

RURAL MUNICIPALITY OF PRAIRIE COULEE NO. 999

BYLAW NO. 4-2014

A BYLAW TO ADOPT A ZONING BYLAW FOR THE RURAL MUNICIPALITY OF PRAIRIE COULEE NO. 999

Office consolidation to June 30, 2026, including Bylaws No. 2-2019, 5-2022 and 3-2024. For convenience only; the certified copies are the official versions.

The Council of the Rural Municipality of Prairie Coulee No. 999, in the Province of Saskatchewan, enacts as follows:

PART I – INTRODUCTION

1. This bylaw may be cited as the Zoning Bylaw. It applies to all land in the municipality and carries out the policies of the Official Community Plan.
2. The purpose of this bylaw is to control the use and development of land in the municipality, under The Planning and Development Act, 2007.
3. In this bylaw, words have the meanings given in Schedule A (Definitions).

PART II – ADMINISTRATION

4. The administrator is the development officer and shall administer this bylaw.
5. No person shall start a development without a development permit, except for the developments listed in section 7.
6. A development permit is not required for agriculture, fences, or accessory buildings of less than 10 square metres that meet the yard requirements of the district.
7. An application for a development permit shall be made on the form set by council and shall include a site plan and the fee in the municipality's fee bylaw.
8. A permitted use that meets this bylaw shall be approved by the development officer. A discretionary use shall be decided by council after notice is given and a public hearing is held.
9. Notice of a discretionary use application shall be mailed to the assessed owners of property within 75 metres of the site and posted at the municipal office at least seven days before council considers the application.
10. Council may attach conditions to the approval of a discretionary use to make the use compatible with nearby land uses, including limits on hours, screening, parking and time.
11. A development permit lapses if the development has not started within 12 months of the date it was issued.
12. An applicant may appeal a decision of the development officer to the Development Appeals Board as provided in The Planning and Development Act, 2007.
13. A person who contravenes this bylaw is guilty of an offence and liable on summary conviction to the penalties set out in The Planning and Development Act, 2007.

PART III – GENERAL REGULATIONS

14. Only one principal building is allowed on a site, except in the Agricultural Resource District and the Commercial and Light Industrial District.
15. No building shall be placed within 30 metres of the top of the bank of a watercourse, or on land below

the 1:500-year flood elevation where it is known.

16. Home-based businesses: a Type I home-based business is carried on entirely within a dwelling with no outside employees; a Type II home-based business may use an accessory building and have up to two non-resident employees.

17. Signs on a site shall not exceed 3 square metres, and shall not be illuminated in the Country Residential District.

18. Shipping containers may be placed as accessory buildings only in the Agricultural Resource District and the Commercial and Light Industrial District.

19. Sand and gravel extraction requires a development agreement for road use, reclamation and hours of operation.

PART IV – ZONING DISTRICTS

20. The municipality is divided into the districts shown on the Zoning District Map in Schedule B. The districts are: AR – Agricultural Resource District; CR – Country Residential District; H – Hamlet District; C – Commercial and Light Industrial District.

21. AR – Agricultural Resource District. Permitted uses: Agriculture; one single detached dwelling per quarter section; farm buildings; home-based business, Type I; public utilities.

22. AR – Agricultural Resource District. Discretionary uses: Intensive livestock operations; a second dwelling; home-based business, Type II; gravel and sand extraction; kennels; commercial storage; campgrounds.

23. AR – Agricultural Resource District. Site regulations: Minimum site area 32 ha for a farm residence, 1 ha for a subdivided residential site. Buildings set back 45 m from the centre line of a municipal road and 90 m from a provincial highway.

24. CR – Country Residential District. Permitted uses: One single detached dwelling; accessory buildings; home-based business, Type I; parks.

25. CR – Country Residential District. Discretionary uses: Home-based business, Type II; bed and breakfast homes; keeping of up to two horses on a site of 2 ha or more.

26. CR – Country Residential District. Site regulations: Site area 0.8 ha to 4 ha. Front yard 15 m, side yards 6 m, rear yard 10 m. No more than three accessory buildings.

27. H – Hamlet District. Permitted uses: Single detached dwellings; accessory buildings; parks; places of worship; community halls.

28. H – Hamlet District. Discretionary uses: Home-based business, Type II; small retail stores; offices; daycare centres.

29. H – Hamlet District. Site regulations: Minimum site frontage 15 m. Front yard 6 m, side yards 1.5 m, rear yard 6 m.

30. C – Commercial and Light Industrial District. Permitted uses: Agricultural service and supply; equipment sales and repair; offices; warehouses; bulk fuel sales.

31. C – Commercial and Light Industrial District. Discretionary uses: Auto wreckers; fertilizer and chemical storage; truck stops.

32. C – Commercial and Light Industrial District. Site regulations: Minimum site area 0.4 ha. Front yard 15 m. Outdoor storage screened from roads and residential sites.

PART V – GENERAL

33. Bylaw No. 3-1994 and its amendments are repealed.

34. This bylaw comes into force on the date it is approved by the Minister of Government Relations.

SCHEDULE A – DEFINITIONS

"Accessory building" means a building on the same site as the principal building and used for a purpose incidental to it.

"Agriculture" means the growing of crops and the raising of livestock, other than an intensive livestock operation.

"Development" means the carrying out of any building, engineering, mining or other operation in, on or over land, or a change in the use of land or buildings.

"Discretionary use" means a use that may be allowed in a district only at the discretion of council, after notice and a public hearing.

"Intensive livestock operation" means the confining of 300 or more animal units where the space per animal unit is less than 370 square metres.

"Permitted use" means a use that shall be allowed in a district when it meets this bylaw.

"Site" means an area of land considered as a unit for development, with its boundaries shown on a plan or described by title.

SCHEDULE B – ZONING DISTRICT MAP

The Zoning District Map is kept at the municipal office. All land is in the AR – Agricultural Resource District except: the Hamlet of Coulee Flats (H); the Hamlet of Juniper Hills (H); the country residential areas shown as CR; and the commercial area on the west side of Highway 999 north of Coulee Flats (C).

AMENDMENTS INCLUDED IN THIS CONSOLIDATION

Bylaw No. 2-2019 added shipping containers as accessory buildings in the AR and C districts.

Bylaw No. 5-2022 rezoned part of NW 3-34-5 W3 from AR to C for an agricultural service business.

Bylaw No. 3-2024 changed the setback from municipal roads in the AR district from 40 m to 45 m.