vacation farm;
- Bed and breakfast;
- Sports fields, golf courses and parks.

(f) Residential

- Single detached dwellings and mobile homes on existing sites;
- Additional farmhouses on a farm.

(g) Airstrips and Airports

(h) Temporary Construction Camps

(i) Willed Estate

- Residential development on sites created as a result of the required disposition of land as part of an Estate willed to a family member.

5. Permitted Use and Subdivision Minimum Site Size Standards

(1) Agricultural Site

(a) Basic Minimum Standard

- (i) 64.5 hectares (160 acres)
- (ii) Existing sites which were registered in the Land Titles Office, prior to the effective date of this Zoning Bylaw shall be deemed to be conforming sites; however, the minimum conforming site size shall be 16.2 hectares (40 acres).

(b) Smaller Viable Farms

The following specific agricultural uses may be developed, by an agricultural operator, on a separate agricultural site of less than 64.7 hectares (160 acres); however, the minimum agricultural site size shall not be less than 16.2 hectares (40 acres):

- (i) greenhousing;
- (ii) market gardening;
- (iii) tree and garden nurseries;
- (iv) poultry hatcheries;
- (v) beekeeping;
- (vi) mushroom farms.

(c) Reduced Farm Site Size

An agricultural site may be reduced in size provided that:

- (i) the proposed site is subdivided for a conforming permitted or discretionary use in the Agricultural zone, and that
- (ii) the remaining agricultural site size is not less than 16.2 hectares (40 acres).

(2) Recreational

- Area: minimum 0.4 hectares (1 acre)
- Frontage: minimum 46 meters (150 feet)

(3) Institutional

- Area: minimum 0.4 hectares (1 acre)
- Frontage: minimum 46 meters (150 feet)

6. Discretionary Use and Subdivision Minimum Site Size Standards

- (1) Intensive Agricultural - Minimum 16.2 hectares (40 acres).

(2) Agricultural Related Commercial

- Area: minimum 0.4 hectares (1 acre)
- Area: maximum 8 hectares (20 acres)
- Frontage: minimum of 46 meters (150 feet)

(3) Extraction, light industrial, recreational, and airstrips

- Area: minimum 0.4 hectares (1 acre)

(4) Residential Sites

- (a) A maximum of one separate single detached or mobile home residential site, per primary survey system quarter section may be permitted at council's discretion.

Site size	Minimum	1.4 hectares (3.5 acres)
	Maximum	4 hectares (10 acres)

Where a site is physically isolated from the bulk of the quarter section of agricultural operation, site size may be to a maximum of eight (8) hectares (20 acres).

- (b) One single detached dwelling may be permitted on an existing site for which a separate title is registered in the Swift Current Land Titles Office prior to the effective date of this Bylaw.

- Frontage: minimum 46 meters (150 feet)
- Building setback: minimum 46 meters (150 feet) from watercourses.

(5) Sites Created to Accommodate the Disposition of Land As Part of an Estate Willed to a Family Member

Agricultural land may be severed into smaller parcels for the purpose of conveyance to family members as part of the settlement of a willed estate. One single detached dwelling may be permitted at locations specified by resolution of R.M. and City councils. The following development and site standards shall apply:

- Site size: minimum 16 hectares (40 acres)
- Frontage: minimum 46 meters (150 feet)
- Building setback: minimum 46 meters (150 feet) from watercourses.

(6) Other Discretionary Uses

- Minimum: Site size - 0.4 hectares (1 acre)
 Setback from watercourses - 46 meters (150 feet)
 Side yards - 15 meters (50 feet)
 Rear yard - 15 meters (50 feet)

(7) Discretionary Use Development Standards

R.M. Council may establish development standards for any discretionary use when issuing a discretionary use development permit, to ensure efficient land use, servicing, road layout, environmental quality and public safety. Development standards may address building arrangement, site layout, vehicular and pedestrian traffic patterns, parking, noise, glare, dust, odour and emission safeguards, landscaping, fencing, lighting, signs, loading areas and open spaces.

7. Farm Houses on a Farm

- (1) One single detached dwelling or mobile home shall be permitted, as an accessory use to a principal agricultural holding (i.e. the total agricultural sites owned by an agricultural operator).
- (2) Additional accessory agricultural single detached, duplex, semi-detached or dormitory dwellings, including a mobile home, may be permitted on an agricultural site, at council's discretion, to accommodate either:
 - (a) Full-time workers engaged in the agricultural operation on the site, and/or
 - (b) Joint owners of the agricultural site, who participate on a regular active basis in the agricultural operation.

8. Road Setback - Front Yard

- (1) All buildings, structures (excluding signs), earth and stone piles, and vegetation, shall be located a minimum distance of:
 - (a) 46 meters (150 feet) from the road centerline,
 - (b) 92 meters (300 feet) from a road intersection, or
 - (c) As required by Saskatchewan Highways and Transportation.
- (2) R.M. Council, at its discretion, may permit buildings, structures and vegetation to locate closer to the edge of road allowances and intersections, to avoid undue hardship and excessive development costs; however, no building, use or vegetation shall:
 - (a) Be located closer than 23 meters (75 feet) to the edge of a road allowance, or
 - (b) Violate standards of Saskatchewan Highways and Transportation.

9. Separation Distance

- (1) A minimum distance of 305 meters (1,000 feet) shall be provided between any residential building on a separate site and the following uses:
 - (a) bulk petroleum storage uses,
 - (b) abattoirs, drive-in theatres, private airstrips,
 - (c) livestock assembly and brokerage yards,
 - (d) anhydrous ammonia facilities,
 - (e) intensive agricultural uses.
- (2) Existing development separation distances which do not meet the required separation distance, shall be deemed to be conforming.

10. Existing Uses and Sites

The following developments and developed sites shall be permitted as they exist on the effective date of this bylaw. However, any further development on or of these sites may be permitted only at discretion of Council and shall be subject to all other provisions of this bylaw:

- | | | |
|-----|---|--|
| (a) | Trailer court and mobile home sales and service use | SE 1/4 5-16-13-3 lying south and west of registered Plan No. DW779 and north and west of registered plan No. 67-SC-06747 |
| (b) | Veterinarian Clinic | NW 1/4 32-15-13-3 lying north and west of registered Plan No. 67-SC-06747 |
| (c) | Trailer court and mobile home sales and service use | NW 1/4 32-15-13-3 located on lots 1-4 of registered Plan No. 66-SC-01962 |
| (d) | Agricultural Research Station | S 1/2 29-15-13-3
S 1/2 28-15-13-3 |
| (e) | Intensive Livestock Operation | PTN. NE 4-16-13-3 |
| (f) | Grain Elevators | Existing at the date of approval of this Bylaw. |
| (g) | All other structures, buildings, developments | Within the Planning District, on sites which were registered in the Land Titles Office prior to October 27, 1980. |

11. Water Supply

A proven potable on-site or central water supply shall be available to service development where water is necessary. R.M. Council may require the applicant to provide written proof from a registered engineer, that a proven potable water supply of sufficient quality and quantity is available, either on-site or from a central system, to service the proposed development. R.M. Council may refuse development if an adequate water supply is not available, or if the proposed development will jeopardize groundwater supplies.

12. Sewage Disposal

A safe and lawful method of disposing sewage shall be available to service development. R.M. Council may require the applicant to provide written proof from a registered engineer of the adequacy of the proposed method of sewage disposal. R.M. Council may refuse a development permit where sewage disposal method is deemed unacceptable.

1. Purpose

The purpose of the Country Residential Zone shall be to accommodate concentrated residential development and subdivisions.

2. Development

Subject to all other bylaw requirements, only the following developments and subdivisions shall occur.

3. Permitted Uses

(a) Residential

- Single detached dwellings, not including mobile homes or trailer coaches.

(b) Recreation

- Recreational uses such as sport fields, picnic areas, and natural lookouts.

4. Minimum Development and Subdivision Standards

(1) Rezoning and Proposed Subdivision

For the purpose of creating concentrated or multi-site low density residential parcels, the following conditions shall apply:

- (a) Land shall be zoned CR Country Residential;
- (b) The total area proposed for subdivision shall be at least eight (8) hectares in size and not greater than sixteen (16) hectares in size.
- (c) The total area proposed for subdivision shall be utilized in planning for multi-site development.
- (d) Where a subdivision and/or development is proposed on land adjacent to City boundaries, adequate buffering shall be provided between the proposed use and existing or projected future City use of urban land.

(2) Development Standards

Development

Standards

Residential	Site	- lot or parcel size:	minimum 1 hectare (2.5 acres) maximum 4 hectares (10 acres)
	Yards	- frontage	60 meters (196 feet)
		- front	46 meters (150 feet) or 15.2 meters (50 feet) where development is serviced by internal subdivision roads and is situated 46 meters back from the center-line of municipal road allowances.
		- side	6 meters (20 feet)
		- rear	6 meters (20 feet)
Recreation	Site	- size	No minimum
		- frontage	No minimum
	Yards	- front, side, & rear	Same as for residential uses

Amended by Bylaw No. 3 - 1993
April 13, 1993

- (3) No further subdivision of residential sites shall be permitted unless, Council, at its discretion, deems the resubdivision of the residential site is consistent with the Development Plan and Zoning Bylaw.

5. Discretionary Uses

- (1) Home occupations which meet specific criteria regarding effects on adjacent land uses, residences, etc. (caveat against title).

1. Purpose

The general purpose of the Highway Commercial (HC1) Zone shall be to accommodate development located adjacent to major highway routes, specializing in serving the traveling public, and requiring a high level of accessibility and substantial parking facilities.

2. Development

Subject to all other bylaw requirements, only the following developments and subdivisions shall occur.

3. Permitted Uses

(a) Commercial

- service stations
- restaurants
- drive-in restaurants
- hotels and motels (including the residence of the owner or manager provided the residence is attached to the main building).

(b) Recreational

- dance hall or assembly hall
- miniature golf course
- campground

(c) Veterinary Hospitals/Clinics

4. Minimum Development and Subdivision Standards

Development

Minimum Standards

All uses except service stations

- | | | |
|-------|------------|------------------|
| Site | - size | 1,000 sq. meters |
| Yards | - frontage | 30 meters |
| | - front | 9 meters |
| | - rear | 5 meters |
| | - side | |

7-1

Development

Minimum Standards

		- interior site	3 meters on each side or a distance one-half the height of the building, whichever is the greater.
		- corner site	5 meters on the side adjoining the flanking street, or a distance one-half the height of the building, whichever is the greater.
Service Stations	Site	- size	1,000 sq. meters
		- frontage	
		- interior site	60 meters
		- corner site	45 meters
	Yards	- front	- with pump island in front yard. (12 meters) - other 9 meters
		- rear	5 meters
		- side	
		- interior site	3 meters on each side or a distance one-half the height of the building, whichever is the greater.
		- corner site	5 meters on the side adjoining the flanking street, except in the case of a service station having a pump island in the side yard in which case the side yard shall be 12 meters.

1. Purpose

The general purpose of the Highway Commercial (HC2) Zone shall be to accommodate development located adjacent to major highway routes and consisting of a compatible mix of commercial and light industrial uses.

2. Development

Subject to all other bylaw requirements, only the following developments and subdivisions shall occur.

3. Permitted Uses

- agricultural and construction equipment sales and service
- agriculture service center
- auction marts
- automobile and recreational vehicle sales and service
- recreational developments including go-cart tracks, miniature golf courses, water slides and similar uses
- service stations
- automobile body shops
- bus and truck terminals
- manufacturing and sale of mobile homes and prefabricated houses
- light manufacturing industries conducted wholly within a building
- lumber yards and building supply establishments
- hardware, home improvement and supplies retail outlet
- car wash establishments
- shops and offices of contractors, welders, plumbers, pipefitters, and electricians
- provincial government vehicle weigh scales
- offices of federal, provincial and municipal governments.

Amended by Bylaw No .2 - 1993
March 16, 1993

4. Discretionary Uses

- campgrounds

5. Minimum Development and Subdivision Standards

Development

Minimum Standards

All uses except service stations,
recreational development, and
light manufacturing

- Site
 - size 1,000 sq. meters
 - frontage 30 meters
- Yards
 - front 10 meters
 - rear 10 meters
 - side

 - interior site 5 meters on each side or a distance one-half the height of the building, whichever is greater.
 - corner site 6 meters on the side adjoining the flanking street, or a distance one-half the height of the building, whichever is greater.

Service Stations

- Site
 - size 1,000 sq. meters
 - frontage
 - interior site 30 meters
- Yards
 - corner site 45 meters
 - front
 - with pump island in front yard 12 meters
 - other 10 meters
 - rear side 10 meters

Development

Minimum Standards

- interior site 5 meters on each side or a distance one-half the height of the building, whichever is greater.
- interior site 5 meters on each side or a distance one-half the height of the building, whichever is greater.
- corner site 6 meters on the side adjoining the flanking street, except in the case of a Service Station having a pump island in the side yard in which case the side yard shall be 12 meters.

Recreational	Site Yards	- size - frontage - front - rear - side	1,000 sq. meters 30 meters 10 meters 8 meters 6 meters
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Light Manufacturing	Site Yards	- size - frontage - front - rear - <u>side</u>	1,000 sq. meters 30 meters 7.6 meters 10 meters
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Development

Minimum Standards

interior site	3 meters on each side or a distance of one-half the height of the building, whichever is greater.
- corner site	5 meters on the side adjoining the flanking street or a distance of one-half the height of the building, whichever is greater.
corner site	5 meters on the side adjoining the flanking street or a distance of one-half the height of the building, whichever is greater.

6. Outdoor Storage

All outdoor storage areas for goods other than vehicles and farm and construction equipment, prefabricated home and mobile homes shall be enclosed with a sturdy fence capable of screening stored materials from view.

1. Purpose

The general purpose of the Highway Commercial (HC3) Zone shall be to accommodate development located adjacent to designated grid roads or other similar routes and consisting of a compatible mix of commercial and light industrial uses requiring large sites.

2. Development

Subject to all other bylaw requirements, only the following developments and subdivisions shall occur.

3. Permitted Uses

- Agricultural and construction equipment sales and service
- Automobile and recreational vehicle sales and service
- Autobody shops
- Bus and truck terminals
- Manufacturing and sale of mobile homes and prefabricated houses
- Lumberyards and building supply establishments
- Hardware, home improvement and supplies retail outlet
- Shops and offices of contractors, welders, plumbers, pipefitters and electricians
- Gravel and sand storage yards

4. Minimum Development and Subdivision Standards

<u>Development</u>			<u>Minimum Standards</u>
All uses	Site	- size	20,000 sq. meters
		- frontage	60 meters
Yards		- front	10 meters
		- rear	10 meters
		- <u>side</u>	
		- interior	5 meters on each side
		- site	or a distance one-half the height of the building, whichever is greater.
	9-1	- corner	6 meters on the side

adjoining the flanking street, or a distance one-half the height of the building, whichever is greater.

5. Outdoor Storage

All outdoor storage areas for goods other than vehicles and farm and construction equipment, prefabricated home and mobile homes shall be enclosed with a sturdy fence capable of screening stored materials from view when required by council.

1. Purpose

The general purpose of the Industrial (M) Zone shall be to provide for industrial and manufacturing uses, including those uses which, by the nature of their operations, may result in noise, smell, and other forms of pollution and nuisance that would negatively affect adjoining land uses.

2. Development

Subject to all other bylaw requirements, only the following developments and subdivisions shall occur.

3. Permitted Uses

- warehouses
- manufacturing and processing plants
- food lockers
- hatcheries
- pasteurizing plants
- machine shops
- grain elevators
- feed mills
- seed cleaning plants
- railway and ancillary functions

4. Discretionary Uses

The following uses of land and buildings may be permitted but only after a resolution of the Councils of the R.M. of Swift Current and the City of Swift Current and only in locations specified in such resolution of the Councils. Councils may specify conditions of approval for any discretionary use.

- abattoirs and slaughterhouses
- auto and metal salvage yards
- tanneries
- bulk oil storage yards
- asphalt or tar manufacturing and processing
- chemical storage

5. Minimum Development and Subdivision Standards

Development

Minimum Standards

All permitted uses.

- | | | | |
|-------|---|----------|--|
| Site | - | size | 700 sq. meters |
| | - | frontage | 23 meters |
| Yards | - | front | 7.6 meters |
| | - | rear | 3 meters except where the rear site line abuts railway trackage, no rear yard shall be required. |
| | - | side | 3 meters or a distance one-half the height of the building, whichever is greater. |
| | - | corner | 3 meters adjoining the flanking street |

6. Outdoor Storage

All outdoor storage areas for goods and auto and metal salvage yards shall be enclosed with a sturdy fence capable of screening stored materials from view.

A BYLAW OF THE CITY OF SWIFT CURRENT
TO ADOPT A ZONING BYLAW FOR THE SWIFT CURRENT
PLANNING DISTRICT

WHEREAS by an agreement dated June 9, 1956, approved by the Minister of Municipal Affairs (now Rural Development), the City of Swift Current and the R.M. of Swift Current No. 137 became affiliated municipalities of the Swift Current Planning District; AND WHEREAS; pursuant to the agreement dated June 9, 1956, and The Planning and Development Act, 1983, S.S. 1983-84 c. P-13.1, the affiliated municipalities agreed to adopt a district development plan for the Swift Current Planning District; NOW THEREFORE THE COUNCIL OF THE CITY OF SWIFT CURRENT ENACTS AS FOLLOWS:

1. The "Zoning Bylaw - Swift Current Planning District" annexed to this bylaw and marked as Appendix 1 is hereby adopted in all respects.
2. This Zoning Bylaw comes into force and effect upon each of the affiliated municipalities within the Swift Current Planning District adopting a complementary bylaw to this effect, and this bylaw and each of the affiliated municipalities' bylaws are approved by the Minister of Rural Development.

PASSED AND ENACTED THIS _____, DAY OF _____, 1990

SEAL signed
Mayor

signed
City Clerk

READ a first time the	day of	A.D. 1990
READ a second time the	day of	A.D. 1990
READ a third time the	day of	A.D. 1990

Certified a true copy of the Bylaw
adopted by resolution of the Council
of the City of Swift Current, this
day of _____, 1990.

Mayor

City Clerk

BYLAW NO. _____

A BYLAW OF THE RURAL MUNICIPALITY OF SWIFT CURRENT NO. 137
TO ADOPT A ZONING BYLAW FOR THE SWIFT CURRENT
PLANNING DISTRICT

WHEREAS by an agreement dated June 9, 1956, approved by the Minister of Municipal Affairs (now Rural Development), the R.M. of Swift Current No. 137 and the City of Swift Current became affiliated municipalities of the Swift Current Planning District; AND WHEREAS; pursuant to the agreement dated June 9, 1956, and The Planning and Development Act, 1983, S.S. 1983-84 c. P-13.1, the affiliated municipalities agreed to adopt a district development plan for the Swift Current Planning District; NOW THEREFORE THE COUNCIL OF THE R.M. OF SWIFT CURRENT NO. 137 ENACTS AS FOLLOWS:

1. The "Zoning Bylaw - Swift Current Planning District" annexed to this bylaw and marked as Appendix 1 is hereby adopted in all respects.
2. This Zoning Bylaw comes into force and effect upon each of the affiliated municipalities within the Swift Current Planning District adopting a complementary bylaw to this effect, and this bylaw and each of the affiliated municipalities' bylaws are approved by the Minister of Rural Development.

PASSED AND ENACTED THIS _____, DAY OF _____, 1990

signed
Reeve

S E A L

signed
Administrator

READ a first time the	day of	A.D. 1990
READ a second time the	day of	A.D. 1990
READ a third time the	day of	A.D. 1990

Certified a true copy of the Bylaw adopted by resolution of the Council of the Rural Municipality of Swift Current No. 137, this day of 1990.

Reeve

Administrator

