

THE RURAL MUNICIPALITY OF GULL LAKE NO. 139  
BYLAW NO. 84-04

EXHIBIT "A"

A Bylaw of the Rural Municipality of Gull Lake No. 139 to amend Bylaw No. 2/82 known as the Rural Municipality of Gull Lake No. 139 Zoning Bylaw

The council of the Rural Municipality of Gull Lake No. 139 in the Province of Saskatchewan in open meeting hereby enacts as follows:

1. Bylaw No. 2/82 is amended as hereinafter set forth:
2. Part 5, Section 2 The Zoning district Map is amended by re-zoning from A- Agriculture to HCM-Highway Commercial/Industrial District and I-Industrial District as shown in bold outline on the map attached hereto forming part of this bylaw and as described below.

2.1 HCM-HIGHWAY COMMERCIAL-INDUSTRIAL DISTRICT

In Section 13-13-19-W3M

portion of NW quarter Section 13-13-19-W3M east of Highway 37 and south of the existing boundary of the Town of Gull Lake.

In Section 14-13-19-W3M

portion of NE quarter Section 14-13-19-W3M west of Highway 37  
portion of Parcel A, Plan No. N1126, south of the existing boundary of the Town of Gull Lake  
portion of NW quarter Section 14-13-19-W3M north of CPR right of way

In Section 15-13-19-W3M

portion of NW quarter Section 15-13-10-W3M north of Highway No. 1  
portion of NW quarter Section 15-13-19-W3M south of Highway No. 1 and north of CPR right-of-way  
Parcel A, Plan No. 84SC08236  
portion of NE quarter Section 15-13-19-W3M south of Highway 1 and north of CPR right-of-way.

In Section 22-13-19-W3M

portion of SW quarter Section 22-13-19-W3M north of Highway 1, road plan No. D3558  
in Section 22  
portion of SW quarter Section 22-13-19-W3M north of Highway 1  
portion of SE quarter Section 22-13-19-W3M in south of Highway 1 all of Highway 1 in Section 22-13-19-W3M

In Section 23-13-19-W3M

portion of SW quarter Section 23-13-19-W3M south of Highway 1 and north of Canadian Pacific Railway track  
Parcel A & B and Service Street, Plan No. 67C00846  
portion of Road Plan NO. CG7109 in the NW quarter Section 23-13-19-W3M  
Parcel B, Plan Service Street, Plan No. EF 1732  
Parcel A, Plan Service Street, Plan No. EA 2885  
portion of pipeline right-of-way Plan No. DZ4725 in NW quarter Section 23-13-19-W3M and south of Highway 1 and north of CPR tracks  
portion of NE quarter Section 23-13-19-W3M north Highway 1  
Parcel L including Service Street Plan No. 60SC11070  
Parcel K Plan No. DZ252  
portion of NE quarter Section 23-13-19-W3M north of Parcel L

In Section 24-13-19-W3M

portion of NE quarter Section 24 east of existing boundary of the Town of Gull Lake  
portion of Parcel A, Plan No. BH39, east of Highway 37  
Parcel E, Plan No. DV5246  
portion of Road Plan DZ252

In Section 9-13-21-W3M

Parcel A & B, Plan No. 60SC06707 Service Street Plan No. 59SC06378

## 2.2 I - INDUSTRIAL DISTRICT

### In Section 14-13-19-W3M

portion of SE quarter Section 14-13-19-W3M west of Highway 37 and north of Green Terminal road plan 99SC05846

portion of SW quarter Section 14-13-19-W3M north of Green Terminal road plan 99SC05846

### In Section 15-13-19-W3M

portion of SE quarter Section 15-13-19-W3M north of Green Terminal road plan 99SC05846

portion of SW quarter Section 15-13-19-W3M north of Green Terminal road plan 99SC05846

portion of SW quarter Section 15-13-19-W3M east of Green Terminal road plan 99SC05846 north to Canadian Pacific Railway

### In Section 11-13-19-W3M

portion of NE quarter Section 11-13-19-W3M south of Green Terminal road plan 99SC05846

portion of NW quarter Section 11-13-19-W3M south of Green Terminal road plan 99SC05846

### In Section 10-13-19-W3M

portion of NE quarter Section 10-13-19-W3M south of Green Terminal road plan 99SC05846

portion of NW quarter Section 10-13-19-W3M south of Green Terminal road plan 99SC05846

### In Section 16-1-319-W3M

portion of SE quarter Section 16-13-19-W3M west of Green Terminal road plan 99SC05846

Parcel A plan 98SC07682

3. Part 5 Zoning district and Zoning Map, section 1. Zoning districts is further amended by adding:

#### **DISTRICTS**

HCM-Highway Commercial-Industrial District

I - Commercial-Industrial District

#### **SYMBOLS**

HCM

I

4. Part 5 Zoning district and Zoning Map, section 1. Zoning districts is further amended by adding the following.

## **PART FIVE B**

### **1: HCM - Highway Commercial-Industrial District**

#### **1.1 Intent**

The purpose of this district is to accommodate the development of highway commercial, light industrial and service establishments including a reasonable level of outdoor storage.

#### **1.2 Permitted uses:**

- 1) Hotels & Motels
- 2) Service Stations
- 3) Gas Bars
- 4) Establishments for the sale, storage and servicing of motor vehicles,
- 5) trailers, agricultural machinery, equipment, recreational vehicles and supplies
- 6) Community centres
- 7) Restaurants, confectioneries and other places for the sale and consumption of food and related items
- 8) Government offices
- 9) Public utilities
- 10) Tourist information centres and services
- 11) Lumber and building supply establishment
- 12) Light manufacturing industries conducted wholly within a building
- 13) Shop and offices of contractors, welders, plumbers, pipe fitters, and electricians
- 14) Hardware, home improvement and supplies retail outlets
- 15) Bus & truck terminals
- 16) Prov. Government vehicle weigh Scales
- 17) Rail way and ancillary functions
- 18) Bakery

1.3

**Discretionary uses:**

- 1) Veterinary clinics
- 2) Feed mills, seed cleaning plants
- 3) Bakeries
- 4) Bulk fertilizer and chemical sales
- 5) Bulk Fuel storage and sales
- 6) Warehouses
- 7) Stockyards an auction marts
- 8) Tree nurseries and greenhouses
- 9) Abattoirs (including hide defleshing and tanning facilities)(processing plants)
- 10) Meat packing plant
- 11) Outdoor storage yards
- 12) Prefabricated building manufacturing
- 13) Construction Storage Yards
- 14) Chemical and fertilizer storage buildings
- 15) Oil filed equipment and pipe storage yards
- 16) Gravel and sand storage yards
- 17) Cement and brick plant
- 18) Asphalt or tar manufacturing and processing
- 19) Auto body shops
- 20) Car washing establishments
- 21) Equipment & tool rental establishments
- 22) Recreational development - go-cart tracks, miniature golf course, water slides and similar uses.
- 23) Energy Producing plants

1.4

**Accessory Uses**

Buildings, Structures or uses secondary or subordinate to, and located on the same lot with the principal permitted or discretionary use, shall be permitted.

1.5

**Regulations**

**Lot area - minimum**

- Hotels, motels, mini malls,  
Service stations, lumber &  
Building supply - 929 square metres (10,000 sq.ft.)
- gas bars - 700 square metres (7,534.98 sq. ft.)
- All other uses - 464 square metres (4,994.6 sq. ft.)

**Lot frontage - minimum**

- Hotels, motels, mini malls,  
Service stations, lumber &  
Building supply - 30 metres (98.43 ft.)
- Gas bars - 23 metres (75.46 ft.)
- All other uses - 15 metres (49.21 ft.)

**Lot Depth - Minimum** - 30.5 metres (100 ft.)

**Yard front - minimum**

- Service station - 15 metres (49.211ft.)
- All other uses - 7.5 metres (24.61 ft)

**Yard side - minimum** - 3 metres (9.84 ft.)

**Yard rear - minimum**

- Service stations and gas bars - 10% of the depth of the lot
- All other uses - 3 metres (9.84 ft.) with lane; 6 metres (19.69 without lane)

**2. I - Industrial District**

**2.1 Intent**

The purpose of this district is to accommodate the development of industrial, commercial establishments.

**2.2 Permitted uses**

- 1) Car washing establishments
- 2) Public Utilities

- 3) Lumber and building supply establishment
- 4) Shop and offices of contractors, welders, plumbers, pipe fitters, and electricians
- 5) Wholesale establishments and warehouses
- 6) Hardware, home improvement and supplies retail outlets
- 8) Railway and ancillary functions
- 9) Bus, truck and other transport terminals and yards
- 10) Printing plants and reproduction offices
- 11) Service stations, gas bars
- 12) Establishments for the sale, storage and servicing of motor vehicles, trailers, agricultural machinery, equipment, recreational vehicles and supplies

**2.3 Discretionary uses:**

- 1) Veterinary clinics & hospitals
- 2) Bulk fertilizer and chemical sales
- 3) Feed mills, seed cleaning plants
- 4) Bulk Fuel storage and sales
- 5) Grain elevators & terminals
- 6) Warehouses
- 7) Stockyards and auction marts
- 8) Tree nurseries and greenhouses
- 9) Abattoirs (including hide defleshing and tanning facilities)(processing plants)
- 10) Meat packing plant
- 11) Outdoor storage yards
- 12) Prefabricated building manufacturing
- 13) Construction Storage Yards
- 14) Chemical and fertilizer storage buildings
- 15) Oil field equipment and pipe storage yards
- 16) Gravel and sand storage yards
- 17) Cement and brick plant
- 18) Asphalt or tar manufacturing and processing
- 19) Auto body shops
- 20) Equipment maintenance and storage yards
- 21) Prov. Government vehicle weigh Scales
- 22) Recreational development - go-cart tracks, miniature golf course, water slides and similar uses.
- 23) Laundry & dry cleaning establishments
- 24) machine shop, foundry work, boiler works
- 25) Auto wrecking yards
- 26) Manufacturing , processing and packing plants
- 27) Energy Producing Plants

**2.4 Accessory Uses**

Buildings, Structures or uses secondary or subordinate to, and located on the same lot with the principal permitted or discretionary use, shall be permitted.

**2.5 Regulations**

**Lot area - minimum**

- Service stations & Discretionary uses - 929 square metres (10,000 sq.ft.)
- All other uses - 557 square metres (5,995.69 sq. ft.)

**Lot frontage - minimum**

- Service stations & Discretionary uses - 30 metres (98.43 ft.)
- All other uses - 18 metres (59.60 ft.)

**Lot Depth - minimum**

- 30.5 metres (100 ft.)

**Yard front - minimum**

- Service stations & Discretionary uses - 7.5 metres (24.61 ft.)
- All other uses - 4.5 metres (15 ft.)

**Yard side - minimum**

- 3 metres (9.84 ft.) on each side

**Yard rear - minimum**

- 10% of the depth of the lot

## **PART 4 GENERAL REGULATIONS -**

### **9.1 Sign Regulations for Commercial and Industrial Districts (HCM & I)** *The following regulations shall apply in any commercial/industrial district.*

- 1) Advertising signs in Commercial and Industrial Districts may be illuminated by direct or indirect lighting and the lights may project different colours and may be intermittent.
- 2) Illuminated signs shall have an internal light source or an external light source shielded so that the light is directed at the face of the sign.
- 3) All signs shall provide a minimum clearance of 2.45 metres (8.2 ft.) Between the bottom of the sign and a street or sidewalk.
- 4) All signs shall be located wholly within the lot lines of the lot in which they are located. This provision would not apply to billboard signs and converted vehicle and trailer signs.
- 5) Signs shall be located a minimum distance of 1 metre (3.28ft.) From any lot line.
- 6) Specific sign regulations for portable signs are as follows:
  - (a) Except as may be permitted by the Development Officer, a portable sign shall not be located or encroach onto a public roadway, boulevard, or sidewalk.
  - (b) A portable sign shall not be located or erected for a period greater than 14 days.
  - (c) the maximum height of a portable sign shall be 2 metres (6.56ft.)
  - (d) The maximum sign facial area shall not exceed 1.2 square metres (3.94 sq. ft.) for A-Board signs and 3 square metres (32.29 sq. ft.) for all other portable signs.

### **8. Water**

Development listed as a permitted or discretionary use may be allowed provided the proposal will not adversely affect the domestic and municipal water supply and where a suitable potable water supply can be furnished to the requirements of the Department of Health and/or Sask Water Corporation.

### **12. Storage of Chemicals, Fertilizers and Combustible Materials**

The storage of chemicals, fertilizers and combustible materials are subject to the requirements of the applicable departments of both the federal and provincial governments. All necessary requirements and permits must be met and obtained prior to issuance of a Development Permit.

### **13. Environmental Management**

#### **A. General**

1. Where hazard land conditions exist, council may require the applicant to pay for an environmental, geotechnical or hydrological inspection of the site by a qualified professional consultant.
2. A Development permit for commercial, or industrial buildings shall only be granted where the development meets the regulations respecting Anhydrous Ammonia - Saskatchewan Regulations 3139/77.

#### **B. Flood Protection Standards New and Existing Development**

- i) Existing non-conforming developments buildings and structures which are below a designated design flood free board elevation established by a hydrological study may continue as conforming uses.
- ii) Council may specify flood proofing measures for redevelopment, new development or subdivision approval. Such measures shall be established in consultation with the Saskatchewan Water Corporation.

14. **General Development Standards Applicable to Discretionary Uses**

- A. Sites shall be landscaped to maintain the character and amenity of the neighborhood.
- B. Adequate on site parking shall be provided and maintained.
- C. Parking, storage and other non-landscaped areas shall be suitably screened from adjacent properties and streets.
- D. Adequate receptacles for refuse and litter shall be supplied.
- E. No objectionable sound, light, glare, heat, dust, or other emission shall be transmitted beyond the lot lines unless specifically permitted as a condition of a development permit.
- F. Vehicles access and egress points shall be provided in suitable locations so as to minimize traffic congestion and possible hazards.
- G. Buffer strips shall be provided between incompatible or uses of land where hazardous substances that are a function or product of that use.

15. **Grading and Leveling of Lots**

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

16. **Accessory Buildings or Structures**

- A. Accessory buildings shall not be located less than 1.2 metres from a lane.
- B. Accessory buildings shall not be located in a required front yard.
- C. Accessory buildings in a rear yard, shall not be located less than .75 metre from the side lot line.
- D. In a Commercial or Industrial District, a carport or garage, up to 60 square metres in area shall be permitted.
- E. In a HCM Commercial-Industrial District, accessory buildings shall not exceed 5.25 metres in height.

17. **Outdoor Storage**

- A. In Commercial or Industrial Districts only outdoor storage incidental to the principal use shall be permitted.
- B. No outdoor storage shall be permitted in the required front yard of any lot, but this shall not limit the customary display of any goods permitted to be sold on the lot.
- C. All Commercial or Industrial storage areas shall be fenced and secured.

18. **Side Yard Exception**

For movable storage items or material no side yard shall be required on commercial or industrial sites or lots.

19. **Off-Street Parking**

Off-street parking shall be provided as follows:

<u>Use</u>	<u>Parking Spaces Required</u>
1) Retail store	1 for every 46 square metres (495.16 sq.ft.) of gross floor area

2)	Restaurants	1 per 4 seats provided for patrons
3)	Hotel, Motel	1 per guest room or unit
4)	Lumber Yard, Home Improvement	1 for every 46 square metres (495.16 sq. ft.) of gross floor area
5)	Industrial & Manufacturing Plants	1 for every 55 square metres (592 sq. ft.) of gross floor area
15)	Warehousing	1 for every 90 square metres (968.78 sq.ft.) Of gross floor area
16)	Other	1 for every 30 square metres (322.93 sq.ft.) Of gross floor area

20. **Fences and Hedges**

Fences constructed or and hedges and shrubs planted in Commercial or Industrial Districts shall comply with the following regulations:

- 1) Except where required for screening, a fence, hedge or shrub (excluding trees) shall not exceed 3 metres (9.84 ft.) in height
- 2) In the case of corner lots, no fence, hedge, shrub, or tree shall be placed so as to create a visual obstruction in a sight triangle.

**PART SIX**

1. Bylaw 33-96 is hereby repealed
2. This Bylaw shall come into force and take effect the date it is approved by the minister of Saskatchewan Government Relations.



Reeve *[Signature]*

Administrator *[Signature]*

Read a First time the 13th. day of December 2004  
 Read a Second time the 13th. day of December 2004  
 Read a Third time the 12th. day of april 2005

*[Signature]*  
 Administrator

**APPROVED**  
**REGINA, SASK.**  
 JUN - 1 2005  
*[Signature]*  
 Assistant Deputy Minister of  
 Municipal Relations Division  
 Sask. Government Relations

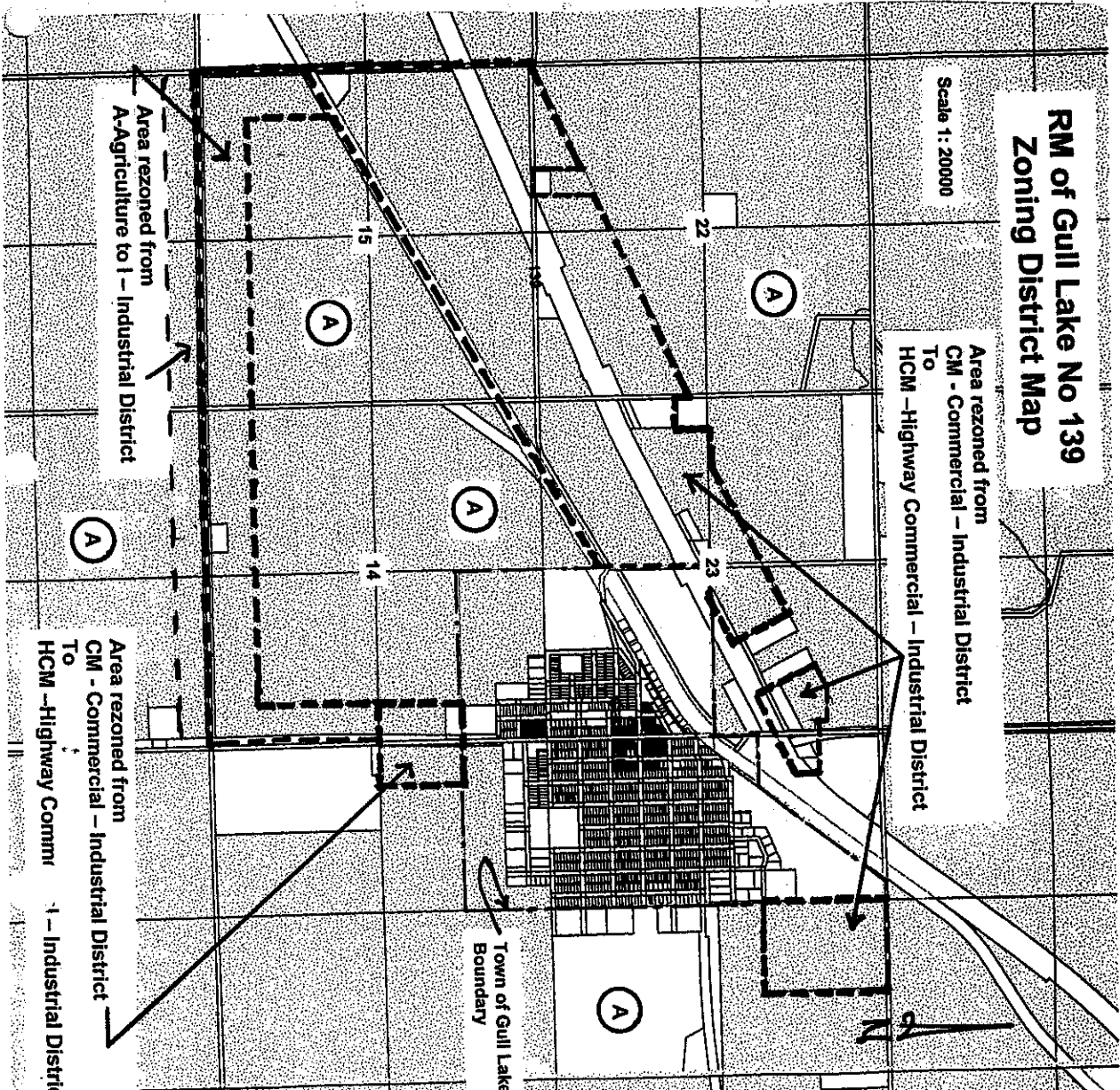
# RM of Gull Lake No 139 Zoning District Map

Scale 1 : 20000

Area rezoned from  
CM - Commercial - Industrial District  
To  
HCM - Highway Commercial - Industrial District

Area rezoned from  
A-Agriculture to I - Industrial District

Area rezoned from  
CM - Commercial - Industrial District  
To  
HCM - Highway Commi - Industrial District





# Rural Municipality of Gull Lake No. 139 Zoning District Map C

Registered  
Plan No.  
59SC06378

Registered  
Plan  
No. 60SC06707

Registered  
Plan No.  
88SC11733

Area rezoned from  
A—Agriculture to  
#CM—Commercial—Industrial

Village of Tompkins  
Municipal Boundaries

