

**A BYLAW OF THE RURAL MUNICIPALITY OF BLUCHER,
NO. 343 TO AMEND BYLAW 4-2001, THE ZONING BYLAW.**

The Council of the Rural Municipality of Blucher, #343, in the Province of Saskatchewan hereby enacts as follows:

Bylaw 4-2001 is amended as hereafter set forth:

1. Part III Section 2 – General Regulations is deleted and the following inserted in its place:

“2. Neither subdivision approval nor a development permit shall be issued unless the site intended to be subdivided, used, or upon which a building or structure is to be erected, abuts, or has frontage and has direct access, via a road approach, to a graded all-weather municipal road, or unless satisfactory arrangements have been made with council for the improvement or building of a road.”

2. Part IV Schedule A Section A. 3. d) Accessory Uses is amended by replacing the phrase “winter months” with the phrase “the period of November 1 – April 30”.

3. Part IV Schedule A Section B. 1. a) iii) – Agricultural District site area requirement is deleted and the following inserted in its place:

“iii) Intensive agricultural uses and existing occupied farmstead residential:	Minimum – 4.0 hectare (9.90 acre) Maximum - 16.20 hectare (40 acre), or as determined by demonstrated space needs necessary for a viable principal agricultural use, except that the minimum or maximum site area may be amended depending on existing physical circumstances, i.e. natural (river, creek, coulee, etc.) or man made (roadway, railway, etc.) barriers.”
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4. Part IV Schedule A Section B. 1. b) – Agricultural District site area requirement is deleted and the following inserted in its place:

“b) Single parcel country residential	Minimum –7.7 hectare (19.00 acre) Maximum - 16.20 hectare (40 acre), except that the minimum or maximum site area may be amended depending on existing physical circumstances, i.e. natural (river, creek, coulee, etc.) or man made (roadway, railway, etc.) barriers.”
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5. Part V Definitions is amended as follows:

- a) Delete Bed and Breakfast Home definition and insert the following in its place:

“Bed and Breakfast Home: Shall mean a dwelling unit, licensed as an itinerant use accommodation, pursuant to The Public Accommodation Regulations, in which overnight accommodation with the dwelling unit, along with one meal served before noon, is provided to the traveling public for a charge.”

- b) Insert:

“Billboard: Shall mean a private free standing sign, including supporting structures, which advertisers 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, and which is greater than 2 square meters in facial area.”

c) Delete Building definition and insert the following in its place:

“Building: Shall mean any structure constructed or placed on, in or over land, but does not include a public highway.”

d) Delete Development definition and insert the following in its place:

“Development: Shall mean the carrying out of any building, engineering, mining or other operations, in, on, or over land, or the making of any material change in the use or intensity of the use of any building or land.”

e) Delete Discretionary Use definition and insert the following in its place:

“Discretionary Use: Shall mean a use or form of development specified in this bylaw, which may be allowed following application to, and approval of the Council; and which complies with the development standards, as required by Council, contained in this bylaw.”

f) Delete Non-Conforming Use definition and insert the following in its place:

“Non-Conforming Use: Shall mean a lawful specific use:
i) being made of land or a building or intended to be made of a building lawfully under construction, or in respect of which all required permits have been issued, at the date a zoning bylaw or any amendment to a zoning bylaw affecting the land or building becomes effective; and
ii) that on the date a zoning bylaw or any amendment to a zoning bylaw becomes effective does not, or in the case of a building under construction or in respect of which all required permits have been issued will not, comply with the zoning bylaw.”

g) Delete Subdivision definition and insert the following in its place:

“Subdivision: Shall mean any division of land.”

6. This Bylaw shall come into force on the date of the final approval of the Minister of Government Relations.

Reeve

SEAL

Administrator

Certified a true copy of the bylaw
adopted by resolution of the Council
on the _____ day of
_____, 2007.

Administrator