

## THE RURAL MUNICIPALITY OF SASMAN NO. 336

### BYLAW NO. 07-2018

A bylaw to amend Bylaw No. 3-2017 known as the Zoning Bylaw.

The Council of the RM of Sasman No. 336, in the Province of Saskatchewan, enacts to amend Bylaw No. 3-2017 as follows:

1. Section 4.33: "Cautionary Flood Hazard Lands", subsections 4.33.1-4.33.8 are amended by removing the subsections in their entirety and are replaced with the following:
  - .1 *Where a parcel of land borders on or contains a water body, the setback from the bank of the water body shall be determined by the municipality and shall not be less than 30.0 metres (98 ft) from a water body of a size of 8.0 hectares (20 acres) or more.*
  - .2 *Potentially flood prone hazard areas are identified on the Zoning District Map. Any proposed development within these areas are subject to the requirements of the Flood Hazard Overlay in Section 12.*
2. Section 5.20: "Intensive Livestock Operations", subsections 5.20.6-5.20.10 are amended by removing the subsections in their entirety and are replaced with the following:
  - .6 *ILOs shall refer to the following recommended minimum distance separations:*

	Animal Units				
	100-299	300-499	500-2000	2000-5000	>5000
<i>Residence, tourist accommodation, or campground</i>	300 m* (984 ft)	400 m (1,312 ft)	800 m (2,625 ft)	1200 m (3,937 ft)	1600 m (5,249 ft)
<i>Area authorized for residential use, hamlet, urban municipality &lt;100 population</i>	400 m (1,312 ft)	800 m (2,625 ft)	1200 m (3,937 ft)	1600 m (5,249 ft)	2000 m (6,562 ft)

\* Distances are measured between livestock facilities and building development.

	Animal Units				
	100-299	300-499	500-2000	2000-5000	>5000
<i>Residence, tourist accommodation, or campground</i>	450 m (1,476 ft)	600 m (1,969 ft)	1200 m (3,937 ft)	1600 m (5,249 ft)	2000 m (6,562 ft)
<i>Area authorized for residential use, hamlet, urban municipality &lt;100 population</i>	600 m (1,969 ft)	1200 m (3,937 ft)	1600 m (5,249 ft)	2400 m (7,874 ft)	2400 m (7,874 ft)

\*\*Distances in both tables do not apply to residences associated with the operation

- .7 *The municipality may grant a reduction of the separation distance criteria where it can be proven that a proposal will not negatively impact adjacent land uses. Prior to granting a reduction, the municipality will consult with all agencies deemed appropriate and will require registered written agreement from all land owners directly affected by the reduction.*
- .8 *The developer shall provide written notice that has been approved for notification by Council to the owner of a residence within the distance provided in the tables above, and to the hamlet board or other board within the specified distance.*

M-11 (a) .9 In determining proximity to a multi-parcel residential subdivision or recreational use, separation distances shall be measured from the area of confinement of the animals to the property boundary of the closest developable parcel.

.10 In determining proximity to a single family dwelling located on agricultural property or within a single parcel country residential subdivision not owned by the intensive agricultural operator, separation distances shall be measured from the area of confinement of the animals to the dwelling.

.11 Council will advertise any proposal for an ILO, as defined by this bylaw, and will provide an opportunity for public comment for a minimum of 21 days.

.12 Council may hold a public meeting to provide information and to ensure community interests are considered before a decision is issued by Council.

.13 Council will make a decision on a proposed livestock operation within 45 days. If an extension is required, Council will notify the developer in writing, including reasons for the extension, and the length of the extension.

.14 ILOs existing at the time of the adoption of this Bylaw shall continue. However, any expansion of the operation or change of animal species or type of operation is required to obtain written approval from Council in accordance with the requirements and conditions of this Bylaw.

.15 The operator may be required to enter into a road maintenance agreement to pay for the maintenance of roads required to provide access to the development.

3. Section 12: "Flood Hazard Overlay (FH)", is amended by removing the section in its entirety and is replaced with the following:

The intent of the Flood Hazard Overlay is to restrict development in areas that are considered hazardous for development in order to minimize property damage due to flooding. The following regulations are intended to apply supplementary standards for development in areas designated as flood hazard zones.

**No person shall within any FH District use any land, or erect, alter, or use any building or structure, except in accordance with the following provisions.**

#### **12.1 DEFINING THE BOUNDARY**

For all proposed development in this cautionary area, the developer shall be required to contact the Saskatchewan Water Security Agency to determine the 1:500 year return frequency flood event and necessary freeboard.

#### **12.2 SITE REGULATIONS IN THE FLOOD HAZARD AREAS**

.1 Development of new buildings and additions to buildings in the flood way of the 1:500 year flood elevation of any watercourse or water body shall be prohibited.

.2 If the development of new buildings or additions is approved in the flood fringe, flood-proofing to an elevation of 0.5 metres above the 1:500 year flood event will be required.

.3 No person shall backfill, grade, deposit earth or other material, excavate, or store goods or materials in the flood fringe nor plan any vegetation parallel to the waterflow.

.4 For a proposed development located within the flood fringe, Council may issue a development permit for development provided that the applicant has produced a site plan. Council may also require the developer to undertake a flood study carried out by a qualified professional. The study shall determine the 1:500 flood elevation including the flood way and the flood fringe areas and any potential impacts and mitigative measures of the proposed development.

.5 "Hazardous Substances and Waste Dangerous Goods" are prohibited, as defined by the Hazardous Substances and Waste Dangerous Goods Control Regulations of the Environmental Management and Protection Act of Saskatchewan.

#### **12.3 FLOOD PROOFING REGULATIONS**

.1 A development permit shall not be issued for any land use, erection, alteration or use of any building or structure within the Flood Hazard Overlay area unless the site/development meets approved flood proofing measures 0.5 metres (1.6 ft.) above the 1:500 flood design elevation.

.2 Any existing buildings may be replaced or expanded subject to appropriate flood proofing measure being provided.

M-11 (a)

.3 For the purpose of this Bylaw, appropriate flood proofing measure shall mean:

- a. That all buildings shall be designed to prevent structural damage by flood waters;
- b. The first floor of all buildings shall be constructed above the designated flood design elevation; and
- c. All electrical and mechanical equipment within a building shall be located above the designated flood design elevation.

4. The Zoning District Map is amended by removing it in its entirety and is replaced with a new Zoning District Map referred to as Appendix "A" in this bylaw.

5. The Zoning District Insert Maps known as:

- Insert 1: Hamlet of Kylemore
- Insert 2: Hamlet of Kuroki
- Insert 3a: Summer Resort of North Shore Fishing Lake/Prince Subdivision
- Insert 3b: Summer Resort of North Shore Fishing Lake
- Insert 4: Summer Resort of Ottman-Murray Beach
- Insert 5: Summer Resort – Aurora Beach Subdivision
- Insert 6: Summer Resort – Sookochoff Subdivision

are amended by removing them in their entirety and are replaced with a new Zoning District Map and associated insert maps referred to as Appendix "B" in this bylaw.

6. This bylaw shall come into force and take effect when adopted by Council.

Read a first time on this

8th day of May, 2018

Read for a second time on this

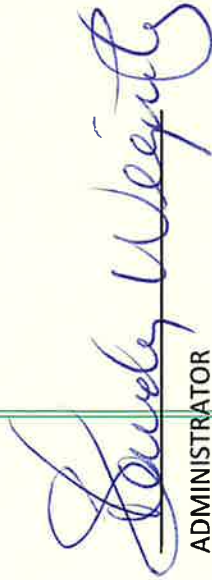
10<sup>th</sup> day of July, 2018

Read for a third time and passed on this

10<sup>th</sup> day of July, 2018

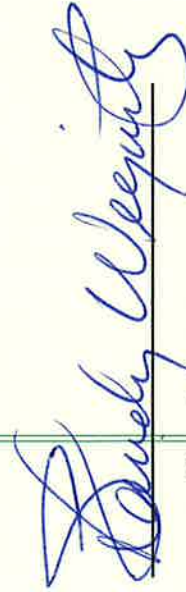


REEVE

  
ADMINISTRATOR



Certified a True Copy of Bylaw  
No. 07-2018

  
Shandy Wegwitz, Administrator