

# VILLAGE OF RICHMOUND ZONING BYLAW

Bylaw No. 6-2025





## Table of Contents

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<b>1.0</b>	<b>Introduction . . . . .</b>	<b>1</b>	<b>3.10</b>	<b>Sign Permit Required . . . . .</b>	<b>7</b>
1.1	Title . . . . .	1	3.11	Development Appeals Board. . . . .	7
1.2	Purpose . . . . .	1	3.12	Fees and Advertising . . . . .	8
1.3	Scope . . . . .	1	3.13	Non-Conforming Buildings Uses and Sites . . . . .	9
1.4	Severability . . . . .	1	3.14	Moving and Demolition of Buildings . . . . .	10
1.5	Compliance with Other Legislation . . . . .	1	3.15	Agreements. . . . .	10
<b>2.0</b>	<b>Administration . . . . .</b>	<b>2</b>	3.16	Variances . . . . .	13
2.1	Development Officer . . . . .	2	3.17	Enforcement, Offences, and Penalties . . . . .	14
2.2	Uses and Regulations. . . . .	2	3.18	Amendments . . . . .	16
<b>3.0</b>	<b>Permits . . . . .</b>	<b>3</b>	<b>4.0</b>	<b>General Regulations . . . . .</b>	<b>18</b>
3.1	Development Permit . . . . .	3	4.1	All Zoning Districts . . . . .	18
3.2	Application for a Development Permit . . . . .	3	4.2	Lot Grading and Landscaping . . . . .	26
3.3	Referral to Council . . . . .	4	4.3	Special Land Use Provisions . . . . .	26
3.4	Issue of Permits . . . . .	4	4.4	Signs . . . . .	33
3.5	Validity of a Development Permit . . . . .	5	4.5	Parking and Storage of Recreational Vehicles . . . . .	34
3.6	Concurrent Processing of Development and Building Permits and Business Licenses . . . . .	5	4.6	Holding Provisions (H) . . . . .	35
3.7	Referral Under the Public Health Act . . . . .	5	4.7	Contract Zone (C). . . . .	36
3.8	Revocation of Decision . . . . .	5	4.8	Direct Control District (DCD) . . . . .	37
3.9	Limitation on Discretionary Use Approvals . . . . .	6	4.9	Planned Unit Development (PUD). . . . .	38

## Table of Contents, continued

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<b>5.0</b>	<b>Zoning District Structure . . . . .</b>	<b>39</b>	<b>7.0</b>	<b>Effective Date of the Bylaw . . . . .</b>	<b>54</b>
<b>5.1</b>	<b>Classification of Zoning District. . . . .</b>	<b>39</b>	<b>7.1</b>	<b>Repeal . . . . .</b>	<b>54</b>
<b>5.2</b>	<b>The Zoning District Map . . . . .</b>	<b>39</b>	<b>7.2</b>	<b>Coming Into Force . . . . .</b>	<b>54</b>
<b>5.3</b>	<b>Boundaries of Zoning Districts . . . . .</b>	<b>39</b>	<b>8.0</b>	<b>Zoning District Map . . . . .</b>	<b>55</b>
<b>6.0</b>	<b>Zoning Districts. . . . .</b>	<b>40</b>	<b>9.0</b>	<b>Definitions . . . . .</b>	<b>56</b>
<b>6.1</b>	<b>Residential District – R1. . . . .</b>	<b>40</b>	<b>10.0</b>	<b>Forms. . . . .</b>	<b>74</b>
<b>6.2</b>	<b>Commercial District – C1 . . . . .</b>	<b>43</b>			
<b>6.3</b>	<b>Industrial District – M . . . . .</b>	<b>46</b>			
<b>6.4</b>	<b>Community Service District – CS . . . . .</b>	<b>50</b>			
<b>6.5</b>	<b>Future Urban Development District – FUD . . . . .</b>	<b>52</b>			

## 1.0 Introduction

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Under the authority granted by *The Planning and Development Act, 2007* (the PDA), the Council of the Village of Richmond, in the Province of Saskatchewan, in an open meeting, hereby enacts to adopt this Bylaw as follows:

### 1.1 Title

This Bylaw shall be known and may be cited as “The Village of Richmond Zoning Bylaw.”

### 1.2 Purpose

This Bylaw is the primary tool available to the municipality to implement the Official Community Plan’s vision and mission. It aims to ensure the orderly development of the community by designating specific zoning districts for each area of the municipality and regulating land use and development in those districts.

### 1.3 Scope

Development shall hereafter be permitted within the limits of the Village of Richmond only when in conformity with the provisions of this Bylaw.

### 1.4 Severability

If any section, subsection, sentence, clause, or provision of this Bylaw, including anything shown on the Zoning Map, is for any reason declared by a court of competent jurisdiction to be invalid, the same shall not affect the validity of the Bylaw in whole or in part, other than the section, clause or provision, including anything shown on the Zoning Map, so declared to be invalid.

### 1.5 Compliance with Other Legislation

Compliance with this Bylaw shall not be deemed to be a representation by the Village that any use, building, structure, or development complies with all applicable bylaws or other enactments. Every person is responsible for ensuring compliance with all bylaws and other enactments.

## 2.0 Administration

### 2.1 Development Officer

The Administrator, including any person acting under the authority, direction, and with the consent of the Administrator, shall be the Development Officer responsible for administering this Bylaw.

### 2.2 Uses and Regulations

**2.2.1** Except for legal non-conforming uses or development approved with a development variance permit from the Development Appeals Board, uses, buildings, and structures in each zone or area shall be in accordance with the uses listed in the zone and all the appropriate regulations and requirements in this Bylaw, and any applicable agreement.

**2.2.2** No land, building, or structure shall be developed, used, occupied, constructed, erected, modified, converted, enlarged, reconstructed, altered, placed, or maintained except in conformity with the provisions of this Bylaw for:

- a) The vertical extent of a zone;
- b) The use of land, buildings, and structures;
- c) The density of the use of land, buildings, and structures;

- d) The site area and building footprint and dimensions of buildings and structures, and the uses that are permitted on the land;
- e) The location of the uses on the land and within buildings and structures; and
- f) The shape, dimension, and area, including the minimum and maximum sizes, of all parcels of land that may be created by subdivision.
- g) No off-street parking and loading spaces for any use, building or structure shall be developed except in conformity with the provisions of this Bylaw.
- h) No paved area or roof area shall be developed, altered or maintained for the ongoing disposal of surface runoff and stormwater except in conformity with the provisions of this Bylaw.

**2.2.3** No screening or landscaping shall be developed, altered, or maintained except in conformity with the provisions of this Bylaw.

**2.2.4** The regulations in this Bylaw shall apply uniformly to all lands, buildings, structures, and uses, except as provided for in this Bylaw.

**2.2.5** Uses not included as permitted or discretionary uses in the Bylaw are prohibited.



## 3.0 Permits

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### 3.1 Development Permit

**3.1.1** No person shall undertake a development or commence a use unless a development permit and the corresponding building permit (if required) have first been obtained, except as provided in this bylaw.

**3.1.2** A development permit cannot be issued in contravention of any of the provisions of this Bylaw except as provided in an appeal pursuant to the PDA.

**3.1.3** A development permit is not required for the following, but all other applicable provisions of this Bylaw are to be followed:

- a) The maintenance of a public utility by the Municipality or crown corporation.
- b) The construction of a public utility by the Municipality.
- c) The installation of a public utility on any street or other public right-of-way by the Municipality.

d) A municipal facility installed and operated by the Municipality.

e) Maintenance and repairs that do not include structural alterations.

**3.1.4** A building permit shall only be issued if a development permit, where required, has also been issued.

**3.1.5** If the development or use authorized by a development permit is not commenced within twelve months from the date of issue of a permit and completed within twenty-four months of its issue, the permit is deemed void unless an extension has been granted prior to its expiry.

**3.1.6** Applications for permit extensions shall be made in writing to the Development Officer and be subject to review prior to granting approval.

### 3.2 Application for a Development Permit

**3.2.1** The application for a development permit shall be made to the Development Officer, in attached Form A, as adopted or amended by resolution of Council. The application shall be accompanied by a copy of a site or building plan showing the dimensions and locations of existing and proposed buildings and structures, as well as site lines. Where no new construction is proposed, the applicant shall supply a written description of the proposed development in place of such plans.

**3.2.2** Where the application is for a discretionary use, the applicant shall, in addition, provide a written description of the proposed development, describing the intended use and operations, structures to be located on the site, required municipal services and any other information that Council determines is necessary to review the proposed development fully.



### 3.3 Referral to Council

The Development Officer may submit any application to Council for a decision on the interpretation of the Bylaw, or upon special conditions provided for in the Bylaw, and shall inform the applicant of the date and

time when Council will consider the matter. Council or the Development Officer may require the applicant to provide further information necessary to render a decision.

### 3.4 Issue of Permits

**3.4.1** Upon completion of the review of an application for development, the Development Officer shall:

- a) For a permitted use; issue a development permit where the application conforms with this Zoning Bylaw, incorporating any special regulations, performance standards or development standards authorized by this Bylaw.
- b) For a permitted use, issue a refusal stating the reason for refusal where the application does not comply with a provision or regulation of this Bylaw.
- c) For a discretionary use; prepare a report for Council on the proposal respecting the criteria for consideration of that discretionary use and submit the application to Council for decision.
- d) Issue a refusal where the application is for a use that is not provided for in the Zoning District in which the property is located.

**3.4.2** Council shall decide on a discretionary use, by resolution, that approves or refuses the discretionary use on that site, and that instructs the Development Officer to:

- a) Issue a development permit incorporating any specific development standards set forth by Council, where the development will comply with the standards of this Bylaw, subject to the limitations of the PDA.
- b) Issue a development permit incorporating any specific development standards set forth by Council, where the applicant submits an amended application so that development will comply with the standards of this Bylaw, subject to the limitations of the PDA.
- c) Issue a notice of refusal to the applicant, stating the reasons for the refusal and advising the applicant of any right of appeal that he/she may have.

**3.4.3** The permit or notice shall be in the attached “Form B” as adopted or amended by resolution of Council. Form A and Form B are forms created by the Development Officer and adopted by Council to administer this section. Their contents are not defined in this Bylaw.



### 3.5 Validity of a Development Permit

**3.5.1** A Development Permit is valid for twenty-four months unless otherwise stipulated when the permit is issued.

**3.5.2** Where the Development Officer determines that a development is being carried out in contravention of any condition of a Development Permit or any provision of this Bylaw, the Development Officer shall suspend or revoke the Development Permit through a stop work order as outlined in this Bylaw and notify the permit holder that the

permit is no longer in force suspended until all noted deficiencies have been corrected to the satisfactory of the Municipality.

**3.5.3** Where the Council is satisfied that a development for which the permit has been suspended or revoked will be carried out in conformity with the conditions of the Permit and the requirements of this Bylaw, the Council may reinstate the Development Permit and notify the permit holder that the permit is valid and in force.

### 3.6 Concurrent Processing of Development and Building Permits and Business Licenses

A Building Permit, where required, shall only be issued if a Development Permit has been issued or is issued concurrently. Nothing in this Bylaw shall exempt any person from complying with a building Bylaw, or any

other Bylaw in force within The Municipality, or from obtaining any permission required by this, or any other Bylaw of The Municipality, the province or the federal government.

### 3.7 Referral Under the Public Health Act

The Development Officer shall make available, in addition to plumbing permits and plan information, a copy of all approved Development Permit applications involving the installation of water and sanitary services,

should such information be requested by provincial officials under the *Public Health Act and Regulations*.

### 3.8 Revocation of Decision

Where an approved development is not being developed in accordance with the provisions of this Bylaw or with the standards and conditions specified in the development permit, the Council may revoke or suspend the

development permit. Subject all other pertinent regulations of this bylaw, the development permit shall only be reissued or reinstated once all deficiencies have been corrected.

### 3.9 Limitation on Discretionary Use Approvals

#### 3.9.1 Validity of Discretionary Use Approvals

A new discretionary use approval is required from Council where Council has previously approved a discretionary use, or a specific discretionary intensity of use, and:

- a) The use ceased and was replaced by another use.
- b) The use ceases for 12 months.
- c) A building required for the approved use is not started within 6 months or completed within twenty-four months.
- d) The use of the building has not started within 6 months of completion.
- e) A use not requiring construction of a building is not started within 12 months.
- f) The applicant applies to increase the specifically approved intensity of use.

#### 3.9.2 Discretionary Uses

In approving any discretionary use to minimize land use conflict, Council may prescribe specific development standards related to:

- a) Site drainage of stormwater;
- b) The location of buildings with respect to buildings on adjacent properties;
- c) Access to, number and location of parking and loading facilities;
- d) Appropriate space for vehicle lineups for drive-through commercial facilities in order to reduce disruption of traffic flows on adjacent roadways;
- e) Control of noise, glare, dust and odour; and
- f) Landscaping, screening and fencing to buffer adjacent properties.

#### 3.9.3 Time-Limited Discretionary Uses

Where Council has approved a discretionary use for a limited time as provided in the Bylaw and that time has expired, that use of land or buildings on that property shall cease until Council gives a new discretionary use approval and a new development permit is issued.



### 3.10 Sign Permit Required

**3.10.1** No person shall place, erect, enlarge, change or structurally alter a sign unless a sign permit has first been obtained.

**3.10.2** A sign permit cannot be issued in contravention of any of the provisions of

this Bylaw except as provided in an appeal pursuant to the PDA. The permit shall cease to be valid if the sign has not been placed, erected, enlarged, changed or structurally altered within 3 months of the issuance of the permit.

### 3.11 Development Appeals Board

#### 3.11.1 Appointment of the Board

- a) Council shall appoint a Development Appeal Board consisting of five members or contract the service to a firm to act as the Development Appeal Board to hear appeals in accordance with Sections 213 to 227 inclusive of the PDA.
- b) Council shall, by resolution, adopt a policy specifying the terms of office, the manner of filling vacancies on the board, the remuneration and expenses for board members, the provision for appointment of a secretary to the board, the duties of the secretary, and the remuneration and expenses to be paid for the secretary.
- c) Council shall, by resolution, appoint a board and secretary to the board in accordance with the policy.
- d) Where applicable, should Council enter into an agreement to appoint a District Development Appeal Board, in conjunction with one or more other municipalities, to be the Development Appeal Board for the Municipality; members shall be appointed in accordance with that agreement, and the Local Development Appeal Board shall cease to exist.

#### 3.11.2 Notice of Appeal

On Form B, the Development Officer shall advise the applicant of the rights of appeal granted by the PDA regarding that application.

#### 3.11.3 Right of Appeal

- a) Applicants for a permitted use who have been denied have the right to appeal to the Development Appeals Board.
- b) Applicants also may appeal where they are of the opinion that development standards prescribed by Council with respect to a discretionary use exceed those necessary to secure the objectives of the Zoning Bylaw.

#### 3.11.4 Filing an Appeal

A person who wishes to appeal to the Development Appeal Board shall file a written notice of intention to appeal and the respective appeal fee with the board's secretary within 30 days of receiving the Permit or Notice.

### **3.11.5 Powers of the Development Appeal Board**

- a)** The Development Appeal Board has the powers given by the PDA to allow variances to the standards of this Bylaw, including standards and conditions specified for a permitted use or a discretionary use.
- b)** Nothing in this Section allows a Development Appeal Board to vary a refusal to grant a use or an appeal for a use or intensity of use not permitted in a District.
- c)** Nothing in this Section allows a Development Appeal Board to vary a refusal by Council to approve a discretionary use or intensity of a discretionary use provided for in the Bylaw.

## **3.12 Fees and Advertising**

### **3.12.1 Amending Planning Bylaws**

- a)** Where a person requests Council to amend the Official Community Plan, Zoning Bylaw, or other planning bylaw, that person shall pay to the Municipality a fee equal to the costs associated with the public advertisement of the proposed amendment, pursuant to the requirements of Part X of the PDA.
- b)** Council may undertake any additional public consultations that it considers desirable respecting a proposed amendment to a planning Bylaw, at its own cost.

### **3.12.2 Advertisement of a Discretionary Use**

The following provisions apply to the advertisement of a discretionary use application:

- a)** The Development Officer shall direct the applicant for a discretionary use to advertise the proposed use by posting a notice of the application conspicuously on the front of the property in question. The Development Officer shall mail or deliver a copy of the notice to the assessed owner of each property within 75 metres of the subject property for the following:
  - i.** Any discretionary residence to a commercial use or any ancillary use to a residence;
  - ii.** Any home-based business.
- b)** In addition to the requirements specified in Clause (1), for an application for any discretionary use not listed in Clause (1), the Development Officer shall publish a notice in a newspaper that is circulated in the Municipality.



- c) The notice shall:
  - i. Describe the use applied for;
  - ii. Describe the location of the use; and
  - iii. Specify the date, time, and location of the Council meeting at which the application will be considered.
- d) The notice shall be posted, delivered, and published at least seven days and mailed at least seven days before the date of the meeting.

- e) The applicant shall pay a fee equal to the municipality's costs associated with the public advertisement.

### 3.12.3 Development Permit Application Fees

An applicant seeking the approval of a development permit application shall pay the fee as set out in the PDA or in the Fee Bylaw for the Village.

## 3.13 Non-Conforming Building Uses and Sites

**3.13.1** Any use of land or any building or structure lawfully existing at the time of passing this Bylaw that is rendered non-conforming by the enactment of this Bylaw or any subsequent amendments may be continued, transferred or sold in accordance with provisions of Section 88 to 93 inclusive, of the PDA.

**3.13.2** No enlargement, additions, or reconstruction of a non-conforming use, building or structure shall be undertaken except in conformance with these provisions.

**3.13.3** No existing use, building or structure shall be deemed to be nonconforming by reason only of the conversion of this Bylaw from the Metric System of Measurement to the Imperial System of Measurement where such non-conformity is resultant solely from such change and is reasonably equivalent to the metric standard herein established.

**3.13.4** No existing site shall be deemed to be non-conforming by reason only of its dimensions or area failing to at least equal the standards prescribed for proposed sites in the zoning district in which the site is located.



### 3.14 Moving and Demolition of Buildings

**3.14.1** No building shall be moved within, into, or out of the area covered by this Bylaw without being inspected by and obtaining a Development Permit from the Development Officer.

**3.14.2** No building shall be demolished without first obtaining a Development Permit from the Development Officer. Such a Permit shall only be issued if a proposal for the interim or long-term use or redevelopment of the site is also submitted and the proposed use is in conformity with this Bylaw. A separate Development Permit is required for any redevelopment of the site.

**3.14.3** The Development Officer may issue a temporary Development Permit, with specified conditions for a specified period,

to accommodate developments incidental to approved construction, temporary accommodation, or temporary gravel operations or asphalt plants.

**3.14.4** Nothing in this Bylaw shall prevent the use of land or the erection or use of any building or structure for a temporary residence, construction camp, work camp, tool shed, scaffold, or other building or structure incidental to and necessary for construction work on the premises, but only for so long as such use, building, or structure is necessary for such construction work as has not been finished or abandoned. This does not include any non-permitted uses or structures in any zoning district.

### 3.15 Agreements

#### 3.15.1 Development Agreements

- a) Council may request a developer to enter into a development agreement to ensure development conformity with the Official Community Plan and this Bylaw.
- b) A development agreement is mandatory for approval of an accessory dwelling or secondary suite.

#### 3.15.2 Servicing Agreements and Servicing Levies

- a) Where a development proposal involves subdivision, Council may require a developer to enter into a servicing agreement to ensure appropriate servicing pursuant to the PDA.

- b) Council may direct the Administration to vary the agreement on a case-by-case basis, or not require it.
- c) In accordance with Sections 172 to 176 inclusive, of the PDA, the agreement may provide for:
  - i. The undertaking and installation of storm sewers, sanitary sewers, drains, water mains and laterals, hydrants, sidewalks, boulevards, curbs, gutters, streetlights, graded, graveled or paved streets and lanes, connections to existing services, area grading and levelling of land, street name plates, connecting and boundary streets, landscaping of parks and boulevards, public recreation facilities, or other works that Council

may require, including both on-site and off-site servicing;

- ii. The payment of levies and charges, in whole or in part, for the capital cost of providing, altering, expanding, or upgrading sewage, water, drainage, and other utility services, public highway facilities, park and recreation space, and facilities located within or outside the proposed subdivision and that directly or indirectly serve the proposed subdivision.
  - iii. The payment of levies and charges, as outlined above, shall be in the amount prescribed in the Development and Planning Fee Bylaw for the Village.
- d) Should the municipality adopt a Development Levy Bylaw pursuant to the PDA, an agreement as per Section 171(1) of the PDA should apply.

### **3.15.3 Performance Bonds**

Council may require a developer, including the host owners of the property where an accessory dwelling is located, to post and maintain a performance bond to ensure developer performance and protect the public interest.

### **3.15.4 Liability Insurance**

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

### **3.15.5 Interests**

To protect municipal and public interests, Council may require that development servicing agreements and other documents be

registered as interests against the title to the affected lands.

### **3.15.6 Contract Zoning Agreements**

- a) Council may enter into an agreement or contract respecting the rezoning of land in accordance with the guidelines established by the Official Community Plan on contract zoning.
- b) Council may in the agreement include but not limited to:
  - i. A description of the proposal;
  - ii. Reasonable terms and conditions with respect to the uses of the land and buildings or forms of development;
  - iii. The site layout and external design, including parking areas, landscaping, and access and egress;
  - iv. A time limit in which the development must occur in accordance with the agreement; otherwise, the site will revert to the previous zoning classification; and
  - v. After the land is rezoned, none of the land or buildings shall be developed or used except in accordance with the proposal, terms and conditions, and time limit prescribed in the agreement.
- c) Council may require the payment of a performance bond prior to execution of the agreement for rezoning to ensure that the terms of the agreement are implemented.
- d) The rezoning agreement will not be signed until the public has had an



opportunity to examine the proposed rezoning through a public notice. Public notice and review will be in accordance with the procedure and public notification process provided in Part X of the PDA. Final reading of the amending bylaw will be subject to the signing of the agreement. The amendment of the Zoning Bylaw shall take effect upon registration of the interest.

- e) As required by the PDA, an interest will be registered with Information Service Corporation against the lands affected by the agreement binding the landowner and future landowners to it.
- f) The Council may, on application by the person who entered into an agreement pursuant to this Section or by any subsequent owner of land to which the agreement pertains:
  - i. Vary the agreement.
  - ii. Enter into a new agreement.
  - iii. Extend any time limit prescribed in an agreement.
- g) The Council may declare a contract or agreement void where:
  - i. Any of the land or buildings are developed or used contrary to the provisions of the agreement; and/or
  - ii. The development fails to meet a time limit prescribed by an agreement.
- h) Where Council voids a contract or agreement, the Zoning District of land reverts to the District in which it was before rezoning by contract.
- i) Where the Council voids an agreement pursuant to this Section, Council will:
  - i. Give notice of the cancellation and the effect of the cancellation in one issue of a newspaper circulated in the Municipality and
  - ii. Withdraw the interests registered in connection with the agreement.
- j) The symbol “C” will be attached to the appropriate Zoning District designation for the property in order to identify land that is zoned by an agreement.



## 3.16 Variances

### 3.16.1 Minor Variances

- a) An application may be made to the Development Officer for a minor variance to the zoning bylaw in a form as prescribed by Council.
- b) The Development Officer shall maintain a register of all minor variance applications.
- c) The Development Officer may vary the requirements of the zoning bylaw subject to the following conditions:
  - i. a minor variance may be granted for variation only of:
    - the minimum required distance of a building from the lot line and
    - the minimum required distance of a building to any other building on the lot;
  - ii. the maximum amount of minor variance shall not exceed a 10% variation of the bylaw requirements of the zoning bylaw;
  - iii. the development shall conform to the zoning bylaw with respect to the use of land;
  - iv. the relaxation of the zoning bylaw shall not injuriously affect neighbouring properties;
  - v. a minor variance must not be granted:
    - in connection with an agreement on rezoning entered into pursuant to Section 69 of the PDA, or
    - if it would be inconsistent with any provincial land use policies or statements of provincial interest.
- d) On receipt of an application for a minor variance, the Development Officer may:
  - i. approve the minor variance;
  - ii. approve the minor variance and impose terms and conditions on the approval; or
  - iii. refuse the minor variance.
- e) Where the Development Officer imposes terms and conditions on an approval pursuant to subsection (d), the terms and conditions shall be consistent with:
  - i. minimizing adverse impacts on neighbouring properties;
  - ii. providing adequate separation between buildings for safety reasons, and
  - iii. avoiding encroachment into adjoining property.
- f) Where an application for a minor variance is refused, the Development Officer shall notify the applicant in writing of the refusal and provide reasons for the refusal.
- g) Where an application for a minor variance is approved, with or without terms and conditions being imposed, the Development Officer shall provide written notice to the applicant and to the assessed owners of property having a common boundary with the applicant's land that is the subject of the application.

- h) The written notice required pursuant to subsection (g) shall:
  - i. contain a summary of the application for minor variance;
  - ii. provide a reason for and an effective date of the decision;
  - iii. indicate that an adjoining assessed owner may, within 20 days, lodge a written objection with the Development Officer and
  - iv. indicate where there is an objection described in clause (iii), the applicant will be notified of the right of appeal to the Development Appeals Board.
- i) The written notice required pursuant to subsection (g) shall be delivered:
  - i. by registered mail or
  - ii. by personal service.
- j) A decision approving a minor variance, with or without terms and conditions, does not take effect:
  - i. in the case of a notice sent by registered mail until 23 days from the date the notice was mailed;
  - ii. in the case of a notice that is delivered by personal service, until 20 days from the date the notice was served.
- k) If an assessed owner of property having a common boundary with the applicant's land that is the subject of the application objects, in writing, to the municipality respecting the approval of the minor variance within the period prescribed in subsection (h), the approval is deemed to be revoked, and the Development Officer shall notify the applicant in writing:
  - i. of the revocation of the approval and
  - ii. of the applicant's right to appeal the revocation to the Development Appeals Board within 30 days of receiving the notice.
- l) If an application for a minor variance is refused or approved with terms and conditions, the applicant may appeal to the Development Appeals Board within 30 days of the decision's date.

### 3.17 Enforcement, Offences and Penalties

#### 3.17.1 Cancellation of Permits

- a) Council or the Development Officer may cancel a Development Permit, and when cancelled, development shall cease:
  - i. Where the Development Officer or Council is satisfied that a development permit was issued based on false or mistaken information;
  - ii. Where new information is identified pertaining to environmental protection, flood potential, or slope instability;
  - iii. When a developer requests a development permit modification and/or
  - iv. When a development with a valid development permit and/or building permit is carried out in contravention of this bylaw.

### **3.17.2 Stop-Work**

The Development Officer may authorize action to stop any development which does not conform to this Bylaw, a development or servicing agreement, a development permit or condition, or a caveat under this Bylaw.

### **3.17.3 Interpretation**

- a) Where any provision of this Bylaw appears unclear, Council shall make the final Bylaw interpretation.
- b) All Bylaw requirements shall be based on the stated metric units. The imperial units shown in this Bylaw shall be approximate guidelines only.

### **3.17.4 Offences and Penalties**

Any person who violates this Bylaw may be charged and liable on summary conviction to the penalties in the PDA.

### **3.17.5 Inspection of Premises**

In accordance with Section 242 of the PDA, the Development Officer, or any official or employee of the Municipality acting under their direction or Building Official, is hereby authorized to enter, at all reasonable hours, upon any property or premises in or about which there is reason to believe that provisions of this Bylaw are not being complied within the premises or in that property, and for the purpose of carrying out their duties under this Bylaw.

### **3.17.6 Bylaw Compliance**

Errors and/or omissions by any person administering or required to comply with the provisions of this Bylaw do not relieve any person from liability for failure to comply with them.

### **3.17.7 Order by the Development Officer**

- a) Where the Development Officer has determined that a violation of this Bylaw has occurred, the Development Officer may issue an order to correct the violation pursuant to Section 242 of the PDA.
- b) The order shall specify the contravention and may require the owner, operator, or occupant to do any or all of the following: discontinue the development, alter the development so as to remove the contravention, restore the land, building or premises to its condition immediately prior to the development or form of development, and complete the work necessary to comply fully with the Zoning Bylaw.
- c) The order shall specify the time when the actions required by Clause (2) are to be complete and shall advise of the rights of appeal.
- d) The Development Officer may register an interest against the title to the property based on the order and shall discharge the interest once the order is complied with.
- e) The Development Officer may apply to the Court of Queen's Bench to enforce the order or the order as amended by the Development Appeal Board or the Saskatchewan Municipal Board on an appeal.
- f) Any person who violates this Bylaw is guilty of an offence and, on summary conviction, liable to the penalties set forth in the PDA.

### 3.18 Amendments

The Zoning Bylaw amendment process is a mechanism by which the Village may, from time to time, bring this Bylaw into conformity with the Official Community Plan or respond to changing conditions or needs of the Village.

#### 3.18.1 Zoning Amendments

The process described in this Section shall apply to amendments to the text of the Zoning Bylaw and Zoning District Map.

- a) Any of the following may initiate an amendment to the Zoning Bylaw:
  - i. Any member of the general public upon application to the Development Officer;
  - ii. The Development Officer;
  - iii. The Village Manager; or
  - iv. The Village Council.
- b) Where a member of the general public seeks a Zoning Bylaw amendment, the applicant shall meet with Village Administration prior to applying to discuss informally:
  - i. The requirements of this Section and the Zoning Bylaw in general; and
  - ii. The nature of the proposed amendments.
- c) Every request for a Zoning Bylaw amendment shall:
  - i. Be made to the Development Officer in a form provided by him or her; and
  - ii. Be accompanied by:
    - A reference or copy of the portion of the current provision of the Bylaw which is proposed to be amended;
    - A statement of the text which is to be substituted;
    - A written justification of the amendment and why the application of the proposed zone or text is necessary;
    - An impact report outlining:
      - the relationship and compliance with the Official Community Plan or a Neighbourhood Plan or concept plan adopted by Council;
      - traffic and public transit impacts;
      - impacts on and service requirements for water, sewage, and other utilities;
      - potential effect on stability, retention and rehabilitation of existing land uses in the area, where applicable;
      - an assessment of impact on community services such as parks, recreation, fire and health.
    - The staging, implementation schedule, and duration of construction for any proposed

- development associated with the amendment;
  - A copy of the current certificate(s) of title for the lands affected; and
  - Written consent to the application from the property owner(s) where necessary.
- iii. In reviewing the application, Administration shall evaluate the application and prepare the report to Council based on the following factors:
  - Consistency with the general objectives and policies of the Official Community Plan, the PDA, The Subdivision Regulations, 2014 and The Statements of Provincial Interest;
  - Consistency with the objectives and policies of any applicable special study for the site, area or neighbourhood, with emphasis on:
    - Land uses;
    - Intensity of development; and
    - The provision and availability of public facilities and services.
- iv. Consistency with the purposes and intents of the zones expressed in this Bylaw;
- v. Potential adverse impact on:
  - Adjacent property;
  - The character of the neighbourhood;
  - The environment;
  - Traffic;
  - Parking;
  - Public right-of-way; and
  - Other matters affecting public health and safety;
- vi. Suitability of the land for the proposed development; and
- vii. Subject to the PDA; Council shall review the recommendation of Administration and may:
  - Request further information from Administration, the Development Officer, or the applicant;
  - Approve the proposal as originally proposed;
  - Approve the proposal with modifications as recommended by Administration; or
  - Deny the proposal.



## 4.0 General Regulations

### 4.1 All Zoning Districts

The general development regulations of this Section apply in all Zoning Districts. Where there appears to be a conflict with the regulations in other Sections, these regulations apply unless those Sections specifically exclude or modify these general development regulations.

#### 4.1.1 Licenses, Permits, and Compliance with other Bylaws

- a) Development must comply with the provisions of this Bylaw, whether or not a permit has been issued for the development.
- b) Nothing in this Bylaw shall exempt any person from complying with the requirements of a building bylaw or any other bylaw in force within the Village of Richmond or from obtaining any license, permission, permit, authority or approval required by this or any other bylaw of the Village of Richmond. Where provisions in this Bylaw conflict with those of any other municipal or provincial requirements, the higher or more stringent regulations shall prevail.

#### 4.1.2 Number of Principal Buildings Permitted on a Site

- a) Only one principal use shall be established, and only one principal building shall be placed on any given site, with the exception of public utility uses, institutional uses, approved dwelling groups, agricultural uses and accessory uses as explicitly provided for in this Bylaw.

- b) All buildings and permanent structures are subject to construction requirements of the *Construction Codes Act*.

#### 4.1.3 Principal Use Established

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

#### 4.1.4 Multiple Uses

Notwithstanding anything contained in this Bylaw, where any land, building, or structure is used for more than one purpose, all provisions of this Bylaw relating to each use shall be complied with, but no dwelling shall be located within 3.0 metres (10 feet) of any other building on the site except to a building accessory to such dwelling.

#### 4.1.5 Multi Parcel Sites

- a) Where a multi-parcel site is used for one development, a proposal to separate the parcels into two or more sites requires a development permit for each of the resulting sites.
- b) No development permit may be issued for a development creating more than one site as described in Clause (a) unless each of the proposed sites complies with the Bylaw with respect to the requirements of the District in which it is located.



#### **4.1.6 Non-conforming Buildings and Non-conforming Sites**

- a)** Where a building has been erected on or before the effective date of this Bylaw on a site having less than the minimum dimensions or area or having less than the minimum yards required by this Bylaw, the use may be continued, and the building may be enlarged, reconstructed, repaired or renovated pursuant to the rights granted by Sections 91 to 93 of the PDA. These rights are subject to the following:
  - i.** The enlargement, reconstruction, repair or renovation does not further reduce the required yards that do not conform to this Bylaw;
  - ii.** All other applicable provisions of this Bylaw are satisfied; and
  - iii.** Issuing of a development permit required by this Bylaw.

#### **4.1.7 Non-conforming Uses**

- a)** Where a use or intensity of use is being undertaken for part of a site or part of a building that conforms to the bylaws in effect before this Bylaw or before an amendment to this Bylaw, that use may be continued.
- b)** The use may not be enlarged or relocated, and the part of the building housing the use may not undergo structural alteration as long as the use is continued, as provided for in Sections 89 and 90 of the PDA. Any portion of the property or building may undergo development or reconstruction for a use that does conform to the Bylaw.

#### **4.1.8 Established Building Lines**

- a)** Where a front building line in a Residential District has been established by existing buildings in a block and is less than the specified front yard requirement, the required front yard is reduced for new construction according to the following principles:
- b)** Where the new building is to be constructed on a corner site, it shall not be located further into the required front yard than a legal principal building on the abutting interior site;
- c)** Where the building is to be constructed on an interior site, it shall not be constructed further into the required front yard than the average of the encroachments of principal buildings into the required front yard on the two abutting sites;
- d)** Where the abutting site is vacant, or the building has more than the required front yard, the encroachment into the required front yard shall be considered to be zero; and
- e)** Existing buildings where legally built are conforming with respect to the established building line.

#### **4.1.9 Grading and Levelling of Site**

- a) Any site proposed for development, including the adjacent ditch areas, shall be graded and levelled at the owner's expense as is necessary to provide for adequate surface drainage.
- b) The drainage shall not adversely affect adjacent property and shall comply with the requirements of the Village of Richmond, respecting the design and location of flow from the property and with the lot grading and landscaping requirements of this bylaw.

#### **4.1.10 Water Supply and Water Disposal**

- a) Subject to the Acts and Regulations administered by the Ministries responsible for Health and Environment, 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 any land, or into the air.
- b) Where available, every residence and every building containing washroom facilities shall be connected to the municipal sewer and water supply system at the owner's expense.

#### **4.1.11 Metric Conversion**

Where a building was constructed, or a site created under a bylaw using the Imperial System of Measurement, a standard under that bylaw that was converted and rounded to an approximate metric measure in a subsequent bylaw shall be deemed equivalent for the purpose of regulation of that site or building.

#### **4.1.12 Geotechnical Analysis**

- a) If a proposed development is to be located on a site that may be subject to slumping, earth movement or instability or is otherwise unsuitable for development or hazardous for the proposed use, Council may require that a geotechnical report be completed and approved by a Professional Engineer in the Province of Saskatchewan, in order to make an informed decision and as a condition of the issuance of the development permit.
- b) The report shall indicate the suitability of the site, or sites, for development and any remedial measures required to ensure suitability or to ensure that the natural resource base is not irreparably altered. Remedial measures may be specified as conditions in the development permit.

#### **4.1.13 Telecommunication Systems for Personal Use**

The installation and operation of personal telecommunication systems and their supporting structures intended for personal use is permitted in all zoning districts, provided that such structures are not located in any front yard or, in the case of a corner site, in any portion of the side or rear yard which is within 3.0 metres (10 feet) of the side site line adjacent to a street.

#### 4.1.14 Corner Visibility Triangles

On a corner lot in any district, no hedge, planting, tree, fence, or other structure not being a building shall be erected, placed, or maintained within the triangular area formed by the intersecting property lines and the straight line joining said property lines at points 6.0 metres (20 feet) distant from the point of intersection, measured along said property lines, to a height greater than 1.0 metres (3.29 feet).



Corner Visibility Triangles

#### 4.1.15 Attached Covered Patio or Deck

- a) An attached covered patio or deck, as defined in this bylaw, shall be subject to a development permit issued by the Development Officer.
- b) Any attached covered patio or deck shall be considered as part of the main building and shall be subject to the regulations for the main building.

- c) Notwithstanding any other section of this bylaw, any attached covered patio or deck may project 3.0 metres (10 feet) into any required rear yard.
- d) Attached covered patios or decks shall comply with all relevant requirements of the National Building Code, the Building Bylaw or any other applicable codes and regulations.

#### 4.1.16 Permitted Yard Encroachments

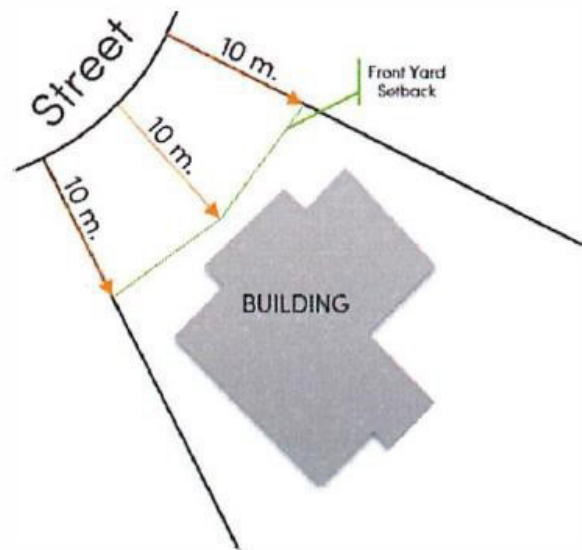
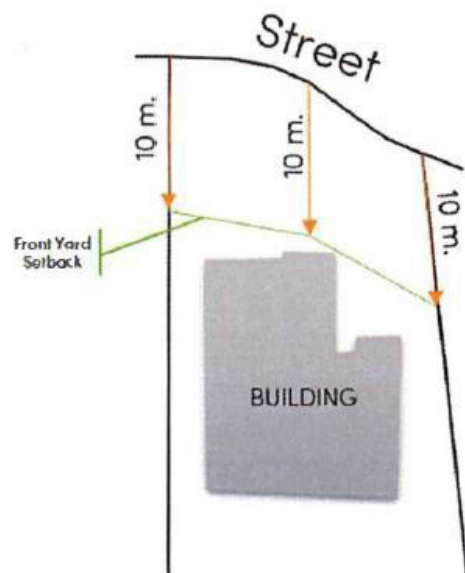
- a) Where minimum front, side or rear yards are required in any zoning district, permitted yard encroachments shall follow the regulations as described in Section 5 and, specifically, those within each Zoning District.
- b) Overall, cantilevers shall be subject to the permitted yard encroachments outlined in each respective Zoning District.

#### 4.1.17 Fences

- a) Fences, hedges and other closed landscaping plantings shall not exceed 1.0 metres (3.29 feet) in any required front yard or 2.44 metres (8 feet) in any required side or rear yard.
- b) No Fence, hedge, closed landscaping, sign, or other structure shall obstruct a sight triangle on a corner site as described in Section 4.4.14.
- c) Temporary fences, walls and gates within a property are permitted only as long as the temporary condition exists for the property and a permit has been obtained from Council. Any temporary fence, wall and gate shall be removed upon completion of the work or event authorized by Council or described in the permit issued.

#### 4.1.18 Irregular Lots or Sites

- a) Irregular lots or sites are permitted at Council discretion in all Districts.
- b) For irregular lots, the front yard setbacks shall be measured as per the example below. The distance at the intersection of the two points of the projection of the required setback along each property line measured from the street and the same distance measured at the projection of the required setback at the approximate midpoint of the property and its intersection with the street.



- c) The minimum required frontage for irregular lots may be measured at the minimum front yard setback requirement of the same District.
- d) Notwithstanding the provisions of clause (c) above, the Development Officer has the right to request the minimum required frontage to be met at the property line (not different than a rectangular lot) for those cases where a reduced frontage at the property line may limit future building or development of the proposed lot or site.

#### 4.1.19 Restoration to a Safe Condition

Nothing in this Bylaw shall prevent the structural improvement or restoration to a safe condition of any building or structure, provided that such structural improvement or restoration shall not increase the height, area or volume so as to contravene the provisions of this Bylaw.

#### 4.1.20 Restrictions on Changes

- a) The purpose for which any land or building is used shall not be changed, no new building or addition to any existing building shall be erected, and no land shall be severed from any site if such change, erection or severance creates a situation that contravenes any of the provisions of this Bylaw applicable to each individual remaining building, accessory building, site, or lot.
- b) Notwithstanding the provisions of clause (a) of this subsection, no person shall be deemed to have contravened any provision of this bylaw if only part or parts of any site or lot have been conveyed to or acquired by the Municipality or the Province of Saskatchewan for public work purposes.



#### 4.1.21 Height of Buildings

- a) Where a maximum height of buildings is specified in any District, the maximum height shall be measured at the front of the building from the finished grade level to the highest peak of the roof on the building, exclusive of any chimney or antenna.
- b) In any Zone, the following features shall not be considered for height determination: chimney stacks, either free-standing or roof-mounted solar panels, steeples, belfries, domes, or spires, monuments, elevator housings, roof stairways, entrances, water or other tanks, ventilating equipment, skylights, firewalls, parapet walls, receiving or transmitting structures, masts, flag poles, clearance markers or other similar erections.

#### 4.1.22 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 or more different zoning districts, the new district boundaries shall be the former center line of the closed street or lane.



#### **4.1.23 Railway Crossings and Sight Distances**

- a) Notwithstanding anything contained in this Bylaw, where any public street crosses a railway at the same grade, no building or structure shall be erected within 46 metres (150.92 ft) of the point of intersection of the center line of both the railway and the street.
- b) As identified and suggested in the *Guidelines for New Development in Proximity to Railway Operations, The Federation of Canadian Municipalities and Railway Association of Canada of May 2013*, the standard recommended building setbacks for new residential development in proximity to railway operations are as follows:
  - i. Freight Rail Yard: 300 metres
  - ii. Principal Main Line: 30 metres
  - iii. Secondary Main Line: 30 metres
  - iv. Principal Branch Line: 15 metres
  - v. Secondary Branch Line: 15 metres
  - vi. Spur Line: 15 metres

#### **4.1.24 Private Garages, Sunrooms, Solariums, and Greenhouses**

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.

#### **4.1.25 Swimming Pools**

- a) Swimming pools shall comply with the Village of Richmond's Private Swimming Pool Bylaw, if adopted and applicable.

- b) Notwithstanding anything contained in this Bylaw, a swimming pool is permitted as an accessory use to permitted uses in the residential districts or a motel/hotel in the commercial district in the side yard or rear yard of any lot if:
  - i. Any deck attached to or abutting a swimming pool shall be considered as part of the swimming pool and shall:
  - ii. Be subject to and comply with the provisions in the applicable zoning district in Section 5 of this Bylaw, respecting accessory structures.
- c) Any building or structure other than a dwelling required for changing clothing, 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.

#### **4.1.26 Private Wells**

- a) Properly designed and maintained private wells are permitted in all districts. Private wells shall be properly developed to prevent contaminants from reaching groundwater and protect underlying aquifers.
- b) No connection, cross connection, or condition may be installed or allowed to exist that could, under any conditions, cause or allow a potable water supply system to be contaminated, polluted, or infected by a private water well.
- c) No private water supply shall be interconnected with a public water supply system.

#### 4.1.27 Accessory Uses and Buildings

- a) A use shall be accessory to a permitted or discretionary use, which is a principal use on the site if such use complies with the definition of accessory in this Bylaw.
- b) Accessory uses and buildings are permitted in a District when an accessory to a principal use is permitted use in that same District for which a Development permit has been issued.
- c) Accessory uses and buildings are discretionary in a District when they are accessory to a principal use that is a discretionary use in that same District and for which a development permit has been issued.
- d) Accessory buildings and structures shall be designed and constructed to complement the architectural style and character of the primary dwelling and the surrounding neighbourhood.
- e) Where any building or structure on a site is attached to a principal building on the site by a roof, an open or enclosed structure above grade, a floor or a foundation which is above grade, or any structure below grade allowing access between the buildings such as but not limited to a parking garage.
- f) No accessory building shall be placed in a manner that obstructs the natural flow of drainage on or between properties.
- g) A maximum of 3 accessory buildings shall be allowed on a single residential lot.
- h) Residential accessory buildings shall be secondary, subordinate, and smaller than the principal building on site. A corridor or passageway connecting the buildings shall be designated as part of the principal building and not classified as an accessory building.
- i) An accessory building or structure on a corner site in any District shall be subject to the front setback requirements for the site as the related Zoning District.
- j) Any accessory building that requires water service shall be plumbed through the principal building on site.
- k) Notwithstanding the foregoing, no sign may be approved for accessory use. Signs may only be approved as uses if they are listed as uses in a Direct Control Provision or if they are permitted or discretionary uses in the District.



## 4.2 Lot Grading and Landscaping

**4.2.1** Any lot proposed for development shall be graded and levelled at the owner's expense to provide for adequate surface drainage, which does not adversely affect adjacent property.

### 4.2.2 Landscaping and Maintenance Requirements for Commercial and Industrial Properties

The requirements contained herein shall apply to all new developments on previously undeveloped commercial or industrial lands or where a change in the principal land use is proposed.

- a) Every attempt should be made to preserve and protect existing trees and vegetation during construction.
- b) All plant material shall be hardy and of a

species capable of healthy growth in the Village of Richmond.

- c) On-site lighting shall be located, orientated, and shielded to avoid negatively affecting adjacent properties or producing unnecessary light pollution.
- d) All waste materials or unsightly elements shall be enclosed by buildings or screened by landscape features, fences or a combination thereof to the satisfaction of the Development Officer.
- e) The property owner, his agent, or tenant is responsible for maintaining all landscaping. Plants shall be maintained in good condition so as to present a healthy, neat, and orderly appearance and shall be kept free from refuse, debris, and weeds.

## 4.3 Special Land Use Provisions

This section addresses special provisions and specific development standards that apply to the following developments in addition to the general regulations of this bylaw and any standards of the respective District.

### 4.3.1 Bare Land Condominium

- a) A bare land condominium project must comply with all the general regulations of this Bylaw and with the regulations of the applicable zone, with each bare land condominium unit to be treated in the same respect as a lot.
- b) An application for a bare land condominium project shall include a

comprehensive site plan in accordance with this Bylaw and the requirements of the Official Community Plan.

- c) In the case where a private roadway serves a bare land condominium subdivision, the following shall apply:
  - i. A private roadway includes a lot, bare land condominium unit, common property or portion of common property that may be created for vehicular access and circulation throughout the subdivision or development, including a bridge and any structure incidental to the roadway;

- ii. For the sole purpose of applying the regulations of this Bylaw, a private roadway, as described in the above clause, shall be deemed to be the same as a “public roadway”; and
- iii. The private roadway must allow for the safe and efficient movement of emergency vehicles and be designed to a standard acceptable to the Village of Richmond and/or Subdivision Approving Authority.

#### **4.3.2 Modular Homes/ Ready-To-Move (RTM) Homes**

- a) All Modular/RTM homes shall:
  - i. Be placed on a permanent, concrete foundation;
  - ii. Be multi-modular, with the width approximately equivalent to the length; and
  - iii. Have architectural features similar or complementary to adjacent and nearby homes.
- b) Modular/RTM homes shall be permanently connected to water and sewer services provided by the Municipality and permanently connected as available to other public utilities.
- c) All other requirements of this Bylaw apply.

#### **4.3.3 Bed-and-Breakfast Homes**

- a) Bed-and-breakfast operations shall be located in a single detached dwelling used as the operator’s principal residence or in a dwelling accessory to and established on the same site as the operator’s principal residence.

- b) Council will consider these types of applications with respect to the following criteria, if applicable;
  - i. the proposed structures are suitable and comfortable for the proposed development
  - ii. there is a water source suitable for public consumption at the facility
  - iii. there are suitable utilities and a sewage disposal system for the facility
  - iv. there are appropriate levels of access to the site and off-street or road parking for the users of the facility
  - v. the development will not conflict with adjacent uses or uses currently on site.

#### **4.3.4 Home-Based Business**

- a) Home-based businesses shall be ancillary to the dwelling unit and may be located in a dwelling used as the owner’s residence or in a building accessory to the dwelling.
- b) Home-based businesses shall cause no variation in the residential character and appearance of the dwelling, accessory residential building, or land except for permitted signs.
- c) All permits issued for home-based business shall be subject to the condition that the permit may be revoked at any time if, in the opinion of the Council, the conditions under which the permit was originally issued are no longer met. Where a permit is revoked, the use shall cease immediately.

#### 4.3.5 Residential Care Homes

- a) Where allowed as a discretionary use, a residential care home may be developed in a single detached dwelling building, subject to obtaining a provincial license, pursuant to the particular act under which the home is proposed to operate.
- b) The residential care home shall maintain the property's single detached residential character consistent with the neighbourhood.
- c) A residential care home shall meet all of the regulations for a single detached dwelling as prescribed for the District in which it is located.
- d) The operator of the residential care home shall be a permanent resident of the dwelling licensed as a residential care home.
- e) The operator shall ensure that adequate supervision and care are always available at the home.
- f) In approving a residential care home, Council may specify the maximum number of clients that may be cared for in a residential care home.
- g) Council will consider applications with respect to the following criteria:
  - i. The structures are suitable and comfortable for the proposed development and provide for the appropriate level of supervision;
  - ii. There is adequate space on the parcel for the proposed facility;
  - iii. There are appropriate levels of off-

street parking for the residents of the facility and the operator; and

- iv. The concentration of residential care homes will not exceed 2 facilities per residential block, and the home will complement adjacent residential uses.

#### 4.3.6 Family Childcare Home

- a) A family childcare home may be located in a detached dwelling, a semi-detached dwelling or Duplex.
- b) A family childcare home shall provide at least 3.25 m<sup>2</sup> of fenced on-site outdoor play space for each child present in the facility at any one time.
- c) The number of children under care or supervision in a family childcare home shall not exceed five, including children under 13 years of age who are residents of the dwelling.

#### 4.3.7 Day Care Centres

- a) Child daycare centres and pre-schools may be approved as accessory uses or principal uses. In any residential district, no exterior alterations shall be undertaken to a dwelling or former dwelling that would be inconsistent with the residential character of the building or property.
- b) Child daycare centres or pre-schools located in residential districts shall provide at least 3.5 m<sup>2</sup> of fenced on-site outdoor play space for each child present in the facility at any one time.
- c) Required parking spaces may be located in a required front yard. Additional parking spaces may be permitted where the site has no access to a lane.

- d) In addition to the development standards contained within the zoning district, all other relevant sections of this Bylaw shall apply to the review and approval of daycare centres and pre-schools listed as discretionary uses.

#### **4.3.8 Cannabis Retail Outlets**

- a) Cannabis retail outlets shall comply with the following standards regarding setbacks:
  - i. Cannabis retail outlets shall be set back 200 meters from the following uses: high schools, elementary schools, parks/playgrounds, public recreational facilities, daycare facilities, community centers/youth centers, and places of worship; this distance may be shorter at the discretion of Council.
- b) Cannabis retail outlets shall be setback a distance of 100 meters from the following uses: other cannabis retail stores, schools, recreational facilities and other educational services;
- c) Setbacks will be measured from the property line of the proposed retail store site to the nearest property line of any of the above-listed uses and
- d) Council shall determine the compatibility of all neighboring land uses with the proposed cannabis retail outlet before issuing a decision.
- e) Signs for Cannabis Retail Outlets shall be subject to the sign regulations outlined in this bylaw.

- f) A retail outlet shall comply with all requirements of the federal and provincial cannabis legislation and shall provide the municipality with a copy of all applicable federal and provincial permits or approvals.
- g) The applicant shall also provide proof of compliance with all required operating licenses.
- h) A retail outlet shall not interfere with the amenities or change the character of the neighbourhood.
- i) A retail outlet shall not way materially interfere with or affect the use and enjoyment of adjacent properties.

#### **4.3.9 Public Utilities, Pipelines, and Facilities**

- a) Public utilities and facilities of the Municipality, except solid and liquid waste disposal sites, shall be a permitted allowed use on any site, and no minimum site area or yard requirements shall apply.
- b) Where a pipeline, utility, or transportation facility crosses a municipal road, Council may apply special design standards as necessary to protect the municipal interest in the road.

#### **4.3.10 Communications Towers or Facilities**

- a) Communication towers or facilities classified as public utilities may be erected in any zoning district but shall be subject to appropriate public consultation processes as established by Council.

#### **4.3.11 Towers as an Accessory Use;**

- a)** Towers shall be located in the rear yard, which must have a minimum side yard and a minimum rear yard of 7.5 metres.
- b)** All towers shall be enclosed by a protective fence at least 3.0 metres in height if no locked anti-climbing device is installed on the structure.
- c)** Towers shall have no more than two antennas; the height shall conform to the maximum allowable height as stated hereinafter;
- d)** All applications for erecting a tower will contain documentation certifying the structural safety by a certified Saskatchewan Professional Engineer, as well as proof of liability insurance.
- e)** Towers and any additions extending from the top of the tower shall not exceed the following (municipal buildings are exempt).

#### **4.3.12 Development and Hazard Lands**

- a)** For all Where development of a building is proposed within an area identified as potential hazard land, Council may require that, before a permit is issued for development, the applicant submit a report prepared by a professional that is competent to assess the suitability of a purposed development site with respect to the Official Community Plan regulations and with respect to:
  - i.** The potential for flooding up to 1:500-year flood elevation;
  - ii.** The potential for slope instability

before and after the development and any proposed improvement;

- iii.** The suitability of the location for the proposed use or building given the site constraints, and
  - iv.** The required mitigation measures for development on areas with a highwater table.
- b)** Any development of a building proposed for habitable/living space located within an area identified as flood plain of a river or stream shall be assessed with respect to the Official Community Plan regulations and shall be adequately flood-proofed to a minimum building elevation of 0.5m (freeboard) above the 1:500-year flood elevation.
  - c)** Sanitary landfills and lagoons shall not be located on hazard lands.
  - d)** Actions to avoid, prevent, mitigate or remedy hazards may be incorporated as conditions of any development permit. The Development Officer and/or Council shall refuse a permit for any development where, in their opinion, the proposed actions are inadequate to address the adverse conditions or will result in excessive municipal costs.

#### **4.3.13 Portable Storage Units**

- a)** No person shall park or store any intermodal sea and rail shipping container/can, truck, bus or coach body on any part of a site for the purpose of storage or advertising within any Zoning District without the proper municipal permits, were applicable.

- b)** Sea and rail containers/cans specifically designed for moving goods and products are prohibited in any Residential District.
- c)** Portable on Demand Moving/Storage containers such as but not limited to BigSteelBox, PUPS, and U-Box may be temporarily accommodated in any Zoning District under the following conditions:
  - i.** The property owner requires permits from the Village of Richmond before containers are parked or stored;
  - ii.** Must be properly anchored;
  - iii.** The unit shall not exceed 28.21 m<sup>3</sup>;
  - iv.** Shall be set back a minimum of 3 metres from the front property line and 1.5 metres from the side or rear property lines and all other structures on the property;
  - v.** Containers determined by the Village to be unsightly, misused, unsafe, or inappropriate in any way shall be removed at the owner's expense within a period specified by the Village;
  - vi.** Must meet the National Building Code Standards as applicable;
  - vii.** Businesses and operators in the Commercial Districts may make temporary use of seasonal mobile storage containers when required and used as part of their regular business operations; and
  - viii.** The Development Officer may impose supplementary screening requirements on sea and rail containers for commercial use.

- d)** Storage units incidental to the construction of a building or structure with an active building permit are allowed, provided such storage units are removed following completion or abandonment of such construction.

#### **4.3.14 The Keeping of Animals**

- a)** The keeping of livestock is prohibited in all districts within the Village.
- b)** Subsection a) does not apply in the following places or circumstances:
  - i.** Areas zoned as Future Urban Development (FUD).
  - ii.** In a veterinary clinic or hospital under the care of a licensed veterinarian.
  - iii.** By anyone holding a license under any statute of the Legislature of Saskatchewan or the Government of Canada, which permits the keeping of animals under stated conditions, excepting a license permitting an intensive livestock operation or in an abattoir or a hatchery.
  - iv.** The keeping of domestic animals is permitted in all districts.
- c)** Notwithstanding Clause b) iv and subject to relevant bylaws and legislation governing noise and public health, domestic animals per household should be limited to 3 dogs, 3 cats and no poultry shall be allowed.
- d)** Breeding kennels and boarding kennels are prohibited in all Residential Districts.



- e) A kennel enclosure for domestic animals shall be permitted as an accessory use in any district provided that only one kennel enclosure is permitted on any one site, and no part of the kennel enclosure shall:
  - i. Be situated less than 1.0 metre from a side property line;
  - ii. Be situated less than 1.0 metre from a rear property line; and
  - iii. Be situated less than 12.0 metres from a front property line.

#### 4.3.15 Prohibited and Noxious Uses

- a) Any use is prohibited which, by its nature or the materials used therein, is declared by *The Public Health Act* and Regulations to be a noxious trade, business, or manufacture.
- b) Notwithstanding any use contained within a building, no land shall be used, and no building or structure shall be erected, altered or used for any noxious purpose and, without limiting the generality of this subsection, for any purpose that creates or is likely to become a nuisance or offence, or both:
  - i. By the creation of noise or vibration;
  - i. By the emission of light and glare;
  - ii. By reason of the emission of gas, fumes, smoke, dust or objectionable odour;
  - iii. By reason of the unsightly storage of goods, wares, merchandise, salvage, refuse matter, motor vehicles, trailers or parts of vehicles or trailers, machinery, or other such material; and
  - iv. By any combination of things in this subsection.

#### 4.3.16 Accessory Dwelling Units (Secondary Suites and Garden Suites)

- a) One (1) accessory dwelling unit may be constructed within the site of a principal single detached dwelling in a residential zone at Council's discretion with conditions to assure that conflict with neighbouring uses are avoided. Accessory Dwelling Units must contain cooking, eating, living, sleeping and sanitary facilities.
- b) Only one (1) accessory dwelling unit is permitted on each residential site and it may not interfere with the site line of either of the adjoining properties.
- c) 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.
- d) Secondary Suites may not exceed 60 m<sup>2</sup> (645.86 ft<sup>2</sup>) or 50% of the total floor space of the dwelling unit including the basement, and may not have more than two bedrooms.
- e) Secondary Suites may be allowed above garages at Council's discretion using the same criteria as above.
- f) A garden suite should occupy no more than 75m<sup>2</sup> or a maximum of 40% of the total floor area of a detached dwelling, whichever is less. The parcel coverage of the building in which a garden suite is contained shall not exceed the building footprint of the principal dwelling.



**g)** Park Models may be permitted subject to meeting Building Code. Trailer Coaches are not covered as an Accessory Dwelling Unit.

**h)** All Accessory Dwelling Units must be connected to municipal water and waste systems and meet Public Health requirements.

## **4.4 Signs**

### **4.4.1 Sign Permit**

- a)** The erection of signage on the Village property must receive the approval of the Development Officer.
- b)** Signs advertising the principal use or products for sale on the premises are permitted.
- c)** Derogatory signs and harmful signage are not permitted.
- d)** Signs must be located so that they do not obstruct required sight lines at intersections.
- e)** Temporary signs not exceeding 1.0 m<sup>2</sup> (10 ft<sup>2</sup>) advertising the sale or lease of the property or information about a temporary condition affecting the property are permitted.
- f)** No Provincial or Federal sign is permitted on Village property.

**g)** In the Commercial and Industrial Districts:

- i.** Two permanent signs are permitted for each principal use on the premises.
- ii.** The sign, which may be double faced, shall not exceed 3.5 m<sup>2</sup> (36 ft<sup>2</sup>).
- iii.** The maximum height of any sign shall be 6 metres (20 feet) above the finished grade.
- iv.** No commercial or industrial sign shall exceed the rooftop of the adjacent buildings if the property is adjacent to a residential zoning district.

**h)** In Residential Districts:

- i.** One permanent sign with the residents' names and addresses is permitted on the premises.
- ii.** The facial area of a sign shall not exceed 0.4 m<sup>2</sup> (4 ft<sup>2</sup>).
- iii.** Illuminated signs are prohibited in residential districts

## 4.5 Parking and Storage of Recreational Vehicles

- a) The parking and storage of recreational vehicles are only permitted in designated areas as permitted by the Council.
- b) The use of recreational vehicles for camping and/or as temporary living space is only permitted in designated areas as permitted by Council.
- c) No person shall keep, in the front yard of any property within the Village, or in the case of a corner site, in the front yard or the flanking side yard in any site, any large recreational vehicle for a period longer than ten days.
- d) Notwithstanding Clause c) above, from April 1 through October 31 inclusive, on a residential site, large recreational vehicles may be parked within 2.0 metres (6.5 feet) of the interior edge of the sidewalk or within 2.0 metres (6.5 feet) of the curb if there is no sidewalk:
  - i. Where vehicular access is solely available through the front yard; or
  - ii. In the case of a corner site, where vehicular access is solely available through the front yard or through the exterior flanking side yard, subject to the discretion of the Village, who may exercise his right to vary the requirement on a site by site basis, given the proximity and orientation of driveways, parking areas, buildings and other physical features which may affect sight lines and amenities on the subject property and adjacent properties.
- e) For the purposes of Clause d), a “large recreational vehicle” shall include any motorhome, travel trailer, or fifth wheel trailer; any camper when it is not mounted on a truck but placed on the ground, on a stand or otherwise stored; or any similar vehicles.
- f) For the purposes of Clause d), a “large recreational vehicle” shall not include small utility trailers, camper van conversions, tent trailers, campers which are mounted in trucks, boats; snowmobiles, all-terrain vehicles, jet skis, or motorcycles and trailers to carry them.

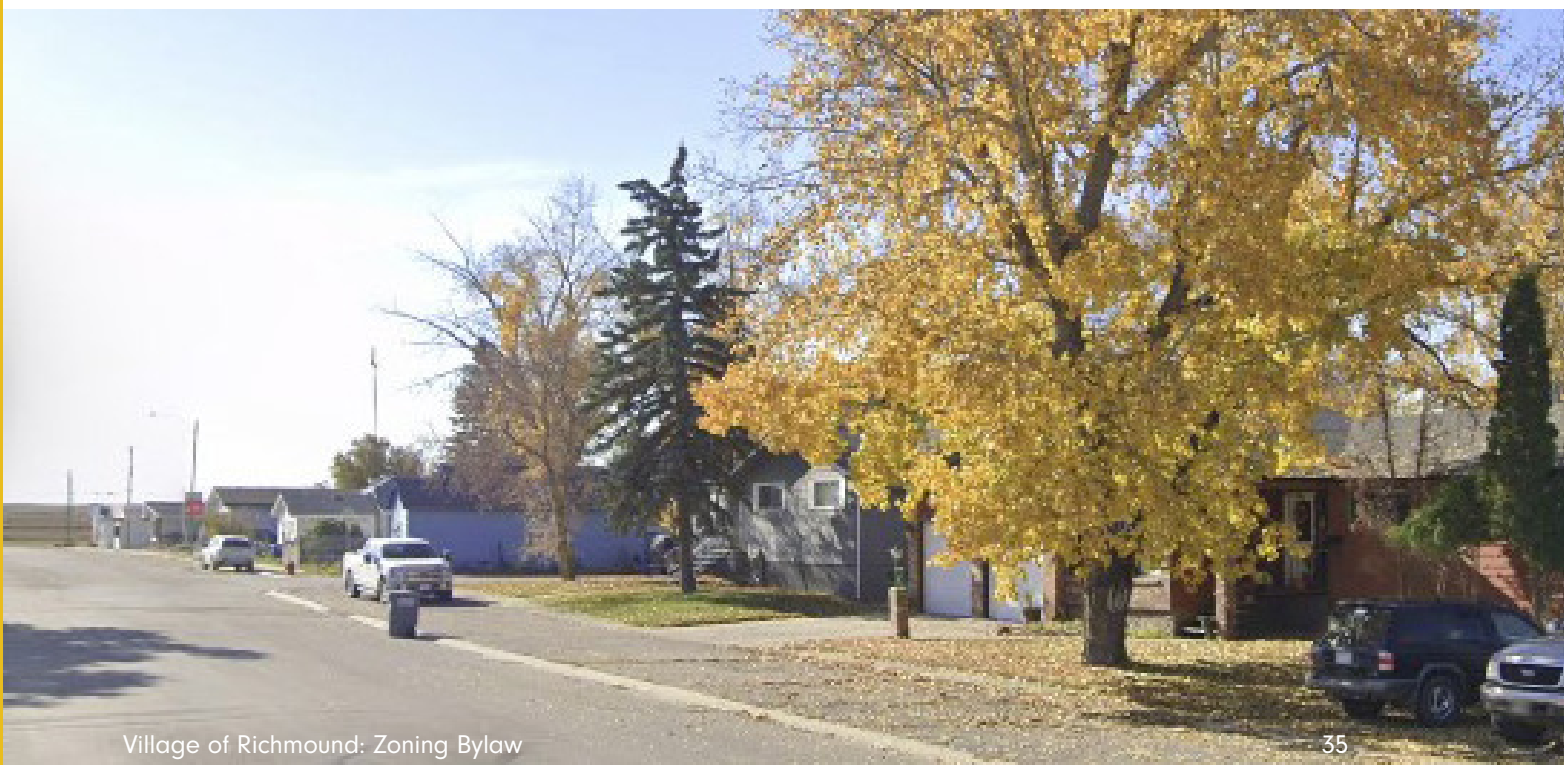


## 4.6 Holding Provisions (H)

Planned Unit Development, which may be composed of a mixture of residential types, institutional, commercial, open space and recreation uses, may be permitted in Residential and Commercial zones subject to the following regulations:

### 4.6.1 Holding Provisions Considerations

- a) Where on the Zoning District Map the symbol for a zoning district has the holding symbol “H” suffixed to it, any lands so designated on the map shall be subject to a holding provision in accordance with Section 71 of the PDA.
- b) The purpose of the holding provisions shall be to enable Council to manage development and subdivision proposals in phases.
  - i. The application and management of the holding provision shall be at Council’s discretion;
  - ii. Council may rezone and manage development and subdivision in phases by designating portions of land with a holding symbol (e.g., “H”) in conjunction with any zone design (e.g., R1-H).
  - iii. The holding provision and symbol shall mean that:
    - Development shall be restrictively managed under the holding provision;
    - Existing uses may continue, subject to the Official Community Plan and Zoning Bylaw development and subdivision standards.
    - The holding designation may only be removed by amendment to the Zoning Bylaw. All bylaws removing the holding designation shall conform to the Official Community Plan and the provisions of the PDA.



## 4.7 Contract Zone (C)

This zone is intended to permit a unique development opportunity and/or the development of parcels of land and/or buildings that, because of their shape, size, unique characteristics, or some other unusual condition, may require special consideration to achieve the desired results consistent with the applicable land use category or the general intent of the zones in which they are situated.

### 4.7.1 Contract Zone Considerations

- a) A contract zone may be designated only on:
  - i. Small or irregularly shaped lots;
  - ii. Lots restricted by physical barriers such as water courses, slopes, roadways, and railways;
  - iii. Infill sites in higher-density residential or mixed-use areas or
  - iv. Sites accommodating unique development opportunities.
- b) No contract zone shall be designated on a part of a building or structure based on the leasehold interest of a lessee in the land on which the building or structure is situated.
- c) A contract zone may require the following:
  - i. Each application for a contract zone shall be evaluated on its own merit in accordance with the provisions of this bylaw;
  - ii. Where the proposal meets the requirements of this bylaw, Council may enter into a zoning contract or agreement with the individual or corporation for the purpose of accommodating the request to rezone the land;
  - iii. In addition to the requirements of those Sections, Council may, in approving the zoning contract, attach conditions, which, in its opinion, are necessary to ensure compatibility between the proposal and surrounding land uses;
  - iv. The conditions which Council may attach to its approval are only limited by the provisions of the PDA; and
  - v. The procedures for zoning bylaw amendment specified in Section 3.18 shall be used in processing applications for zoning contracts.
- d) Only uses specified in the contract agreement shall be allowed.
- e) The regulations respecting lot size, frontage, coverage, floor area ratio, building height and yards, parking, payment in lieu of parking, and loading shall be those specified in the contract agreement.

## 4.8 Direct Control District (DCD)

The purpose of the DCD – Direct Control District is to identify areas of the Village where sensitive control of the use, development, and location of buildings is necessary in order to establish, preserve or enhance the unique character of the site of area, address a special environmental concern; or the preservation of a special historic, cultural, archaeological, natural, scientific, or aesthetic site identified in municipal, provincial, or federal legislation.

### 4.8.1 Direct Control District Considerations

- a) The zone shall only be designated under the following conditions:
  - i. The development proposed is consistent with the Official Community Plan; or
  - ii. The proposed development is compatible with land uses that surround the development site.
- b) Only uses specified in designated Direct Control Districts, forming part of this Bylaw, shall be allowed.
- c) The regulations respecting development in Direct Control Districts shall be those specified in designated Direct Control Districts forming part of this Bylaw.
- d) Every application to designate a Direct Control District shall be made in accordance with the applicable requirements in this section.
- e) Notwithstanding Clause d), Council may, through a development agreement with the applicant, specify the conditions necessary to ensure that developments in the district conform to the Official Community Plan or any other relevant legislation such as the PDA.
- f) The symbol “DCD” in conjunction with a sequential number (DCD-1, DCD-2) shall indicate property(s) that have been rezoned through the Direct Control District procedure.
- g) Each approved Direct Control District shall be added to Section 5 as a new District and subsection.

## 4.9 Planned Unit Development (PUD)

Planned Unit Development, which may be composed of a mixture of residential types, institutional, commercial, open space and recreation uses, may be permitted in Residential and Commercial zones subject to the following regulations:

### 4.9.1 Planned Unit Development Considerations

- a) An overall site plan shall include landscaping design and the physical layouts of all structures and roads.
- b) Specific contract zone regulations will be developed for Planned Unit Developments. Uses permitted within PUD Contracts include residential, commercial, light industrial recreation and open space. However, the project shall produce an environment of stable and desirable character and shall incorporate at least equivalent standards of building separation, parking, height and other requirements and provisions of this Bylaw. While areas zoned as “Open Space” may be incorporated into Planned Unit Developments, only those structures permitted in the “Open Space” zones will be allowed.
- c) The minimum site area shall be in accordance with the contract.
- d) A minimum of 25% of the land area must be common open space or common recreational space.
- e) The density of development shall not be increased from the normal density per gross acre permitted in that zone.
- f) Planned Unit Developments shall be regulated through a contract zoning agreement, a site plan agreement and a development agreement, which is caveated against the title at Land Registry of Information Service Corporation.



## 5.0 Zoning District Structure

### 5.1 Classification of Zoning District

For the purpose of this Bylaw, the Village of Richmond is divided into the following Zoning Districts, the boundaries of which are shown on the “Zoning District Map.” Such Districts may be referred to by the appropriate symbol, as shown in the table below.

District	Symbol
Residential District	R1
Commercial District	C1
Industrial District	M
Community Service District	CS
Future Urban Development	FUD

The uses or forms of development allowed within a Zoning District, along with regulations or standards which apply, are contained in the corresponding Zoning District in this section.

### 5.2 The Zoning District Map

The Zoning District Map as shown in Section 8 of this bylaw, bears the statement:

“This is the Zoning District Map, which accompanies and forms part of Bylaw No. 6-2025 and is referred to in Section 5 adopted

by the Village of Richmond signed by the Mayor and Village Administrator under the seal of the Village.”

### 5.3 Boundaries of Zoning Districts

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.

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.

## 6.0 Zoning Districts

### 6.1 Residential District – R1

This district intends to provide for residential style living and related uses on larger lots within the boundaries of the Village of Richmond.

#### 6.1.1 Permitted Uses and Regulations

Uses	Minimum Requirements				
	Area	Frontage	Front Yard	Side Yard	Rear Yard
Single Detached Dwelling	550 m <sup>2</sup> (5,920 ft <sup>2</sup> )	12 m (40 ft)	6 m (20 ft)	1.5 m (5 ft)	6 m (20 ft)
Mobile, Modular and RTM Home					
Semi-Detached or Duplex					
Parks, Playgrounds, Public Utilities, Municipal and Institutional Facilities	No Requirements				

#### 6.1.2 Discretionary Uses and Regulations

Uses	Minimum Requirements				
	Area	Frontage	Front Yard	Side Yard	Rear Yard
Family Child Care, Residential Care Homes and Day Care Centres	No Requirements / As per General Regulations				
Home-Based Business					
Garden (Granny) Suite					
Communications Towers or Facilities					
Places of Worship and Religious Institutions	550 m <sup>2</sup> (5,920 ft <sup>2</sup> )	12 m (40 ft)	6 m (20 ft)	1.5 m (5 ft)	6 m (20 ft)
Single Detached Dwellings accessory to a park, or for an owner or caretaker of a permitted use and only when the Village has approved a business plan	As Required for Applicable Uses Above				

### 6.1.3 Accessory Buildings

- a) All accessory buildings shall be set back a minimum of 5.0 metres (16.0 feet) from the front site line, 1.2 metres (4.0 feet) from the principal building, and 1.2 metres (4.0 feet) from the side site line unless the side site line is an abutting street, in which case the side yard shall be 1.53 metres (5.0 feet). See Diagram in Definitions.
- b) All accessory buildings shall be located a minimum of 1.2 metres (4.0 feet) from the rear site line, except where an accessory building has a door or doors opening onto a lane, which shall not be located less than 3.0 metres (9.85 feet) from the site line abutting the lane. Where a public or environmental reserve exists adjacent to the rear yard, no setback will be required.
- c) All accessory buildings shall not exceed 75% in area of the principal building area and shall not exceed 5.0 metres (16.0 feet) in height.
- d) A 2-storey accessory garage may be allowed at Council's and neighbour's discretion and may not exceed 10.67 metres (35.0 feet) in height measured from the lowest point of the perimeter of the building to the ridge of the roof. Council to decide.
- e) All activities related to artisan studios, crafts, and workshops shall be conducted in an enclosed building. No exterior storage of materials, goods, or waste products is permitted except within a waste disposal bin for collection.

- f) Only one (1) Sea Can/Intermodal Storage container per residential site will be permitted at Council's Discretion and subject to Discretionary Use provisions

### 6.1.4 Fence and Hedge Heights

- a) No hedge, fence or other structure shall be erected past any property line.
- b) No hedge, fence, or other structure not otherwise permitted shall be erected in a required front yard to a height of more than 1.0 metre (3.29 feet) above grade level.
- c) No hedge, fence, or other structure not otherwise permitted shall be erected in a required side or rear yard to a height of more than 2.44 metres (8.0 feet) above grade level.
- d) No barbed wire or razor wire fences shall be allowed in this district.
- e) Notwithstanding the foregoing, Council may permit by resolution higher hedges and fences provided that visibility and site lines for safety can be maintained.

### 6.1.5 Outside Storage

- a) No outdoor storage shall be permitted in the required front yard of any residential site.
- b) No yard shall be used for the storage or collection of hazardous material.
- c) Council may apply special standards as a condition or for a discretionary use approval regarding the location of areas used for storage for that use.

- d) No wrecked, partially dismantled or inoperable vehicle or machinery shall be stored or displayed in any required yard.
- e) Council may require special standards for the location setback or screening of any area devoted to the outdoor storage of vehicles in operating condition normally used for the maintenance of the residential property, vehicles or vehicular parts.
- f) Provision shall be made for the owner of the property to temporarily display a maximum of either one (1) vehicle or recreational vehicle in operating condition that is for sale at any given point in time.
- g) Fabric covered structures consisting of wood, metal or plastic framing covered on the roof and one or more sides with fabric, plastic, vinyl or other sheet material shall be prohibited on all residential sites. Existing structures may remain and must be maintained in good order, however cannot be replaced once they have been removed or have become dilapidated.

#### **6.1.6 Regulations for Residential Parking**

- a) The parking area within the residential lot shall constitute a single driveway and shall not exceed 60% of the frontage of the lot.
- b) Where the parking area for all development is accessed from a street, the parking area, including the driveway, shall have a durable, dust-free hard surface of asphalt, concrete, brick or other similar material, including gravel or slag.
- c) Where recreational vehicle parking on a driveway is provided for a detached dwelling unit, the number of recreational vehicles shall not exceed two.

## 6.2 Commercial District – C1

This district intends to provide for localized convenience commercial and personal service uses, which are intended to serve

the day-to-day needs of residents within residential neighbourhoods.

### 6.2.1 Permitted Uses and Regulations

Uses	Minimum Requirements				
	Area	Frontage	Front Yard	Side Yard	Rear Yard
Confectioneries, Restaurants, Beverage Rooms, Liquor Sales, Grocery Stores, Hotels, Commercial and Personal Service Shops and Financial Institutions	550 m <sup>2</sup> (5,920 ft <sup>2</sup> )	12 m (40 ft)	6 m (20 ft)	2.5 m (8 ft)	6 m (20 ft)
Artisan and Craft Shops, Travel Agents, Art Galleries					
Parks, Playgrounds, Public Utilities, Municipal and Institutional Facilities					
Parks, Playgrounds, Public Utilities, Municipal and Institutional Facilities	No Requirements				
Accessory Uses to a Principal Permitted Use	As Required for Applicable Uses Above				

### 6.2.2 Discretionary Uses and Regulations

Uses	Minimum Requirements				
	Area	Frontage	Front Yard	Side Yard	Rear Yard
Confectioneries, Restaurants, Beverage Rooms, Liquor Sales, Grocery Stores, Hotels, Commercial and Personal Service Shops, Financial Institutions and Cannabis Retail Outlets	550 m <sup>2</sup> (5,920 ft <sup>2</sup> )	12 m (40 ft)	6 m (20 ft)	1.5 m (5 ft)	6 m (20 ft)
Communications Towers or Facilities	As per General Regulations				
Accessory Uses to a Principal Discretionary Use	As Required for Applicable Uses Above				
Dwellings accessory to commercial uses for an owner or caretaker of an approved use part of an approved business plan					

### **6.2.3 Fences and Hedges**

- a)** Fences, hedges and other closed landscaping plantings shall not exceed 1.0 metre (3.29 feet) in any required front yard or 3.0 metres (10 feet) in any required side or rear yard.
- b)** No fence, hedge, closed landscaping, sign, or other structure shall obstruct a sight triangle as per Section 4.1.14.

### **6.2.4 Accessory Buildings and Structures**

- a)** Setbacks for accessory buildings shall meet the same requirements as the principal use or building.

### **6.2.5 Accessory Dwelling Units – Attached to Stores or Commercial Establishments**

- a)** Council may consider one dwelling unit accessory for retail or commercial use where the unit is used by the operator of the business to which it is an accessory.
- b)** The accessory dwelling shall be located in the principal building.
- c)** Accessory dwelling units shall have an entrance separate from that of the store or commercial establishment and provide a fire exit secondary to the required entrance.

### **6.2.6 Parking**

- a)** No parking, loading, storage, trash collection, outdoor service or display area shall be permitted within a setback.
- b)** Loading, storage and trash collection areas shall be located to the rear or sides of the principal building and shall be screened from view from any adjacent sites or public roadways.

- c)** If the rear or sides of a site are used for parking, an outdoor service display area or both, and abutting a residential zone or a lane serving a residential zone, such areas shall be screened in accordance with the provisions for landscaping of this Bylaw.

### **6.2.7 General Performance Standards**

- a)** All uses and activities, except those noted in clauses (b) and (c) below, shall be located and carried on within an enclosed building, and there shall be no outdoor display areas except for automotive and minor recreational vehicle sales/rentals and convenience vehicle rentals;
- b)** Any street-facing walls shall have a high level of transparency, including windows, to provide adequate surveillance of the street.
- c)** All loading, service, trash collection and accessory storage areas, and trucking yards shall be located to the rear or sides of the principal building and shall be screened from view from any public roadway other than a lane and adjacent sites, by building walls, landscape materials, berms, fences or a combination of these;
- d)** The Development Officer may require that exposed projections outside the building, such as mechanical and electrical equipment, transformer ducts, cooling towers and materials handling equipment, be screened from view from any public roadway other than a lane and adjacent sites if such projections are inconsistent with the character and appearance of surrounding development or the intended visual qualities of this zone;



- e) All buildings shall be constructed and finished with durable materials designed to maintain the initial appearance of the development throughout the life of the project. The Development Officer may require that the appearance of metal or concrete block walls exposed to public view from beyond the site be improved where such walls are inconsistent with the finishing materials or appearance characteristic of surrounding development, and



- f) Where use classes that may, in the opinion of the Development Officer, create negative impacts such as noise, light or odours which may be noticeable on adjacent properties, and where the site containing such use classes is directly adjacent to sites used or zoned for residential activities, the Development Officer may, at the Development Officer's discretion, require that these potential impacts be minimized or negated. This may be achieved through a variety of measures, including landscaping, berming or screening, noise attenuation measures such as structural soundproofing, downward direction of all exterior lighting onto the proposed development, and any other measures as the Development Officer may deem appropriate.

## 6.3 Industrial District – M

This district intends to continue to support and accommodate for future industrial related development to serve the community. In any area of the community zoned Industrial

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

### 6.3.1 Permitted Uses and Regulations

Uses	Minimum Requirements				
	Area	Frontage	Front Yard	Side Yard	Rear Yard
Agricultural Commercial/ Industrial	1 ha (107,640 ft²)	30 m (98.4 ft)	5 m (16.4 ft)	6 m (19.6 ft)	7 m (22.9 ft)
Grain Elevators and Terminals					
Railway and Railway Operations and Related Works					
Commercial/Industrial Storage					
Recycling Depots					
Machine, Welding and Fabrication Shops					
Accessory Uses to a Principal Permitted Use	As Required for Applicable Uses Above				

### 6.3.2 Discretionary Uses and Regulations

Uses	Minimum Requirements				
	Area	Frontage	Front Yard	Side Yard	Rear Yard
Large Scale Retail and Wholesale	1 ha (107,640 ft²)	30 m (98.4 ft)	5 m (16.4 ft)	6 m (19.6 ft)	7 m (22.9 ft)
Bulk oil dealers and chemical supply dealers					
Warehousing Depots and Storage Yards					
Recreational Vehicle Storage Yards					
Communications Towers or Facilities	As per General Regulations				
Accessory Uses to a Principal Discretionary Use	As Required for Applicable Uses Above				
Single Detached Dwelling accessory to industrial uses for an owner or caretaker of an approved use part of an approved business plan					

### **6.3.3 Fences and Hedges**

- a) Fences, hedges and other closed landscaping plantings shall not exceed 1.0 metre (3.29 feet) in any required front yard or 3.0 metres (10 feet) in any required side or rear yard.
- b) No fence, hedge, closed landscaping, sign, or other structure shall obstruct a sight triangle as per Section 4.1.14.

### **6.3.4 Accessory Buildings and Structures**

- a) A permitted accessory use/building shall be defined as any buildings, structures or a use, which is customarily accessory to the principal use of the site, but only if the principal permitted use or discretionary use has been established.
- b) All accessory uses, buildings or structures require the submission of an application for a development permit prior to commencing the use or construction unless it is identified as exempt from this process in this Bylaw.
- c) Setbacks and general performance standards for accessory buildings shall meet the same requirements as the principal use or building.

### **6.3.5 Accessory Dwelling Units Accessory to Industrial Uses**

- a) One accessory dwelling unit accessory to industrial uses may be considered by Council where the unit is used for the operator of the business to which the dwelling unit is accessory.
- b) The accessory dwelling shall be located in the principal building.

- c) Accessory dwelling units shall have an entrance separate from that of the industrial use and provide a fire exit secondary to the required entrance.

### **6.3.6 Parking**

- a) No parking, loading, storage, trash collection, outdoor service or display area shall be permitted within a setback.
- b) Loading, storage and trash collection areas shall be located to the rear or sides of the principal building and shall be screened from view from any adjacent sites or public roadways.
- c) If the rear or sides of a site are used for parking, an outdoor service display area or both, and abut a Residential Zone or a lane serving a Residential Zone, such areas shall be screened in accordance with the provisions for landscaping of this Bylaw.

### **6.3.7 Discretionary Use Application**

- a) Council will consider the applications for discretionary use with respect to the following criteria:
  - i. The sewer, water, and utility servicing capacity is available to service the development without excessive impact on other uses being served by the system;
  - ii. The potential for noise, dust, smoke, and other emissions causing pollution has been effectively mitigated;
  - iii. Adequate separation exists from the development to residential and tourist service uses; and
  - iv. Access to truck routes, major streets, and railway transportation is appropriate to the type of development.

### **6.3.8 Storage**

- a) No exterior storage of materials, goods, or waste products is permitted except within a waste disposal bin for collection.

### **6.3.9 Processing and Manufacturing Operations**

- a) All operations with respect to processing and manufacturing shall be conducted within an enclosed building.
- b) No exterior storage of materials, goods, or waste products is permitted except within a waste disposal bin for collection.
- c) The operation shall not emit levels of noise, odour, or dust not common to the other uses in the District.
- d) Council will consider appropriate separation to residences, tourist facilities, restaurants, and mini malls in making a discretionary use decision.

### **6.3.10 Bulk Oil Dealers and Chemical Supply Dealers**

- a) Council will consider appropriate separation to residences, tourist facilities, restaurants, and mini malls in making a discretionary use decision.
- b) Locations with direct access to a highway or highway frontage road are preferred.

### **6.3.11 General Performance Standards**

- a) All uses and activities, except those noted in clauses (b) and (c) below, shall be located and carried on within an enclosed building, and there shall be no outdoor display areas except for automotive and minor recreational vehicle sales/rentals and convenience vehicle rentals;

- b) All loading, service, trash collection and accessory storage areas, and trucking yards shall be located to the rear or sides of the principal building and shall be screened from view from any public roadway other than a lane and adjacent sites, by building walls, landscape materials, berms, fences or a combination of these;
- c) The Development Officer may require that exposed projections outside the building, such as mechanical and electrical equipment, transformer ducts, cooling towers and materials handling equipment, be screened from view from any public roadway other than a lane and adjacent sites if such projections are inconsistent with the character and appearance of surrounding development or the intended visual qualities of this zone;
- d) All buildings shall be constructed and finished with durable materials designed to maintain the initial appearance of the development throughout the life of the project. The Development Officer may require that the appearance of metal or concrete block walls exposed to public view from beyond the site be improved where such walls are inconsistent with the finishing materials or appearance characteristic of surrounding development;
- e) Where use classes that may, in the opinion of the Development Officer, create negative impacts such as noise, light or odours which may be noticeable on adjacent properties, and where the site containing such use classes is directly

adjacent to Sites used or zoned for residential activities, the Development Officer may, at the Development Officer's discretion, require that these potential impacts be minimized or negated. This may be achieved through a variety of measures, including landscaping, berming or screening, noise attenuation measures such as structural soundproofing, the downward direction of all exterior lighting onto the proposed development, and any other measures as the Development Officer may deem appropriate;

- f) If the rear or sides of a site are used for parking, an outdoor service or display area or both, and abut a Residential Zone or a lane serving a Residential Zone, such areas shall be screened in accordance with the provisions of the General Regulations of this Bylaw;

- g) All mechanical equipment, including roof mechanical units, shall be screened in a manner compatible with the architectural character of the building or concealed by incorporating it within the building; and
- h) Access and egress lanes shall not be located so as to create congestion on the adjacent streets.



## 6.4 Community Service District – CS

This district intends to reserve lands for the development of institutional, recreational, religious and other community service uses. No person shall, within any area zoned as

Community Service District – CS, use any land, or erect, alter or use any building or structure except in accordance with the following provisions.

### 6.4.1 Permitted Uses and Regulations

Uses	Minimum Requirements				
	Area	Frontage	Front Yard	Side Yard	Rear Yard
Nursing Homes, Day Care Centres, Health Services and Clinics	500 m <sup>2</sup>	15 m (49.2 ft)	6 m (19.6 ft)	10 m (32.8 ft)	15 m (49.2 ft)
Schools, Educational Institutions and Cultural Institutions					
Lodges, Fraternal Organizations and Clubs					
Places of Worship, Religious Institutions					
Curling and Skating Rinks	900 m <sup>2</sup>	15 m (49.2 ft)	6 m (19.6 ft)	10 m (32.8 ft)	15 m (49.2 ft)
Police, Fire and Ambulance Stations					
Recreational Uses (Sports fields, public parks, picnic sites, playgrounds, and walking trails)	No Requirements / as per General Regulations				
Public Utilities, Municipal Facilities, Public Works and Accessory Structures					
Public Communication and Transmission Towers					
Accessory Uses to a Principal Permitted Use	As Required for Applicable Uses Above				



## 6.4.2 Discretionary Uses and Regulations

Uses	Minimum Requirements				
	Area	Frontage	Front Yard	Side Yard	Rear Yard
Group Care Facilities	900 m <sup>2</sup>	30 m (98.4 ft)	6 m (19.6 ft)	3 m (9.8 ft)	3 m (9.8 ft)
Multiple Unit Dwellings (Senior Citizen Home)					
Communications Towers or Facilities	As per General Regulations				
Accessory Confectioneries, Gift Shops, Snack Bars and Restaurants	As Required for Applicable Uses Above				
Single Detached Dwellings accessory to a community service use or for an owner or caretaker of an approved use part of an approved business plan					

### 6.4.3 General

- a) Development design, siting, landscaping, screening and buffering shall minimize and compensate for any objectionable aspects or potential incompatibility with development in abutting Zones.
- b) An environmental review for all developments may be required prior to the issuance of a Development Permit at the discretion of the Development Officer.
- c) No outdoor parking, trash collection, or outdoor storage areas shall be developed within 3.0 metres of any property line that abuts a site zoned to allow single detached housing as a permitted use.
- d) Design techniques, including, but not limited to, the use of sloped roofs, variations in building setbacks, and articulation of building façades, shall be employed to minimize the perception of the building's massing when viewed from adjacent residential areas and roadways.
- e) Building finishes shall be compatible with the exterior finishing materials and colours typical of adjacent single detached housing.

### 6.4.4 Joint Use Facilities

- a) Two or more institutional uses in the District may be developed and operated on a single parcel where owned and operated by public authorities.
- b) To create a joint-use facility, public authorities may, by agreement, join two parcels together to be considered one parcel for the purpose of regulation under this Bylaw.

### 6.4.5 Development Standards and Criteria for Multiple Unit Dwellings (Senior Citizen Home)

- a) Council must be satisfied that the development will be used for restricted or assisted housing for seniors to grant discretionary use approval.
- b) Proposals not meeting Clause a) will be considered for rezoning to a Residential District if appropriate.

### 6.4.6 Storage

- a) No side or front yards shall be used for outdoor storage.

## 6.5 Future Urban Development District – FUD

The purpose of this Zone is to allow for agricultural and rural land use activities and a limited range of other uses that do not

prejudice the future use of these lands for urban use.

### 6.5.1 Permitted Uses and Regulations

Uses	Minimum Requirements				
	Area	Frontage	Front Yard	Side Yard	Rear Yard
Existing Residential and Commercial Uses	1 ha (107,640 ft²)	30 m (98.4 ft)	15 m (49.2 ft)	15 m (49.2 ft)	15 m (49.2 ft)
Livestock Pasture					
Cemeteries					
Public Utilities, Municipal Facilities, Public Works and Accessory Structures	As per General Regulations				
Communications Towers or Facilities					
Accessory Uses	As Required for Applicable Uses Above				

### 6.5.2 Discretionary Uses and Regulations

Uses	Minimum Requirements				
	Area	Frontage	Front Yard	Side Yard	Rear Yard
Green Houses, Market Gardens, Horticultural Supply, Tree and Plant Nurseries	1 ha (107,640 ft <sup>2</sup> ) As per General Regulations	30 m (98.4 ft)	15 m (49.2 ft)	15 m (49.2 ft)	15 m (49.2 ft)
Animal Hospitals/Clinics and Kennels					
Sport Fields and Arenas					
Places of Worship, Religious Institutions					

### 6.5.3 Discretionary Use Applications

a) Council will consider the applications for discretionary use with respect to the following criteria;

- i. The sewer, water, and utility servicing capacity is available to service the development without excessive impact on other uses being served by the system;

- ii. The potential for noise, dust, smoke, and other emissions causing pollution has been effectively mitigated;
- iii. Adequate separation exists from the development to residential and tourist service uses; and
- iv. Access to truck routes, major streets, and railway transportation is appropriate to the type of development.

#### 6.5.4 General

- a) To recognize existing use of a single detached dwelling, Council will consider building or expansion of single detached dwellings in a FUD District on a site that holds an existing single detached dwelling.
- b) The approval of the development of a single detached dwelling on vacant or idle land or in a new subdivision for large-site residential use will not be considered except in conjunction with the adoption of a concept plan to the Official Community Plan that designates the area for large site residential use.
- c) Council may consider approval of a single detached dwelling accessory or ancillary to another existing use, where the location will not interfere with future development pursuant to the Official Community Plan and any concept plan adopted under that plan. All single detached dwellings shall comply with the setback standards of an R1 District.
- d) Council will consider the applications for discretionary use with respect to the following criteria;
  - i. The sewer, water, and utility servicing capacity is available to service the development without excessive impact on other uses being served by the system;
  - ii. The proposed development will be consistent with any concept plans in force in the area and will not be inconsistent with the future use and development plans of the Official Community Plan;
  - iii. The development will not require the development of new streets and utility lines except as may be provided for in existing plans under the Official Community Plan; and
  - iv. The proposal is not premature.



## 7.0 Effective Date of the Bylaw

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### 7.1 Repeal

Village of Richmond Interim Development Control Bylaw, Bylaw No. 5-2023 and all its amendments are repealed.

### 7.2 Coming into Force

This Bylaw shall come into force and take effect on the date of final approval by the Minister of Government Relations.

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MAYOR

Seal

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ADMINISTRATOR

INTRODUCED and READ a first time this \_\_\_\_\_ day of \_\_\_\_\_, 20 \_\_\_\_.

READ A SECOND TIME this \_\_\_\_\_ day of \_\_\_\_\_, 20 \_\_\_\_.

READ A THIRD TIME and passed this \_\_\_\_\_ day of \_\_\_\_\_, 20 \_\_\_\_.

CERTIFIED a true copy of Bylaw No. \_\_\_\_\_

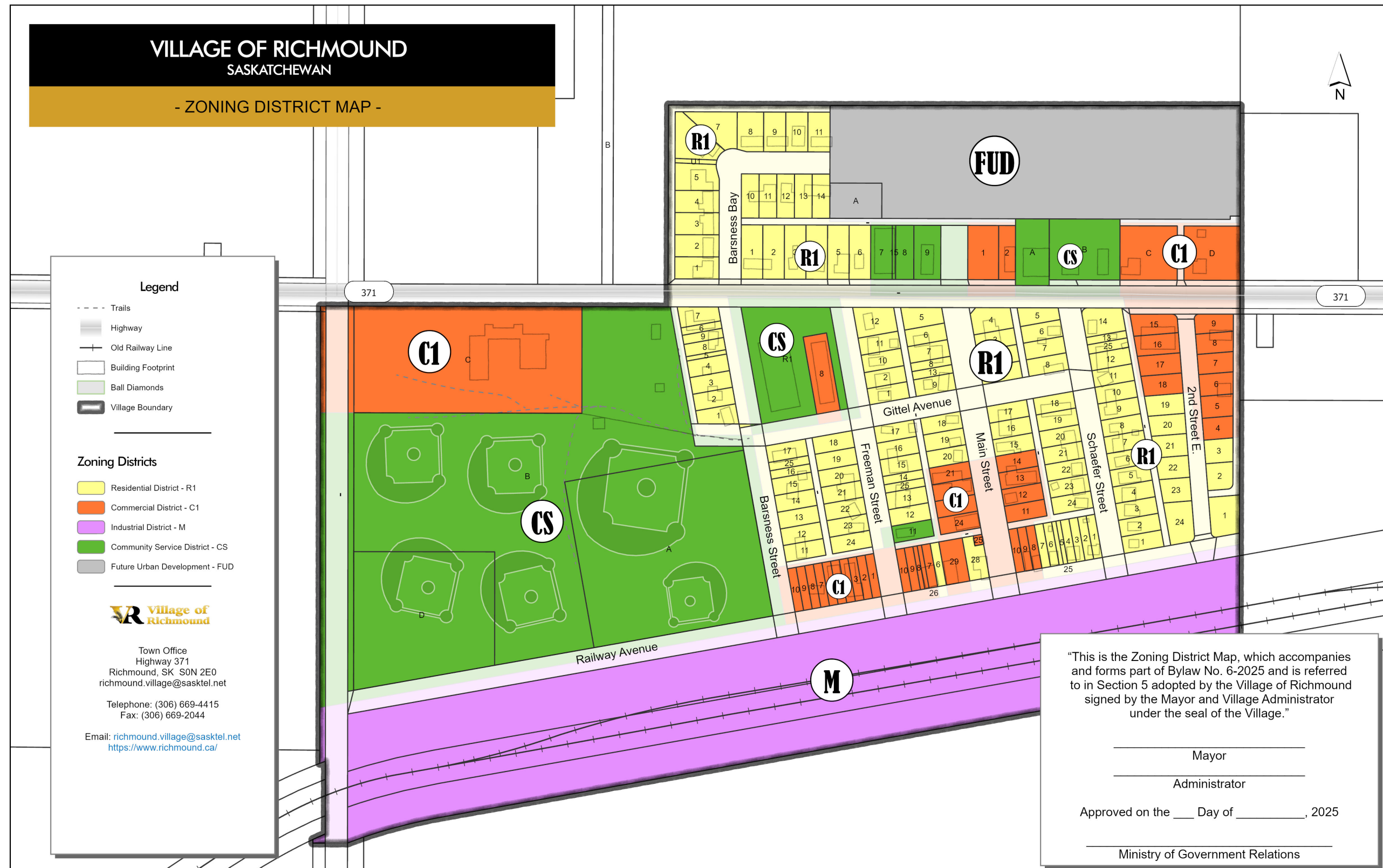
adopted by Resolution of Council on the

\_\_\_\_\_ day of \_\_\_\_\_, 20 \_\_\_\_.

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Village Administrator/Manager

## 8.0 Zoning District Map





## 9.0 Definitions

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Whenever the subsequent words or terms are used in the Village of Richmond's Official Community Plan and Zoning Bylaw, they shall have the following definition unless the context indicates otherwise.

**Abattoir:** A facility for butchering or slaughtering animals, dressing, cutting, inspecting meats, refrigerating, curing, and manufacturing by-products.

**Abut:** To physically touch or border or share all or part of a common site line.

**Access:** The principal means of a pedestrian or vehicular entry to and exit from a site or building. This may include approaches or driveways, walkways, roadways, streets, highways, etc.

**Accessory:** A building or use that:

- is subordinate to and serves the principal building or principal use;
- is subordinate in area, mass, extent, and purpose to the principal building or principal use served;
- contributes to the comfort, convenience, or necessity of occupants of the principal building or assists the principal use;
- and is located on the same site as the principal building or use.

**Adjacent:** Contiguous or would be contiguous if not for a river, stream, railway, road or utility right-of-way or reserve land and any other land identified in this Bylaw as adjacent land for the purpose of notification.

**Administrator:** The Administrator/Manager of the Village of Richmond.

**Aggregate Resource:** Mineral materials include sand, gravel, clay, earth or mineralized rock, and recycled concrete.

**Agricultural:** The use of land, buildings, or structures for the purpose of animal husbandry, fallow, field crops, forestry, market gardening, pasturage, and private greenhouses. It includes the growing, packing, treating, storing, and selling of produce produced on the premises and other similar uses customarily carried on in general agriculture.

**Alteration or Altered:** With reference to a building, structure or site, means a change from one major occupancy class or division to another, or a structural change such as an addition to the area or height, or the removal or part of a building, or any change to the structure such as the construction of, cutting into or removal of any wall, partition, column, beam, joist, floor or other support, or a change to or closing of any required means of egress or a change to the fixtures, equipment, cladding, trim, or any other items regulated by this Bylaw such as parking and landscaping.

**Ancillary/Accessory Use:** A secondary and subordinate use to the principal use, which is specifically allowed and may include an associated building that is specifically allowed pursuant to this Bylaw.

**Animal Clinic:** A building or part thereof used by a qualified veterinarian to treat animal health needs where animals are not kept on the premises for surgery or kept overnight.



**Animal Hospital:** The premises of a veterinary surgeon where small and large domestic animals and livestock are treated or kept, involving surgery and the keeping of animals in outdoor or indoor pens.

**(Animal) Veterinary Clinics:** A place for the care and treatment of small animals involving outpatient care and medical procedures involving hospitalization but shall not include the keeping of animals in outdoor pens.

**Annexation:** The formal process through which land in one jurisdiction is transferred to the jurisdiction of another municipality.

**Apartment Block:** A building containing three or more dwelling units as herein defined, each of which is occupied or intended to be occupied as a permanent home or residence as distinct from a hotel or rooming house.

**Applicant:** A developer or person applying for a Development Permit under this Bylaw or for a subdivision approval to an approving authority under *The Planning and Development Act 2007*.

**Attached Covered Patio (Sunroom):** A patio which is covered with a permanent roof structure which may be enclosed by windows or screens and which is not integrated into the dwelling unit by virtue of the extension of the dwelling unit's heating or cooling system or the removal of the exterior door between the patio or deck and the dwelling unit or principal building. Typically, an attached covered patio or deck will provide up to three-season accommodation and would not provide fully furnished livable floor space.

**Attic:** That portion of a building situated wholly or in part within the roof and which is less than one-half story.

**Automobile (Motor Vehicle):** A self-propelled passenger vehicle that usually has four wheels and an internal combustion engine, used for land transport.

**Auto Wrecker:** An area where motor vehicles are disassembled, dismantled, or junked, or where vehicles not in operable condition or used parts of motor vehicles are stored or sold to the general public.

**Awning:** A structure that is mechanical and fabricated from plastic, canvas or metal that is spread across a frame designed to be attached to a wall and hung above a doorway or window.

**Basement:** That portion of a building that is partly or wholly underground.

**Bed and Breakfast:** A dwelling unit licensed as a tourist home under *The Tourist Accommodation Regulations, 1969*, in which overnight accommodation within the dwelling unit, along with one meal served before noon, is provided to the travelling public for a charge.

**Billboard:** An electronic or non-electronic free-standing sign, including supporting structure, that advertises goods, products, services, organizations, or facilities that are available from, located on, or refer to a site other than the site on which the sign is located.

**Buffer:** A strip of land, vegetation or land use that physically separates two or more different land uses.

**Building:** Means, as described in *The Planning and Development Act, 2007*, any structure constructed or placed on, in or over land, but does not include a public highway;

**Building, Accessory:** (see Accessory)

**Building Bylaw:** A Bylaw of the Village of Richmond authorized by *The Uniform Building and Accessibility Standards Act (UBAS Act)* to regulate the erection, placement, alteration, repair, renovation, or reconstruction of a building.

**Building Height:** The vertical distance of a building measured from the finished grade level to the highest peak of the roof.

**Building Permit:** A permit issued under the Village of Richmond's Building Bylaw authorizing the construction of or addition to any building, but it does not include a Development Permit.

**Building, Principal:** A building in which the main or primary use of the site on which said building is situated is conducted.

**Building Line, Established:** The average distance from the street line to the main wall of existing buildings on any side of any block where more than half the frontage of the block has been built.

**Boulevard:** That portion of a right-of-way that extends from the edge of the street to the property line of the adjacent property, not including the sidewalk.

**Bulk Fuel Sales and Storage:** Includes land, buildings, and structures for the storage and distribution of fuels and oils, including retail sales or key-lock operations.

**Business Support Services:** Activities intended to provide administrative, promotional, or technical support for commercial and industrial activities.

**Bylaw:** The Village of Richmond Zoning Bylaw.

**Campground:** An area used for a range of overnight camping experiences, from tenting to serviced trailer sites, including accessory facilities which support the use, such as administration offices and laundry facilities, but not including the use of mobile homes or trailers on a permanent year-round basis.

**Cannabis:** Means a cannabis plant, as defined in *The Cannabis Act (Canada)* and anything referred to in (a), (b) and (c) but does not include a non-viable seed of a cannabis plant; a mature stalk, without any leaf, flower, seed or branch of such a plant; and, fibre derived from a stalk or the root or any part of the root of such a plant.

- a) Any part of a cannabis plant, including the phytocannabinoids produced by, or found in, such a plant, regardless of whether that part has been processed or not.
- b) Any substance or mixture of substances that contains or has any part of such a plant on it.
- c) Any substance that is identical to any phytocannabinoid produced by, or found in, such a plant, regardless of how the substance was obtained.

**Cannabis Retail Outlet (Store):** A retail business operating from a storefront location authorized by *The Cannabis Control Act* (Saskatchewan) selling any part of the cannabis plant, processed or unprocessed, including any derivative, concentrate or edible product originating from the cannabis plant.

**Carport:** A building or structure or part thereof where at least 40% of the perimeter area is open and unobstructed by a wall, door, post, or pier and which is used for parking or storage of motor vehicles.

**Cemetery:** A cemetery or columbarium within the meaning of *The Cemeteries Act Chapter C-4, R.S.S. 1981*, as amended from time to time.

**Club:** A group of people organized for a common purpose, to pursue common goals, interests, or activities. Certain membership qualifications, payment of dues or fees, regular meetings, and a constitution and bylaws usually characterize it.

**Commercial Use:** The use of land, building(s), or structure(s) for the purpose of buying and selling commodities and supplying professional and personal services for compensation.

**Commercial/Industrial Use, Large**

**Scale:** Commercial or Industrial land uses maintaining a lineal frontage in excess of 91.0 metres (298.56 feet).

**Commercial/Industrial Use, Small**

**Scale:** Commercial or Industrial land uses maintaining a lineal frontage of 91.0 metres (298.56 feet) or less.

**Communication Facility:** (See Telecommunication Facility)

**Community Facilities:** Buildings or facilities used for recreational, social, educational or cultural activities that a municipal corporation, non-profit corporation or other non-profit organization owns.

**Compost:** Materials used in gardening,

agriculture, landscaping, erosion control, wetland construction, and landfill cover.

**Concrete and Asphalt Plant:** An industrial facility used for the production of asphalt or concrete or asphalt or concrete products used in building or construction. It includes facilities for the administration or management of the business, the stockpiling of bulk materials used in the production process or of finished products manufactured on the premises, and the storage and maintenance of required equipment.

**Condominium:** Land, buildings, and units, including private and common property, as defined under *The Condominium Property Act*.

**Conservation:** The planning, management and implementation of an activity with the objective of protecting the essential physical, chemical and biological characteristics of the environment.

**Construction:** Means the temporary process of demolishing or building any structure or repairing, renovating or improving a structure that already exists, including landscaping, home repairs, property improvement and any work in connection with that process.

**Construction Trades:** Offices, shops, and warehouses, with or without retail sales, for trades associated with building construction.

**Contractors Yard:** The yard of a contractor or company, including landscaping materials used as a depot for the storage and maintenance of equipment used by the contractor or company. It also includes facilities for the administration or management of the business and the stockpiling or storage of supplies used in the business.

**Curb and Gutter:** Concrete or asphalt structures used to collect surface runoff from paved streets, parking lots, or other impervious surfaces and convey it to a storm drain system or appropriate treatment and/or infiltration system.

**Deck:** Any raised floor structure with at least 0.61 meters (2 ft.) above the finished grade.

**Ditch:** A defined channel or depression, often located adjacent to a municipally owned road designated for the collection and drainage of rainwater, runoff, or other liquids.

- A “ditch” shall also refer to the area from the edge of the front yard property line or, in the case of corner lots, including the side yard property line, extending to the edge of the road within the municipally owned road right of way (not including the driveway) that is used to facilitate natural drainage.

**Driveway:** Means a private right-of-way abutting and providing access for vehicles from a street, boulevard, curb or sidewalk to a carport, garage or hard surface parking pad located on the same lot;

**Dwelling:** A building or part of a building intended for residential occupancy.

**Dwelling Unit:** One or more habitable rooms used or fully capable of being used as a residence, where each unit provides sleeping, cooking, and toilet facilities but does not include rooming houses or rooming units.

**Dwelling, Converted:** A dwelling that is more than 30 years old, originally designed or used as a one- or two-unit dwelling, and in which additional dwelling units have been created.

**Dwelling, Duplex:** A building, including a bare land condominium, which is divided either vertically or horizontally into two dwelling units with separate entrances

**Dwelling Group:** A group of single-detached, semi-detached, or multiple-unit dwellings clustered on one lot or site, built as one development.

**Dwelling, Multiple Unit:** A building containing four or more dwelling units and shall include condominiums, duplex, row houses, and apartments, but not include a converted dwelling, rooming house, hotel, or motel.

**Dwelling, Semi-Detached:** A building divided vertically into two (2) dwelling units by a common wall extending from the base of the foundation to the roofline.

**Dwelling, Single-Detached:** a building containing only one dwelling unit, including a bareland condominium and shall not include a mobile home as herein defined.

**Dwelling, Tri-plex:** A building, including a condominium, which is divided vertically into three dwelling units, each with its own entrance.

**Easement:** The right, as registered to a property title, to cross or otherwise use another person’s land, usually for a specified purpose, and as defined in *The Public Utilities Easement Act*.

**Educational Institution:** An establishment dedicated to the purpose of providing education and instruction in any branch of knowledge.

**Elevation:** The height of a point on the Earth’s surface above sea level.

**Environmental Stewardship:** Refers to responsible use and protection of the natural environment through conservation and sustainable practices.

**Environmental Reserve (ER):** Lands that have been dedicated to the protection of an environmental feature.

**Environmentally Sensitive Areas:** Lands or areas with natural features where precautions, mitigation or constraints are needed to minimize impacts of activity or development.

**Excavation:** Shall mean excavation other than for construction or building purposes, including but not limited to sand and gravel mining, topsoil stripping, and construction of artificial bodies of water.

**Existing:** In place, or taking place, or with all approvals and permits in place on the date of the adoption of this Bylaw.

**Farm Building/Yard:** Improvements such as barns, granaries, etc., used in connection with the growing and sale of trees, shrubs and sod or the raising or production of crops, livestock or poultry, fur production, beekeeping and situated on a parcel of land used for the farm operation.

**Fence:** A structure used to enclose or screen areas of land.

**Fill (Clean Fill):** Soil, rock or other material approved by the Village.

**Finished Grade:** The grade upon completion of the fill or excavation OR the elevation of the surface of the ground after completion of final grading, either via cutting, filling or a combination thereof.

**Flanking:** Means to the side of a lot, parcel or site.

**Flood:** A temporary rise in the water level that inundates areas not ordinarily covered by water.

**(Design) Flood Level:**

- a) a 1:500 year flood;
- b) a flood having a return period greater than 1:500 years;
- c) a recorded flood having a water surface elevation equal to or exceeding that of a 1:500-year flood

**Flood Fringe:** The portion of the floodplain where the waters in the 1:500-year flood are projected to be less than a depth of one metre or a velocity of one metre per second.

**Floodproofed:** A measure, or combination of structural and non-structural measures, incorporated into the design of a structure which reduces or eliminates the risk of flood damage to a defined elevation.

**Floodway:** The portion of the flood plain adjoining the channel where the waters in the 1:500-year flood are projected to meet or exceed a depth of one metre or a velocity of one metre per second.

**Floor Area:** The maximum area contained within the outside walls of a building, excluding in the case of a dwelling, any private garage, porch, veranda, open deck, unfinished attic, unfinished basement or cellar, a commercial or industrial building, and utility room.

**Floor Area Ratio:** The gross floor area of all buildings on a lot divided by the lot area.



**Freeboard Elevation:** The elevation of the Design Flood Level (the 1:500 flood elevation) plus an extra 0.50 metres (1.64 feet) to protect against wave run-up and ice surge.

**Frontage (Lot Frontage):** The distance across the street side of a lot (a lot must front on a street), between the points where the sidelines of the lot meet the street right of way or boulevard, or where a lot is irregular in shape and is narrowest at the front street end, the width of the lot shall be measured parallel to the street line at the centre of the front lot line, and at a setback from the front lot line no greater than the minimum permitted building setback.

**Future Land Use Map:** In its projections, the map specifies certain areas for residential growth and others for residential, industry, commercial and conservation.

**Garage, Private:** A building or part of a building used for or intended to be used for the storage of motor vehicles and wherein neither servicing nor repairing such vehicles is carried out for remuneration.

**Garage, Public:** A building or place where motor vehicles are stored or repaired for remuneration; it does not include car washing establishments, an auto sales lot, or an automobile service station.

**Garden (Granny) Suite:** A second, small dwelling on the site of a primary, single-family dwelling that accommodates one or two family members of the owner/occupants of the primary residence and is intended to allow the family to live independently but with the support nearby of the extended family.

**Gas Bar:** A building or place where fuel and automotive fluids are sold and may be added to a vehicle on the property. It may also have a convenience store and/or restaurant.

**Geo-Technical Report:** A site assessment prepared by a qualified professional of the earth's subsurface determining the quantity and/or quality of environmentally mitigative measures that would be necessary for that specific development to occur on the site.

**Grade:** The average elevation of the natural ground level at the walls of a building or structure as determined by the elevation of the four outside corners of the building.

**Greenhouse, Commercial:** A building for growing flowers, plants, shrubs, trees, and similar vegetation that are not necessarily transplanted outdoors on the same site but are sold directly at wholesale or retail from the site.

**Greenhouse, Private:** A building for the growing of flowers, plants, shrubs, trees and similar vegetation that are transplanted outdoors on the same site containing such greenhouse(s), and where greenhouse products may not be offered for sale.

**Greenways:** A linear park which may accommodate pathways principally for foot traffic and/or bicycles. Typically, greenways are planned along creeks or streams and managed as natural environments or bikeways along landscaped roads.

**Group Home:** (see Personal Care Home)

**Hard Landscaping:** Includes concrete, unit pavers, brick pavers, or quarry tile, but does not include gravel, shale or asphalt.



**Hazardous Industry/Substance:** A substance that, because of its quality, concentration, or physical, chemical, or infectious characteristics, either individually or in combination with other substances on the site, is an existing or potential threat to the physical environment, human health, or other living organisms.

**Hazard(ous) Land:** Land having inherent environmental hazards; land subject to flooding, earth movement, or slope instability; land with poor natural drainage, groundwater seepage, erosion, steep slopes, rock formations, or other similar features.

**Health Service Facility (Health Clinic):** A building or part thereof used by qualified health service practitioners for the treatment of human health needs.

**Heritage Resource:** The history, culture and historical resources of an area and its residents.

**Highway:** Means a highway as described in *The Traffic Safety Act*.

**Highway Commercial:** Commercial activities typically located along highways and major roadways and in other locations are considered strategic by the type of business involved in serving the needs of local residents and the travelling public.

**Highway Sign Corridor:** A strip of land parallel and adjacent to a provincial highway, where private signs may be permitted to advertise goods and services of local area businesses and attractions, as provided by regulations of the Department of Highways entitled *“The Erection of Signs Adjacent to Provincial Highway Regulations, 1986”*, as may be amended from time to time.

**Home Occupation (Home Based Business):** An occupation, trade, profession, or craft customarily conducted for gain in a dwelling unit or accessory building by the resident or residents, which is clearly incidental and secondary to the principal use of the site and which does not create or become a public nuisance as a result of noise, traffic, pollution, or parking. Home occupations shall not occupy more than 25% of the total finished floor area of a dwelling unit in any Residential District.

**Hotel:** A building or structure or part of a building or structure in which sleeping accommodation with or without meals is provided for tourists or travellers and where a guest register or record is kept but does not include a motel or rooming house.

**Industrial Use:** The use of land, buildings or structures for the manufacturing, assembling, processing, fabrication, warehousing or storage of goods and materials.

**Industrial Park:** An area of land set aside for industrial development, usually located close to transport facilities, especially where more than transport mode coincides, i.e. highways, railroads, and airports.

**Infill Development:** Re-development within existing areas or neighbourhoods.

**Institutional Use:** The use of land, buildings, or structures for religious, charitable, educational, health or welfare purposes, including churches, public or private schools, nursery schools, hospitals, and special care.

**Kenel, Boarding:** The temporary accommodation of more than four dogs, cats or other domestic animals for commercial purposes.

**Kennel, Breeding:** The keeping of domestic animals, male and female, that are more than 12 months old for breeding purposes.

**Kennel, Enclosure:** An accessory building or enclosure intended to house one or more domestic animals.

**Landfill:** A specially engineered site for disposing of solid waste on land constructed to reduce hazards to public health and safety.

**Landscaping:** The provision of any horticultural and other related compatible features or materials designed to enhance the visual amenity of a site or to provide a visual screen consisting of any combination of the following elements:

- a) Soft landscaping consisting of vegetation such as trees, shrubs, vines, hedges, flowers, grass and ground cover; and
- b) Hard landscaping that consists of concrete, unit pavers, brick pavers, or quarry tile but does not include gravel, shale or asphalt.

**Landscaped Area:** An area not built upon and not used for any purpose other than as an open space that may include grass, shrubs, flowers, trees, and similar types of vegetation and may contain paths, walks, patios, fences, and similar outdoor amenities. It does not include parking areas, parking lots, driveways, or ramps.

**Landscaping Plan:** A legible drawing of suitable size identifying all of the proposed landscape development required and shown in context with any proposed development for which a Landscaping Permit is applied.

**Land Use Zoning District:** Divisions identified in the Zoning Bylaw establishing permitted and discretionary uses of land or buildings with attendant regulations.

**Lane:** A secondary public thoroughfare intended primarily to give access to the rear or side of the abutting property.

**Livestock:** Domesticated animals are used primarily as beasts of burden for the production of fur, hides, meat, milk, eggs, or other products or as breeding stock, but they exclude companion animals.

**Loading Space:** A space measuring at least 3.0 metres (9.84 feet) in width and 8.5 metres (27.88 feet) in depth, located on a lot, and having access to a street or lane, in which a vehicle may park to load or unload.

**Lot:** (see Site); An area of land with fixed boundaries on record with the Information Services Corporation (ISC) by Certificate of Title. For the purposes of this Bylaw, the terms “lot” and “site” shall not be deemed the same.

**Lot Coverage:** The percentage of the lot area covered by all the buildings above the ground level.

**Lounge:** A room or area adjoining a restaurant set aside for the sale of beverage alcohol for consumption on the premises, with or without food, and where no area has been set aside for dancing or entertainment, either in the lounge or in the adjoining restaurant. The area of a lounge may not exceed 50% of the public assembly area in the adjoining restaurant, subject to Provincial Regulations.

**Manufacturing Establishment:** A firm or business engaged in the mechanical or chemical transformation of materials or substances into new products, including the assembling of components parts, the manufacturing of products and the blending of materials.

**Mayor:** The Mayor of the Village of Richmond.

**Minister:** The member of the Executive Council to whom the administration of *The Planning and Development Act, 2007*, has been assigned for the time being.

**Mini-Storage:** A commercial facility made up of more than one unit in which customers can rent space to store possessions.

**Mixed-Use:** A mix of land uses that facilitate the mixing, rather than separation of, land uses in one distinctive environment, either vertically in the same building or horizontally adjacent. It is intended to be compatible with adjacent uses.

**Mobile Home:** A prefabricated trailer coach supported on a steel frame that conforms to the Canadian Standards Association #Z240 MH. A trailer coach may be used as a dwelling all year round. It has water faucets and shower or other bathing facilities that may be connected to a water distribution system. It also has facilities for washing and a water closet or other similar facilities that may be connected to a sewage system.

**Mobile Home Park:** A site under single management for the placement of two or more mobile homes. It shall include all accessory buildings necessary to the operation but does not include an industrial

or construction camp or tourist campsite. For the purpose of this Bylaw, the terms mobile home park and mobile home court shall be deemed to mean the same.

**Mobile Home Site:** An area of land in a mobile home park intended for one mobile home and for the exclusive use of its occupants, with access to a driveway or a public street.

**Mobile Home Subdivision:** Any subdivision of land and the development thereof for the purpose of accommodating mobile homes in such a manner that each home is situated on its own site, which shall contain a minimum site area of 450.00 m<sup>2</sup> (5000.0 ft<sup>2</sup>) and in which all such sites, public open spaces, internal streets and lanes, buffer zones and other amenity areas form a contiguous area of development.

**Modular (Manufactured) Home:** A residential dwelling that is constructed off-site in a yard or factory, in one or more sections, transported to a site for permanent installation on a permanent foundation (may have a basement), having architectural features similar to permanent residential dwellings built on site in the Village, and conforming to Canadian Standards Association (CSA) #A277.

**Modular (Manufactured) Home Subdivision:** Any subdivision of land and the development thereof to accommodate modular homes in such a manner that each home is situated on its own site, which shall contain a minimum site area of 450.00 m<sup>2</sup> (5000.0 ft<sup>2</sup>) and in which all sites, public open space, internal streets, buffer zones, and other amenity areas form a contiguous area of development.

**Motor Home:** Camping Trailer

**Multiple-Unit Building:** A building containing two (2) or more distinct uses, each of which is allowed in the Zoning District in which the building is located.

**Multiple Complimentary (Vertically Integrated) Activities:** The accommodation of multiple complementary activities which could be considered principal permitted uses under single or multiple ownership within one or more buildings on a single parcel where these uses are considered to provide additional processing and/or the sale of manufactured goods produced onsite.

**Municipality:** The Village of Richmond.

**Municipal Reserve:** Dedicated lands provided to a municipality for public use or dedicated as a public reserve and transferred to a Municipality pursuant to *The Planning and Development Act, 2007*.

**Museum:** An institution established to acquire, conserve, study, interpret, assemble, and exhibit a collection of artifacts of historical interest to the public for its instruction and enjoyment.

**Natural Areas:** An area relatively undisturbed by human activities and characterized by indigenous species. They include remnant or self-sustaining areas with native vegetation, water, or natural features.

**Non-Conforming Use:** Any use of land, building or structure lawfully existing or under construction where permits have been issued at the time of the passing of this Bylaw, the use of which does not comply with all the regulations of this Bylaw governing the Zoning District in which it is located.

**Noxious Use or Condition:** Any use or facility that causes or produces harmful or hazardous noise, vapours, smoke, dust (particles suspended in or transported by air), vibrations, electrical or electromagnetic fields, glare, or light.

**Office or Office Building:** A building or part of a building used primarily for conducting the affairs of a business, profession, service, industry or government in which no goods or commodities of business or trade are stored, trans-shipped, sold or processed.

**Official Community Plan (OCP):** The Village of Richmond Official Community Plan Bylaw **No. XXX-2024**.

**Open Space:** Passive and structured leisure and recreation areas that enhance the aesthetic quality and conserve the community's environment, including parks, recreation and tourism nodes, and natural areas.

**Park Model Trailer/Unit:** A unit designed to facilitate occasional relocation, with living quarters for a temporary or seasonal use; has water faucets and shower or other bathing facilities that may be connected to a water distribution system; and has facilities for washing and a water closet or other similar facility that may be connected to a sewage system. It has a gross floor area not exceeding 50 m<sup>2</sup> (540 ft<sup>2</sup>). CSA Number Z241.

**Parking Lot:** An open area, other than a street, used for the temporary parking of more than four vehicles and available for public or private use.

**Parking Space:** A space within a building or parking lot for the parking of one (1) motor vehicle, including convenient access

to a public lane or street, and shall be not less than 2.5 metres (8.20 feet) wide and 6.0 metres (19.69 feet) in length.

**Pasture:** A site that is used for the raising and feeding of livestock by grazing.

**Patio:** Any hard surface or floor structure less than 0.31 metres (1 foot) above the average ground level upon which it is constructed.

**PDA:** *The Planning and Development Act 2007*, Province of Saskatchewan, as amended from time to time.

**Permitted Use:** The use of land, buildings or other structures that shall be permitted in a Zoning District where all requirements of this Zoning Bylaw are met.

**Person:** A “person” shall apply to an individual, association, firm, partnership, corporation, trust, or agent and their heirs, executors, or other legal representatives of a person to whom the same can apply according to the law.

**Personal Service Trades:** A building or part of a building in which persons are employed in furnishing services and administering to customers’ personal and/or grooming needs but does not include the provision of health-related services.

**Places of Worship:** A building set aside by any religious organization for public worship. Typical uses include churches, chapels, mosques, temples, synagogues and parish halls.

**Pond:** Any constructed containment of water for the purpose of landscape enhancement, keeping ornamental fish or aquatic plants, or for other similar purposes, but not a swimming pool.

**Portable Storage Unit:** A transportable storage structure designed and used for temporarily storing building materials, household goods, personal items, and other materials on a residential property. Such units are uniquely designed for their ease of loading to and from a transport vehicle.

**Principal Use:** The main or primary activity for which a site or its buildings are designed, arranged, developed, or intended, or for which they are occupied or maintained.

**Public Work:** A facility as defined under *The Planning and Development Act, 2007*, including a system, work, plant, equipment, or service, whether owned or operated by the Municipality or by a corporation under Federal or Provincial statute, that furnishes any of the following services and facilities to, or for the use of, the inhabitants of the Village of Richmond:

- a) Communication by way of telephone lines, optical cable, microwave, and cable;
- b) Television services;
- c) Delivery of water, natural gas, and electricity;
- d) Public transportation by bus, rail, or other vehicle production, transmission;
- e) Collection and disposal of sewage, garbage, and other wastes; and
- f) Fire and Police Services.

**Real-Estate Signage:** Signage directly associated with the sale of a property on which it is located and which maintains a gross surface area of less than 1.0 m<sup>2</sup> (10.76 ft<sup>2</sup>).

**Recreational Use:** The use of land for parks, playgrounds, tennis courts, lawn bowling greens, indoor and outdoor skating rinks



and curling rinks, athletic fields, golf courses, picnic areas, swimming pools, day camps, community centres and all similar uses, together with the necessary and accessory building and structures; but does not include the racing of animals or motorized vehicles.

**Recreational Vehicle:** Means a vehicle, portable structure or watercraft, including a trailer on which a portable structure or watercraft is mounted, that can be towed, hauled, carried on a vehicle or trailer or driven and which is designed to be used for travel or recreation purposes, which does not include a snowmobile but does include, but is not limited to a:

- a) motor home;
- b) travel trailer;
- c) fifth wheel trailer;
- d) tent trailer;
- e) truck camper;
- f) boat;
- g) canoe;
- h) kayak;
- i) all-terrain vehicle;
- j) jet ski; or
- k) other similar vehicle.

**Recreational Vehicle (RV) Park:** An area of land managed as a unit that provides short-term accommodation for motor homes and camping trailers, including accessory facilities such as administration offices and laundry facilities.

### **Recycling Collection Depot**

**(Neighbourhood):** A building or structure used for the collection and temporary storage of recyclable household materials such as bottles, cans, plastic containers, paper, and paint. It does not include the processing of recyclable material other than compaction, the collection and storage of oil, solvents, or other hazardous materials, or outdoor compaction or storage.

### **Recycling Collection Facility**

**(Commercial):** A building or structure intended to accommodate the collection, sorting, processing and temporary storage of recyclable materials that would otherwise be considered waste. These types of uses include outdoor processing or storage.

**Redevelopment:** (See infill development)

**Residential:** Means a building or lot intended principally as a dwelling;

**Residential Care Home:** A licensed or approved group care home governed by Provincial regulations that provides, in a residential setting, 24-hour care of persons in need of personal services, supervision or assistance essential for sustaining the activities of daily living or for the protection of the individual.

**Residential Use:** The use of land, buildings, or structures for human habitation.

**Restaurant:** A building or part of a building wherein food is prepared and offered for sale to the public primarily for consumption within the building. Limited facilities may be permitted to provide a take-out food function if such a facility is clearly secondary to the primary restaurant use.



**Retail Store (Shop):** A building or part thereof, or a place where goods, wares, merchandise, substances, or articles are offered or kept for sale or rent, and may include servicing and the manufacture of products on site for sale on the site so long as the gross floor area used for manufacturing does not exceed 25% of the gross floor area of the retail store.

**Retaining Wall:** A structure designed to restrain soil to unnatural slopes or to bound soils between two different elevations, often in areas of terrain possessing undesirable slopes or in areas where the landscape needs to be shaped severely and engineered for more specific purposes.

**Right-Of-Way:** The land set aside for use as a roadway or utility corridor. Rights of way are purchased prior to the construction of a new road or utility line, and usually, enough extra land is purchased for the purpose of providing mitigating features. Sometimes, the road rights of way are left vacant after the initial roadway facility is constructed to allow for future expansion.

**RTM (Ready to Move) Home:** A residential dwelling constructed off-site in a yard or factory according to the Canadian National Building Code and transported as a single unit to a site for permanent installation on a permanent foundation, including a basement.

**Runoff:** Drainage or flood discharge that leaves an area as either surface or pipeline flow.

**Salvage Yard (Wrecking):** A parcel of land where second-hand, discarded, or scrap materials are bought, sold, exchanged, stored, processed or handled. Materials include scrap

iron, structural steel, rages, rubber tires, discarded goods, equipment, appliances or machinery.

**School:** An educational facility under the jurisdiction of a Board of Education, a college, university, or any other school established and maintained either wholly or partially at public expense, whether or not the same is a boarding school and includes any dormitory building accessory to such school.

**Self-service Storage Facility:** A commercial business that rents or leases storage rooms, lockers, containers, modular storage units and/or outdoor space for businesses and individuals to store and access their goods.

**Service Station:** A site used for the retail sale of lubricating oils and gasoline, automobile accessories, and for the servicing and repairing of motor vehicles essential to the operation of a motor vehicle; but does not include an auto body or painting shop, car sales lot, or a car washing establishment.

**Setback:** The distance required to obtain the front yard, rear yard or side yard provisions of this Bylaw.

**Shipping Container:** A container originally designed for use as a means of storing and transporting cargo via ship, rail, air or truck.

### **Should, Shall or May;**

- 1) Shall is an operative word which means the action is obligatory.
- 2) Should is the operative word, which means that action is strongly advised to achieve the plan objectives.
- 3) May is an operative word, meaning a choice is available, with no particular direction or guidance intended.

**Sidewalk:** Means that part of the highway adapted to the use of, or ordinarily used by, pedestrians;

**Sign:** Any device, letter, symbol, emblem, or picture affixed to or represented directly or indirectly upon a building, structure, or a piece of land, and that identifies or advertises any object, product, place, activity, person, organization, or business in such a way as to be visible to the public on any street, thoroughfare, or any other public place.

**Sign, Height:** The vertical distance measured from the highest point of the sign to grade level at the centre of the sign.

**Sign, Temporary:** A sign which is not permanently installed or affixed in position, nor connected to any service, advertising a product or activity on a limited basis.

**Site:** An area of land consisting of one or more lots consolidated under a single certificate of title or tied at Information Services Corporation (ISC), considered as a unit devoted to a specific use or occupied by a building or a permitted group of buildings, and the customary accessories and open spaces belonging to the same.

**Site Area:** The total horizontal area within the site lines of a site.

**Site, Corner:** A site at the intersection of two or more public streets, or upon two parts of the same street, the adjacent sides of which street or streets (or, in the case of a curved corner, the tangents at the street extremities of the side site lines) contain an angle of not more than one hundred and thirty-five (135) degrees. In the case of a curved corner, the corner of the site shall be that point on the

street at the point of intersection of the said tangents.

**Site Coverage:** The percentage of the site area covered by all the buildings above the ground level.

**Site Depth:** The horizontal distance between the front site and rear site lines, but where the front and rear site lines are not parallel, the site depth is the length of a line joining the midpoint of such site lines.

**Site, Through:** A site other than a corner site, having separate frontages on two streets. Predetermined building lines shall determine the front site line of a through site. This is only applicable to commercial and industrial zones.

**Site, Width:** The horizontal distance between the side boundaries of the site measured at a distance from the front lot line equal to the minimum front yard required for the district in which the site is located.

**Site Line:** Any boundary of a site.

**Site Line, Front:** The line separating the site from the street; for a corner site, the shorter line abutting a street; but in the case of a corner site with two street lines of equal length, the front site line shall be designated by predetermined building lines.

**Site Line, Rear:** The site line at the rear of the site, opposite the front site line.

**Site Line, Side:** A site line other than a front or rear site line.

**Site Plan:** A plan showing the location of existing and proposed buildings on a site in relationship to the site lines.

**Special Care Facility (Home):** An institutionalized nursing home, supervisory care home, sheltered care home or other facility used for the purpose of providing supervisory care, personal care, and nursing care.

**Special Needs Housing:** Multiple unit dwellings or dwelling groups operated by a non-profit corporation or public authority and used exclusively for the domestic habitation of senior citizens, disabled persons, occupants of subsidized housing, or the cohabitant spouse and children of persons noted above.

**Storey:** That portion of a building, other than an attic or basement, between the upper surface of any floor and the upper surface of the floor next above.

**Storey, One-Half:** That portion of a building situated wholly or in part within the roof and in which there is sufficient space to provide a height in accordance with the National Building Code of Canada between the finished floor and finished ceiling over a floor area which is not less than one-third nor more than two-thirds of the floor area of the story next below.

**Stakeholders:** Individuals, groups or organizations who have a specific interest or “stake” in a particular need, issue, situation or project and may include members of the local community residents, community groups or local, provincial and federal governments.

**Street:** The whole and entire width of every highway, public road, or road allowance vested in Her Majesty in the right of the Province of Saskatchewan and shown as such on a plan of survey registered at Information Services Corporation (ISC).

**Structural Alteration:** The construction or reconstruction of supporting elements of a building or other structure.

**Structure:** Means anything constructed or erected, the use of which requires location on the ground or attachment to something located on the ground, but not including curbs, pavements, walks, open-air faced areas or moving vehicles.

**Subdivision:** A division of land, including a division of a quarter section into a legal subdivision as described in the regulations made pursuant to *The Land Surveys Act, 2000*.

**Substantial Roof Structure:** Refers to a robust and durable framework that provides the foundational support for a building’s roof. This structure is designed to withstand various loads, such as the weight of the roofing materials, snow, wind, and other environmental forces. It typically includes components like beams, trusses, rafters, and purlins, which are strategically arranged to distribute the roof’s weight and external pressures evenly across the building’s walls and foundation. The term highlights the importance of a well-engineered and solid roof framework in ensuring the safety, stability, and longevity of a structure, especially in the face of adverse weather conditions and other potential stressors. Its construction must comply with all National and Provincial building codes.

**Swale:** Low areas of land designed into a landscape and forming part of the drainage system that captures water and allows it to infiltrate and slowly drain instead of immediately running off the property.

**Swimming Pool:** Any body of water permanently located outdoors or indoors, contained by artificial means, used and maintained for the purpose of swimming, wading, or diving, and having a depth of 0.61 metres (2.0 feet) or more at any point.

**Telecommunication Facility:** A structure situated on a non-residential site that is intended for transmitting or receiving television, radio or cellular communications, excluding those used exclusively for dispatch communications.

**Telecommunication System:** A satellite dish, parabolic antenna or other similar equipment utilized for the reception of satellite-transmitted television or radio waves.

**Temporary Garage:** Shall mean a temporary prefabricated shelter constructed with a metal or plastic frame and covered with a tarpaulin or other similar type of fabric or plastic cover used primarily for the storage of vehicles or other equipment accessory to a residential use only.

**Village:** The Village of Richmond.

**Village Administrator:** The Administrator/Manager of the Village of Richmond.

**Trailer (Camping), Motor Home:** Any vehicle designed, constructed or reconstructed in such a manner as will permit occupancy as a dwelling or sleeping place for one or more persons, notwithstanding that its running gear is removed or jacked up, is used or constructed in such a way as to enable it to be used as a conveyance upon public streets or highways, and includes self-propelled and non-self-propelled vehicles.

**Use:** The activity or purpose for which any land, building, structure, or premises, or part thereof, is arranged, designed, intended, occupied, or maintained.

**Used For:** Includes “arranged for”, “designed for”, “intended for”, “maintained for”, and “occupied for”.

**Utility Shed:** An accessory building or structure used for the storage of goods with a maximum floor area of 14.0 m<sup>2</sup> (150.70 ft<sup>2</sup>). No Sea-Cans are allowed within the Village of Richmond.

#### **Vehicle Repair and Maintenance Service:**

- **Indoor:** Includes all land uses which perform maintenance services to motorized vehicles and contain all operations (except vehicle storage) entirely within an enclosed building.
- **Outdoor:** Maintenance services have all or any portion of their operations located outside of an enclosed building.

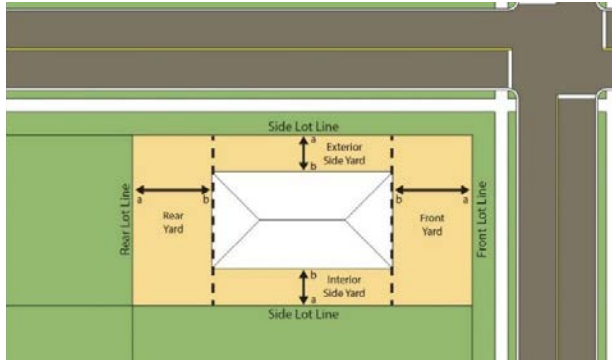
**Warehouse:** A building used for the storage and distribution of wholesale goods and materials.

**Waste Disposal Facility, Liquid:** A facility to accommodate any waste containing animal, mineral, or vegetable matter in solution or suspension, but does not include a septic system for a single residence or farmstead or a manure storage area for an intensive livestock operation.

**Waste Disposal Facility, Solid:** A facility or a temporary storage facility, to accommodate discarded materials, substances or objects which originated from residential, commercial, institutional and industrial sources which are disposed of in municipal or private landfills, but not including dangerous goods, hazardous waste or biomedical waste.

**Yard:** Open, uncovered space open to the sky on the same site with a building or structure.

**Yard, Front:** The area between the side site lines and the front site line to the front building line (See Location and measurement of setbacks drawing).



**Yard, Rear:** The area between the side site lines and the front site line to the rear building line (corner and interior) (See Location and measurement of setbacks drawing).

**Yard, Required:** The minimum yard required by a provision of this Bylaw and within which, unless specifically permitted, no building or structure, or part of a building or structure shall be erected.

**Yard, Side:** The area between the front and rear yards and between the side site line and the side building line (See Location and measurement of setbacks drawing).

## 10.0 Forms

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