

## **4. GENERAL REGULATIONS**

The following regulations shall apply to all Zoning Districts in the Bylaw.

### **4.1 LICENSE, PERMITS, AND COMPLIANCE WITH OTHER BYLAWS AND LEGISLATION**

- 4.1.1** In their interpretation and application, the provisions of this Bylaw shall be held to be the minimum requirements adopted for the promotion of the public health, safety, and general welfare.
- 4.1.2** Nothing in this Bylaw shall exempt any person from complying with the requirements of a building regulation Bylaw or any other Bylaw in force within the Village of Meota or law within the Saskatchewan or Canada; or from obtaining any license, permission, permit, authority, or approval required by this or any other Bylaw of the Village of Meota or any law of Saskatchewan or Canada.
- 4.1.3** Where requirements in this Bylaw conflict with those of any other municipal, provincial, or federal requirements, the provincial or federal requirements shall prevail.

### **4.2 PRINCIPAL USE ESTABLISHED**

In any Zoning District in this Bylaw, the principal use of the land must be established prior to any accessory buildings, structures, or uses being permitted.

### **4.3 MULTIPLE USES**

Notwithstanding anything contained in this Bylaw, where any land, building, or structure is used for more than one (1) purpose, all provisions of this Bylaw relating to each use shall be complied with, but no dwelling shall be located within 3.0 meters (9.8 ft.) of any other building on the site except to a building accessory to such dwelling.

### **4.4 USES PERMITTED IN ALL ZONING DISTRICTS**

- 4.4.1** Nothing in this Bylaw shall prevent the use of any land as a public street or public park.
- 4.4.2** Nothing in this Bylaw shall prevent the erection of any properly authorized traffic sign or signal, or any sign of notice of any local or other government department or authority.
- 4.4.3** Nothing in this Bylaw shall prevent the use of any land for the erection of buildings or structures, or the installation of other facilities, essential to the operation of public works.

### **4.5 NUMBER OF PRINCIPAL BUILDINGS ON A SITE**

- 4.5.1** Only one (1) principal building shall be permitted on any one (1) site except for the following: parks, schools, hospitals, healthcare clinics, recreation facilities, special care homes, senior citizen homes, and approved dwelling groups, shopping centres, mobile homes in mobile home courts and condominium developments.
- 4.5.2** Multiple unit residential buildings (e.g. duplex, fourplex) are considered to be one (1) principal building under this Bylaw, and all other uses and buildings on the site must be accessory.

#### **4.6 ACCESSORY BUILDINGS, USES, AND STRUCTURES**

- 4.6.1** Subject to all other requirements of this Bylaw, an accessory building, use or structure is permitted in any district when accessory to an established principal use which is permitted or discretionary use in that same district, and for which a development permit has been issued.
- 4.6.2** An accessory building may be constructed, erected or moved on to any site prior to the time of construction of the principal building to which it is accessory, with the permission of Council.
- 4.6.3** Where a building on a site is attached to a principal building by a solid roof or by structural rafters, and where the solid roof or rafters extend at least one third of the length of the building wall that is common with the principal building, the building is deemed to be part of the principal building.

#### **4.7 FRONT YARD REDUCTION**

Notwithstanding the minimum depth of front yard required by this Bylaw, where a site is situated between two (2) sites each of which contains a principal building which projects beyond the standard required front yard depth, the front yard required on said site may be reduced to an average of the two (2) established front yards on the adjacent sites; but not be less than 4.5 meters (14.8 ft.) in a Residential district unless otherwise permitted in this Bylaw.

#### **4.8 FRONTAGE FOR IRREGULAR LOTS**

Where the site frontage is along a cul-de-sac, curve or is irregular, the minimum site frontage shall be 11.0 meters (36 ft.) and the mean site width shall not be less than the minimum frontage for regular sites in the same Zoning District.

#### **4.9 PERMITTED YARD ENCROACHMENTS**

- 4.9.1** Where minimum front, side or rear yards are required in any Zoning District, the following yard encroachments shall be permitted:
- a. Uncovered and open balconies, terraces, verandas, decks, and patios may have a maximum projection from the main wall of 1.8 meters (5.9 ft.) into any required front or rear yard; and
  - b. Window sills, roof overhangs, eaves, gutters, bay windows, chimneys, and similar alterations may project a distance of 0.6 meters (2 ft.) into any required yard.

#### **4.10 SITE GRADING, LEVELING, AND DRAINAGE**

- 4.10.1** Every development shall be graded and leveled at the owner's expense to provide for adequate surface drainage that does not adversely affect adjacent property, or the stability of the land.
- a. All excavations or filling shall be re-vegetated immediately after other construction activities conclude, with a suitable ground cover as may be necessary to prevent erosion;
  - b. All vegetation and debris in an area to be re-graded or filled must be removed from the site prior to site grading and leveling;
  - c. All topsoil from an area that is to be re-graded must be stripped, stockpiled, and replaced on the re-graded area, or re-located to a site approved by Council; and
  - d. All drainage shall be directed towards natural water runs and shall not affect neighbouring properties.

#### **4.11 HEIGHT OF BUILDINGS**

Where a maximum height of buildings is specified in any Zoning District, the maximum height shall be measured from average grade level to the highest point on the building exclusive of any chimney or antenna.

#### **4.12 HERITAGE PROPERTIES**

Provincial and Municipal heritage properties subject to preservation agreements are subject to development review processes as defined by *The Heritage Property Act*. Provincial designations are afforded special protection, and any alterations and development must be reviewed and approved by the Heritage Programs of the Province of Saskatchewan.

#### **4.13 SIGNAGE OF NATURAL AND HUMAN HERITAGE SITES**

Small plaques, markers, and interpretation signs will be encouraged on properties that have significant natural or human heritage resources, with the approval of the owner, and where the signage is appropriate in scale, design, and placement with the site and surrounding area, and does not cause safety concerns or negatively impact the heritage value of the site.

#### **4.14 BUFFER STRIPS**

Buffer strips are intended to improve land use compatibility and environmental quality by reducing noise, lighting glare and other nuisances, or facilitating natural drainage. Landscape buffers may be required to separate uses from adjacent properties, in which the approving authority will determine the size and width of the buffer.

#### **4.15 CLOSINGS**

In the event a dedicated street or lane shown on the Zoning District Map forming part of this Bylaw is closed, the property formerly in such street or lane shall be included within the Zoning District of the adjoining property on either side of such closed street or lane. If a closed street or lane is the boundary between two (2) or more different Zoning Districts, the new district boundaries shall be the former centre line of the closed street or lane.

#### **4.16 SATELLITE DISHES**

- 4.16.1** Satellite dishes in excess of 1.0 meter (3.3 feet) in diameter shall not be located in any front yard, side yard, or and shall not be permitted to be erected on the roof of any principal building that is located within a Residential District that is less than three(3) stories in height.
- 4.16.2** Satellite dishes located in Residential Districts, which exceed 1.0 meter (3.3 feet) in diameter shall only be erected on the roof of an accessory building if said accessory building is located entirely within a rear yard.
- 4.16.3** Satellite dishes may be erected in Commercial or Industrial Districts for communications purposes or re-broadcasting of television signals and subsection 4.16.1 shall not apply.

#### **4.17 PRIVATE GARAGES, SUNROOMS, SOLARIUMS, AND GREENHOUSE**

Private garages, carports, sunrooms, solariums, and greenhouses attached to main buildings by a substantial roof structure shall be considered as part of the main building and shall be subject to the regulations for the main building.

#### 4.18 TRAILERS, BOX CARS, SEA AND RAIL CONTAINERS

No person shall park or store on any part of a site, any unlicensed rail or sea container, truck, bus or coach body for the purpose of advertising or warehousing within any Zoning District.

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#### 4.19 SWIMMING POOLS

4.19.1 Notwithstanding anything contained in this Bylaw, a swimming pool is permitted as an accessory use to permitted uses in any Residential District or a motel (motor hotel) in a Highway Commercial District, to be located in the side yard or rear yard of any lot/site if:

- a. No part of such pool is located closer to any lot or street line than the minimum distance required for the principal building located on such lot;
- b. The maximum height of such pool is 1.2 meters (3.9 ft.) above the average finished grade level of the ground adjoining the pool and to within 4.5 meters (15 ft.) of such pool; and
- c. Any deck attached to or abutting a swimming pool shall be considered as part of the swimming pool.

4.19.2 Any building or structure, other than a dwelling, required for changing clothing or for pumping or filtering facilities, or other similar accessory uses, complies with the provisions in the applicable Zoning Districts in Section 5 of this Bylaw, respecting accessory buildings.

#### 4.20 DISPOSAL OF WASTES

4.20.1 Subject to all Acts and Regulations pertaining in any way to the storage, handling, and disposal of any waste material or used item, and except as permitted by these Acts and Regulations, no liquid, solid, or gaseous wastes shall be allowed to be discharged into any stream, creek, river, lake, pond, slough, intermittent drainage channel or other body of water, onto or beneath the surface of any land, or into the air.

4.20.2 No development or use of land which requires solid or liquid waste disposal facilities shall be permitted unless those facilities are approved by Saskatchewan Health and the Saskatchewan Water Security. Disposal of liquid, solid, or gaseous waste shall be governed by Acts administered by Saskatchewan Agriculture, Saskatchewan Environment, Saskatchewan Health and the Saskatchewan Water Security Agency.

#### 4.21 FENCE AND HEDGE HEIGHTS FENCES AND HEDGES

4.21.1 Subject to traffic sight lines, the following height limitations shall apply to fences, walls, chain-link fences and hedges:

- a. No hedge, fence or other structure shall be erected past any property line;
- b. In a required front yard, to a height no greater than 1.0 meter (3.3 ft.) above grade level;
- c. No maximum fence height will be prescribed in any yard other than a required front yard subject to d.; and
- d. In the case of a corner lot, no wall, fence, hedge, shrub or other structure shall exceed 0.75 meters (2.46 ft.) in height in an intersection sight triangle.

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4.21.2 Fencing material within Residential Zoning Districts will be one of the following: wood; vinyl; chain link; brick stone; or wrought iron.

4.21.3 Screening shall be provided in any new development where a lot used for commercial or industrial purposes abuts a residential district without an intervening street or lane. Such screening shall consist of a solid fence, hedge, or way over 1.5 meters (5 ft.) in height in a side or rear yard and over 0.75 meters (2.5 ft.) in a front yard.

**4.21.4** The use of razor wire or electrified fencing material is prohibited within the Village limits.

**4.21.5** No barb wire fence shall be allowed, with the exception of within Commercial and Industrial Districts whereby barb wire may be used as a material for public safety and security purposes but shall not be located within 1.8 m (6 ft.) of ground level.

#### **4.22 SOLID AND WASTE DISPOSAL FACILITIES**

Municipal and commercial solid or liquid waste disposal facilities are subject to the following conditions:

- a. The facility will be located as near as practical to the source of waste;
- b. The facility will have undergone satisfactory review as required by Provincial Authorities for environmental assessment and operational design;
- c. The facilities will be located at least 300 meters (984 ft.) for liquid waste, and 457 meters (1,500 ft.) for solid waste from any residence or recreational use;
- d. The development of any new disposal sites shall take into consideration seasonal winds;
- e. Adequate precautions shall be taken to prevent pollution of ground water by disposal operations;
- f. Solid waste disposal facilities shall be located in proximity to an all-weather road; and
- g. Council may apply special standards for screening, fencing and reclamation of the site.

#### **4.23 PROHIBITED USES**

The following shall be prohibited in all Districts, unless otherwise indicated:

- a. All uses of land, buildings 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. Off-road vehicles are restricted to established paths and trails on public lands;
- c. The keeping of livestock;
- d. All keeping of junked cars, abandoned vehicles and similar material;
- e. All uses of buildings and land except those specifically listed as permitted or discretionary.
- f. Box cars, sea and rail containers shall be prohibited in the Residential Single Dwelling District (R1), Lakeshore Residential District (LR), Village Centre Commercial District (C1), Community Service District (CS), and Future Urban Development (FUD).
- g. The placement of a Recreational Vehicle on any Lot unless a principal building exists on that site.

## **5. DISCRETIONARY USE STANDARDS FOR DEVELOPMENT**

### **5.1 TERMS AND CONDITIONS FOR DISCRETIONARY APPROVALS**

This Section addresses special provisions and specific development standards that apply to the following developments. These standards apply in addition to any standards of the District. In approving any discretionary use to minimize land use conflict, Council may prescribe specific development standards or criteria related to:

- Site drainage of storm water;
- The location of buildings with respect to buildings on adjacent properties;
- Access to, number and location of parking and loading facilities;
- Appropriate space for vehicle movement in order to reduce disruption of traffic flows on adjacent roadways;
- Control of noise, glare, dust and odour;
- Landscaping, screening and fencing to buffer adjacent properties;
- The size, shape, and arrangement of buildings, and the arrangement of buildings, and the placement and arrangement of lighting and signs;
- Prescribed specified time limits for a use that is intended to be temporary or to allow Council to monitor the impact of a use on surrounding development; and
- Intensity of use.

### **5.2 GENERAL DISCRETIONARY USE EVALUATION CRITERIA**

Council will apply the following general criteria, and where applicable, the specific criteria found in the respective Zoning District, in the assessment of the suitability of an application for a discretionary use or discretionary form of development.

- 5.2.1** The proposal must be in conformance with all relevant sections of the Official Community Plan and must demonstrate that it will maintain the character, density, and purpose of the zoning district, where necessary through the provision of buffer areas, separation and screening.
- 5.2.2** The proposal must be capable of being economically serviced by community infrastructure including roadways, water and sewer services, solid waste disposal, parks, schools, and other utilizes and community facilities.
- 5.2.3** The proposal must demonstrate that it is not detrimental to the health, safety, convenience or general welfare of persons residing or working in the vicinity or injurious to property, improvements or potential development in the vicinity.
- 5.2.4** The proposal must provide sufficient landscaping and screening, and, wherever possible, shall preserve existing vegetation.
- 5.2.5** The proposal must demonstrate that any additional traffic generated by the use, can be adequately provided for in the existing parking and access arrangements. Where this is not possible further appropriate provisions shall be made so as to ensure no adverse parking or access effects occur.
- 5.2.6** Consideration will be given to the presence of activities already located in the area and on the site, and their effect on the surrounding residential environment, such as the cumulative effect of locating an activity on a site adjacent to or already accommodating an activity that may currently generate traffic, noise, etc. not in keeping with the character of the adjacent area.

- 5.2.7 Consideration will be given to addressing pedestrian safety and convenience both within the site, and in terms of the relationship to the road network in and around the adjoining area.
- 5.2.8 All operations shall comply with all regulations of Saskatchewan Environment and Saskatchewan Labour which govern their operation and development.
- 5.2.9 Proposals for discretionary uses which may result in heavy truck traffic, particularly in commercial and industrial districts, should be located to ensure that such traffic takes access to or from major streets or designated truck routes.

### 5.3 HOME OCCUPATIONS

- Home-based occupations and businesses will be accommodated provided that they are clearly secondary to the principal residential use of the dwelling unit, compatible with the surrounding residential area, and not of a size that provide services or products that would detrimentally affect the viability of the neighborhood.
- Home occupations shall be conducted entirely within the dwelling or accessory building.
- One advertising display sign shall be allowed, at a maximum size of 1 m<sup>2</sup> (10.7 ft<sup>2</sup>), on the site or premise from which the home occupation is conducted. No LED or neon signs shall be allowed.
- There shall be no exterior display or storage of any merchandise or material relating to the home occupation.
- No equipment or process used in the home occupation shall create dust, noise, vibration, glare, fumes, odour or air pollution that is detectable at or beyond the property lines of the lot where the home occupation or business is located.
- Up to two (2) persons other than a resident of the dwelling unit may be engaged in any home occupation as an employee or a volunteer.
- Parking: The home occupation shall not cause or add to on-street parking congestion or cause an increase in traffic through residential zones.
  - No more than two business vehicles, for which off-street parking is provided, shall be operated in connection with the home occupation.
  - Parking of vehicles of employees hired for off-site jobs shall not be allowed at or in the vicinity of the dwelling unit.
- All Business Licenses issued for home occupations shall expire on December 31 of the year issued. Home occupations are subject to the condition that the permit may be revoked at any time if, in the opinion of Council, the use is or has become detrimental to the amenities of adjoining properties and the neighborhood.

### 5.4 SECONDARY SUITES

- Secondary suites may be constructed within a principal, single detached dwelling in a residential zone. Only one (1) secondary suite is permitted on each residential site.
- Secondary suites must be located within the principal dwelling and must have a separate entrance from the principal dwelling either from a common indoor landing or directly from the exterior of the building. Secondary suites must contain cooking, eating, living, sleeping, and sanitary facilities.

- Secondary suites may not exceed 80 m<sup>2</sup> (861 ft<sup>2</sup>) or 50% of the total floor space, including basements, and may not have more than two (2) bedrooms.

## 5.5 MODULAR HOMES

- All modular homes shall be placed on a permanent concrete foundation at a standard comparable to a single detached dwelling.
  - All modular homes shall be multi-modular; and
  - All modular homes shall complement adjacent and nearby dwellings;
- Modular homes shall be permanently connected to water and sewer services provided by the Municipality and permanently connected as available to other public utilities.
- All other requirements of this Bylaw apply.

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## 5.6 BED AND BREAKFAST HOMES

- Bed and breakfast homes shall be located in a single detached dwelling used as the operator's principal residence.
- No more than five (5) guest rooms shall be allowed in a bed and breakfast home.
- Only one sign, not exceeding 1.0 m<sup>2</sup> (10.76 ft<sup>2</sup>) advertising the vacation farm or bed and breakfast home and located on site, is permitted.
- The only meal to be provided to registered guests shall be breakfast. No food preparation or cooking for guests shall be conducted within any bedroom made available for rent. All facilities shall meet public health regulations and be kept in a manner satisfactory to the ~~Prairie North Health Region~~ Provincial Health Authority.
- The operation of the bed and breakfast home shall be subordinate and incidental to the principal use of a single detached dwelling as an owner occupied residence. No one other than the occupant and his/her immediate family members may be involved or employed in the operation of the bed and breakfast home.

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## 5.7 DAY CARE CENTRES AND PRE-SCHOOLS

- Day care centres and pre-schools may be approved as an accessory use or as a principal use in their respective zoning district.
- In any Residential District, no exterior alterations shall be undertaken to a dwelling or former dwelling which would be inconsistent with the residential character of the building or property.
- ~~Outdoor play areas shall comply with the *Child Care Regulations, 2015*.~~
- All interior and exterior areas in a day care centre and pre-school shall comply with any and all additional legislation and regulation of the authority having jurisdiction.
- Site regulations for Single Detached, RTM, and Modular Homes shall apply to day care centres and pre-schools located in a R1- Residential Single Dwelling and LD- Lakeshore Residential Zoning Districts.

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## 5.8 ADULT DAY CARES

- Adult day care facilities may be approved as an accessory use or as a principal use.



- In any residential district, no exterior alterations shall be undertaken to a dwelling or former dwelling which would be inconsistent with the residential character of the building or property.
- Required parking spaces shall not be located in a required front yard.
- Site regulations for Single Detached, RTM, and Modular Homes shall apply to adult day cares located in a R1- Residential Single Dwelling and LD- Lakeshore Residential Zoning Districts.

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## 5.9 GARDEN SUITES

A single Garden Suite may be placed in the back yard of a single-detached residential development under the following conditions:

- There is no secondary suite in the primary residence.
- The Garden Suite dwelling unit is a temporary use and shall be permitted for a five (5)-year term, which may be renewed at Council's discretion. The landowner shall enter into an agreement that the land shall not be considered for subdivision.
- The owner(s) of the host residence must live on the site, and at least one resident of the primary dwelling and one resident of the Garden Suite shall be related by blood, marriage, or legal adoption.
- Except for infant children (up to two (2) years of age) of a resident of the Garden Suite dwelling, there shall be no more than two (2) residents.
- The occupant(s) of the Garden Suite should be able to benefit from the informal care and support of relatives in the primary residence, or provide care and support to family in the primary residence.
- The floor area of the Garden Suite dwelling shall not be less than 35 m<sup>2</sup> (377 ft<sup>2</sup>) and not greater than 90 m<sup>2</sup> (968 ft<sup>2</sup>). The Garden Suite shall not be located on a permanent foundation to allow the structure to be removed from the property when it is no longer required by a relative of the permanent resident.
- The maximum height of the Garden Suite shall not exceed 5.0 meters (16.4 ft<sup>2</sup>) from grade level and shall have only one (1) story.
- Garden Suite dwellings shall only be located on sites where the dwelling can be serviced by existing utilities and can be hooked up to the services of the host residence.
- Residents of the Garden Suite must have access to the rear yard amenities.
- The combined site coverage of the single detached dwelling and Garden Suite dwelling shall not exceed the maximum coverage permitted by this Zoning Bylaw, and the accessory dwelling shall be placed so that all other setback requirement of the Zoning Bylaw are met.
- A parking space shall be provided on site for the resident(s) of the Garden Suite dwelling.
- There shall be direct and separate access to the Garden Suite dwelling by on-site driveway, or by public roadway or alley.

## 5.10 RESIDENTIAL CARE HOMES

- Residential care homes may be approved as an accessory use or as a principal use in their respective zoning districts.

- In any Residential District, no exterior alterations shall be undertaken to a dwelling or former dwelling which would be inconsistent with the residential character of the building or property.
- No building or structure used for the purpose of a residential care home shall be used for the purpose of keeping boarders or lodgers.
- The development will be entirely consistent with the residential development on adjacent parcels.
- Site regulations for Single Detached, RTM, and Modular Homes shall apply to day care centres and pre-schools located in a R1- Residential Single Dwelling and LD- Lakeshore Residential Zoning Districts.
- Residential care homes shall comply with any and all additional legislation and regulation of the authority having jurisdiction.

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## 5.11 CAMPGROUNDS

- The operator of a campground shall provide the Development Officer with a plan of the campground, identifying any buildings, uses of land and the location of all roadways and trailer coach or tent campsites with dimensions. The addition or rearrangement of campsites, the construction or moving of buildings, and material change in use of portions of land, or the filling or clearing of land shall require a Development Permit, and the operator shall submit for approval an amended plan incorporating the development.
- A campground shall have within its boundaries, a buffer area abutting the boundary of not less than 4.5 meters (14.7 ft.) which shall contain no buildings.
- The operator of a campground shall designate a campsite for each trailer coach or tent party, which shall be less than 150 m<sup>2</sup> (1,614 ft<sup>2</sup>) in area with its corners clearly marked.
- One permanent sign, located on site, is permitted;
  - The facial area of a sign shall not exceed 0.5 m<sup>2</sup> (5.4 ft<sup>2</sup>);
  - No sign shall be located in any manner that may obstruct or jeopardize the safety of the public; and
  - Temporary signs not exceeding 1.0 m<sup>2</sup> (10 ft<sup>2</sup>) advertising the sale or lease of the property or other information relating to a temporary condition affecting the property are permitted.
- No portion of any campsite shall be located within a roadway or required buffer area.
- Each campsite shall have direct and convenient access to a developed roadway, which is not located in any required buffer area. The space provided for roadways within a campground shall be at least 7.5 meters (25 ft.) in width. No portion of any campsite, other use or structure shall be located in any roadway.
- Each trailer coach shall be located at least 3.0 meters (10 ft.) from any other trailer coach, and each campsite shall have dimensions sufficient to allow such location of trailer coaches.
- A campground may include as ancillary uses a laundromat or a confectionery designed to meet the needs of the occupants of the campsites, and one (1) single detached dwelling for the accommodation of the operator.
- *The Public Health Act* shall be complied with in respect to all operations and development of the campground.

## 5.12 WIND FACILITIES

- All buildings and structures shall be set back at least 90.0 meters (295 ft.) from an intersection of any Municipal road allowance, or Provincial highway or such greater distance as required by the Department of Highways.
- The setback related to Municipal road allowances and the wind energy generator(turbine) shall be no less than the length of the blade plus 10.0 meters (33 ft.).
- The minimum site size for the allowance of any Wind Energy Facility shall be 2.0 hectares (4.9 acres).
- The setback from the property line of a non-participating landowner to a wind energy generator (turbine) shall be no less than the length of the blade plus 10.0 meters (33 ft.), or a minimum of 38.0 meters (125 ft.), unless otherwise agreed to by the landowner, developer and the Municipality.
- The separation distance from a wind energy generator (turbine) to a Residential Acreage or Residential subdivision shall be a minimum distance of 550 meters (1805 ft.).
- The maximum total tower height shall be:
  - 6.0 meters (20 ft.) above grade level in a Residential Acreage or Industrial Zoning District and the maximum noise standard shall not exceed 40 decibels; and
  - 45.0 meters (148 ft.) above grade level in the Community Service or Future Urban Developmental Zoning District.
- Approaches for access roads to the wind energy facilities must be perpendicular to established road allowances.
- All infrastructure, roads and accesses required to facilitate the implementation of the wind energy facilities shall be proposed by the developer as part of the Development Permit application.
- Any proposed development within a municipal road allowance, i.e. underground lines or overhead poles/lines, must be proposed by the developer as part of the Development Permit application and adhere to the Rural Municipality road crossing policy.
- The developer is required to enter into a road use agreement with the Municipality for the construction period to ensure roads are maintained in condition agreeable by both parties.
- The wind energy generator (turbine) shall have no restrictions on colour or height.
- Substations are required to be fenced. All wind energy facilities shall be enclosed within a locked protective chain link fence of a minimum height of 1.85 meters (6 ft.) and the design shall be included in the Development Permit application.
- Development and Building Permit applications for a Wind Energy Facilities shall include either a manufacturer's engineering certificate of structural safety or certification of structural safety via a Saskatchewan Professional Engineer.
- Sites having potentially dangerous or hazardous developments shall have visible signs stating any potential dangers. No hazardous waste shall be stored on the site.
- Council, at its discretion, may seek approval of this development from both internal and external referral agencies.

### 5.13 ABOVE-GROUND FUEL STORAGE TANKS

- Above-ground fuel storage tanks which meet the standards of the *National Fire Code* and which have a maximum capacity of ~~50,000~~ 60,000 litres may be permitted in association with service stations, gas bars and other permitted industrial or commercial uses where the dispensing of fuel to vehicles is a standard aspect of the use.
- The total storage capacity for above-ground fuel storage tanks on any single service station or gas bar site shall not exceed:
  - 150,000 liters for flammable liquids (gasoline);
  - 100,000 liters for combustible liquids (diesel fuel); and
  - 100,000 liters of propane.
- Above-ground fuel storage tanks shall be:
  - For uses other than service stations and gas bars, located at least 3.0 meters (10 ft.) from any property line or building, the 3.0 meter (10 ft.) separation distance may be reduced to 1.0 meter (3.3 ft.) for tanks with a capacity of 5,000 liters or less;
  - For service stations and gas bars, located at least 6.0 meters (20 ft.) from any property line or building;
  - Separated from each other and be accessible for firefighting purposes to the satisfaction of the Development Officer; and
  - At least 15 meters (49 ft.) from the boundary of any site within a Residential district.
- For uses other than service stations and gas bars, the dispensing equipment associated with above-ground fuel storage tanks shall be located at least 3.0 meters (10 ft.) from any property line, at least 7.5 meters (25 ft.) from any open flame or other ignition source, and at least 4.5 meters (15 ft.) from any door or window.
- For service stations and gas bars, the dispensing equipment associated with above-ground fuel storage tanks shall be located at least 6.0 meters (20 ft.) from any property line, at least 7.5 meters (25 ft.) from any open flame or other ignition source, and at least 4.5 meters (15 ft.) from any door or window.
- Above-ground fuel storage tanks shall be protected from vehicles with suitable posts, guardrails or other similar means.
- At service stations and gas bars, above-ground fuel storage tanks which are located in view of a front or flanking street shall be landscaped or screened to the satisfaction of the Development Officer.
- The maximum height of an above-ground fuel storage tank shall be limited to the maximum permitted height of a free-standing sign in the Zoning District.
- Painted lettering or other forms of signage may be located on above-ground fuel storage tanks subject to the sign regulations in the Zoning District.

## 6. ZONING DISTRICTS AND ZONING MAPS

### 6.1 ZONING DISTRICTS

For the purpose of this Bylaw, the Village of Meota is divided into several Zoning Districts that may be referred to by the appropriate symbols. The uses or forms of development allowed within a Zoning District, along with regulations or standards which apply, are provided in the District schedules in this Section.

<b>R1</b>	Residential Single Dwelling	<b>C2</b>	Highway Commercial
<del><b>RMH</b></del>	<del>Residential Mobile Home</del> <i>Deleted by Bylaw No. 06-2020</i>	<b>IND</b>	Industrial
<b>LR</b>	Lakeshore Residential	<b>CS</b>	Community Service
<b>C1</b>	Village Centre Commercial	<b>FUD</b>	Future Urban Development

### 6.2 THE ZONING DISTRICT MAP

The map, bearing the statement "This is the Zoning District Map referred to in Bylaw No. 08-2015 adopted by the Village of Meota, signed by the Mayor and by the Village Administrator under the seal of the Village, shall be known as the "Zoning District Map", and such map is hereby declared to be an integral part of this Bylaw.

### 6.3 BOUNDARIES OF THE ZONING DISTRICTS

**6.3.1** The boundaries of the Districts referred to in this Bylaw, together with an explanatory legend, notations and reference to this Bylaw, are shown on the map entitled, "Zoning District Map."

**6.3.2** Unless otherwise shown, the boundaries of Zoning Districts are site lines, centre lines of streets, lanes, road allowances, or such lines extended and the boundaries of the Municipality.

### 6.4 HOLDING DESIGNATION

**6.4.1** Where on the Zoning District Map the symbol for a zoning district has suffixed to it the holding symbol "H"; any lands so designated on the map shall be subject to a holding provision in accordance with Section 71 of *The Planning and Development Act, 2007*.

**6.4.2** Any lands subject to a holding provision shall only be used for the following uses:

- Those uses existing on the land when the "H" is applied; and
- Public works.