

4-11

**MINUTES OF A MEETING OF THE COUNCIL OF
THE RURAL MUNICIPALITY OF HILLSDALE NO. 440,**

held in the Municipal Office at 39 L.E. Gibbons Centre Street
in Neilburg, Saskatchewan on
Thursday, February 6, 2020 at 9:00 a.m. MST.

Call to Order

Reeve Glenn Goodfellow called the meeting to order at 9:05 a.m.

Members Present

Reeve: Glenn Goodfellow
Division 1 Councillor: Trevor McCrea
Division 2 Councillor: Jerry Petovello
Division 3 Councillor: Bernadette Poppleton
Division 4 Councillor: Vincent Murphy
Division 5 Councillor: Floyd Whitney
Division 6 Councillor: Chip Chibri
Administrator: Janet Hollingshead
Public Works Coordinator: Absent
Acting Administrator: Tracey Zweifel

Acting Administrator

52/2020 CHIP CHIBRI

That the Council of the Rural Municipality of Hillsdale No. 440 appoint Tracey Zweifel to be the acting administrator for the duration of this meeting.

Motion Carried.

Agenda

53/2020 TREVOR MCCREA

That the agenda be approved with the following additions:

- Human Resources-Village of Neilburg

Motion Carried.

Minutes

54/2020 BERNADETTE POPPLETON

That the minutes of the January 9, 2020 meeting be adopted as circulated.

Motion Carried.

Financial Activities

55/2020 JERRY PETOVELLO

That the Statement of Financial Activities for the month of January 2020 and the Bank Reconciliation for January 2020 be approved as presented.

Motion Carried.

Accounts

56/2020 VINCE MURPHY

That the accounts be approved and authorized for payment and a list of cheques numbered 7572-7611 inclusive and payroll direct deposits 2071-2085 inclusive and online payments 6, 643235, 673498-673507, 676926 and 681089 totaling \$161,378.43 be presented in Schedule 'B' to these minutes.

Motion Carried.

Tracey Zweifel presented the public works report as disclosed in Schedule 'C' to these minutes.

Correspondence

Darwin Whitfield RMAA	Re: Division 6 Update Re: Community Safety & Well Being Symposium
PHO Quarterly NCTPC CPWA Pattison Agriculture SMHI Western Asphalt Products WCMGC Milligan Bio ASIST SARM SARM TJ Consulting Lakeland Library Region iHunter Saskatchewan SARM Division 6 PHO SMHI City of Lloydminster MCSnet SARM Crosby Hanna & Associates Rivers West Pattison Agriculture	Re: Updates Re: Workshop Re: 2020 Annual Conference Re: Press Release Re: 2019 AGM Minutes Re: Pavement Preservation Re: Minutes Re: Dust Suppressant Re: Meeting Re: Annual Convention Re: Self-Insurance Plan Re: Little Pine TLE 33-45-23 W3M Re: Grant Re: Map Sales Re: Clubroot Map Re: Annual Meeting Re: 2020 Hazardous Waste Round Up Re: Letter of Support Request Re: Breach/Cyber Attack Re: Zoning Bylaw Amendment Re: Social Media Workshop Re: Mower Blades

Amend Schedule 'D' December 3, 2019 Minutes

57/2020 TREVOR MCCREA

That the Council of the Rural Municipality of Hillsdale No. 440 amend Schedule 'D' the Salary Schedule attached to the December 3, 2019 minutes to read \$59,160 as the salary for Tracey Zweifel.

Motion Carried.

ASIST Meeting

58/2020 BERNADETTE POPPLETON

That Council of the Rural Municipality of Hillsdale No. 440 host the Alberta Saskatchewan Incident Support Team meeting in Neilburg, SK on Thursday, February 27, 2020.

Motion Carried.

Council broke for lunch at 11:25 a.m.

Council reconvened from lunch at 12:23 p.m.

2020 SARM Convention

59/2020 FLOYD WHITNEY

That the Council of the Rural Municipality of Hillsdale No. 440 authorize Councillor Petovello and Administrator Hollingshead to attend the 2020 SARM Convention based in Regina, SK from March 9-12, 2020.

Motion Carried.

2020 Hazardous Waste Round Up

60/2020 TREVOR MCCREA

That the Council of the Rural Municipality of Hillsdale No. 440 participate in the 2020 Hazardous Waste Round Up in the City of Lloydminster on Saturday, May 2, 2020.

Motion Carried.

MCSnet Letter of Support

61/2020 FLOYD WHITNEY

That the Council of the Rural Municipality of Hillsdale No. 440 express support for MCSnet in their application to the CRTC Broadband Fund by way of letter.

Motion Carried.

Rescind Motions 280/19 and 281/19

62/2020 TREVOR MCCREA

That the Council of the Rural Municipality of Hillsdale No. 440 rescind Motions 280/19 and 281/19, the second and third reading of Bylaw 4/2019.

Motion Carried.

Bylaw 4/2019 – Second Reading

63/2020 FLOYD WHITNEY

That Bylaw 4/2019 being a bylaw to amend Bylaw 2/2013 known as the Zoning Bylaw of the Rural Municipality of Hillsdale No. 440 be given a second reading.

Motion Carried.

The Bylaw was read by the Administrator.

Bylaw 4/2019 – Third Reading

64/2019 VINCE MURPHY

That Bylaw 4/2019 being a bylaw to amend Bylaw 2/2013 known as the Zoning Bylaw of the Rural Municipality of Hillsdale No. 440 be read a third time and adopted.

Motion Carried.

The Bylaw was read by the Administrator.

Mower Purchase

65/2020 VINCE MURPHY

That the Council of the Rural Municipality of Hillsdale No. 440 purchase a Rhino 15' 4155 Mower from Triod Supply 2011 Ltd., including the trade of the 2014 Degelman REV1500 Mower, at a cost of \$17,800 plus applicable taxes.

Motion Carried.

Advertise Seasonal Employee

66/2020 TREVOR MCCREA

That the Council of the Rural Municipality of Hillsdale No. 440 advertise for a seasonal employee experienced in operating heavy equipment for the approximate term of April to October 2020.

Motion Carried.

Blain Construction Tender

67/2020 CHIP CHIBRI

That the Council of the Rural Municipality of Hillsdale No. 440 call for tenders for 1.6 km of road construction on the S1/2 13-45-25 W3M Contract No. ST194401.001. Tenders will be accepted prior to 11:00 a.m. MST on Thursday March 5, 2020 at the Municipal Office located at 39 Centre Street, Neilburg SK.

Motion Carried.

NCTPC Workshop

68/2020 TREVOR MCCREA

That the Council of the Rural Municipality of Hillsdale No. 440 authorize any Council member that may want to participate, Administrator Hollingshead and Office Staff Member Zweifel to attend a workshop hosted by the North Central Transportation Planning Committee in Edam, SK on Tuesday, February 25, 2020.

Motion Carried.

Purchase 2014, Ford F350

69/2020 VINCE MURPHY

That the Council of the Rural Municipality of Hillsdale No. 440 purchase a 2014 Ford F350 Dually from D&D Vehicle Sales Inc., Camrose SK at a cost of \$32,925.11.

Motion Carried.

Village of Neilburg Meeting Attendance

70/2020 FLOYD WHITNEY

That Reeve Goodfellow and Councillor McCrea attend the regular council meeting of the Village of Neilburg on Monday, February 10, 2020 as delegates to discuss human resources.

Motion Carried.

PCO Mileage Fee Increase

71/2020 TREVOR MCCREA

That the mileage fee for the Pest Control Officer, Glen McGladdery be increased to \$1.00 per kilometer.

Motion Carried.

Delegations


- 1] 2 RCMP Officers
- 2] Glen McGladdery
- 3] Lawrence Olsen
- 4] Gaye Turnbull

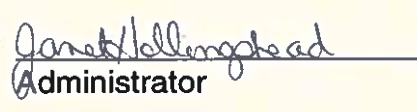
Adjourn

72/2020 VINCE MURPHY

That this meeting adjourn at 3:59 p.m.

Motion Carried.


Reeve


Administrator

Schedule 'A' Agenda

REGULAR MEETING AGENDA

February 6, 2020

CALL TO ORDER

MEMBERS PRESENT

APPROVAL OF AGENDA

DECLARATION OF INTEREST

MINUTES

January 9, 2020 Meeting

STATEMENTS OF PREVIOUS MONTH

Changes in Financial Position
Bank Reconciliation

ACCOUNTS

PUBLIC WORKS REPORT

CORRESPONDENCE

Darwin Whitfield RMAA	Re: Division 6 Update Re: Community Safety & Well Being Symposium
PHO Quarterly NCTPC CPWA Pattison Agriculture SMHI Western Asphalt Products WCMGC Milligan Bio	Re: Updates Re: Workshop Re: 2020 Annual Conference Re: Press Release Re: 2019 AGM Minutes Re: Pavement Preservation Re: Minutes Re: <u>Dust Suppressant</u>
ASIST SARM SARM TJ Consulting Lakeland Library Region iHunter Saskatchewan SARM Division 6 PHO SMHI City of Lloydminster	Re: Meeting Re: Annual Convention Re: Self-Insurance Plan Re: Little Pine TLE 33-45-23 W3M Re: Grant Re: Map Sales Re: Clubroot Map Re: Annual Meeting Re: 2020 Hazardous Waste Round Up
MCSnet SARM Crosby Hanna & Associates Rivers West Pattison Agriculture	Re: Letter of Support Request Re: Breach/Cyber Attack Re: Zoning Bylaw Amendment Re: Social Media Workshop Re: Mower Blades

OTHER BUSINESS

- 1] Backhoe Tender Opening 9:30 a.m.
- 2] Seasonal Employee
- 3] Call for Tender-S1/2 13-45-25 W3M
- 4]

IN CAMERA

DELEGATIONS

- 1] RCMP Member 10:30 a.m.
- 2] Glen McGladdery 11:00 a.m.
- 3] Lawrence Olsen, APAS Representative 1:00 p.m.
- 4] Gaye & Lisa Turnbull 1:30 p.m.

ADJOURNMENT

[Handwritten initials]

Schedule 'B' Accounts

DD#2071-DD#2078	20,679.37
DD#2079-DD#2085	3,808.70
7572 Receiver General for Canada	11,612.85
7573 Municipal Employees Pension	5,915.66
7574 Keri Bratkowski	300.00
7575 Howard Erb's Trucking Ltd.	5,581.49
7576 Anderson Pump House Ltd.	398.07
7577 Bee J's Stationers Inc.	392.84
7578 Beechwood Farms Ltd.	65.00
7579 Blake Blackbeard	78.75
7580 Crystal Glass Ltd.	1,809.55
7581 Elaine Etson	1,400.00
7582 Gord Krismer & Associates Ltd.	472.50
7583 Information Services Corp	12.00
7584 Lakeland Library Region	3,486.67
7585 Lilydale Creek Enterprises Ltd.	1,498.50
7586 Voided by the Print Process	0.00
7587 Lloydminster Co-operative Ltd.	805.91
7588 Glen McGladdery	200.66
7589 Midway Distributors Ltd.	259.33
7590 Neilburg Library Board	15.00
7591 Nutrien Ag Solutions	4,734.45
7592 Justin O'Beime	200.00
7593 Pat Gibbons Ltd.	839.02
7594 Relay Distributing	129.86
7595 Rutherford Agencies Ltd.	17,483.64
7596 SARM	2,604.43
7597 Saskatchewan Heavy Construction	446.25
7598 Southeast College	225.00
7599 Stuart Wright Ltd.	139.17
7600 Tirecraft Lloydminster	78.70
7601 Van Houtte Coffee Services	135.29
7602 Xerox Canada Ltd.	1,019.10
7603 Tracey Zweifel	325.00
7604 BAR Engineering	4,355.56
7605 Brandt Tractor Saskatoon Branch	815.86
7606 Randy Flicek	2,100.00
7607 McIntosh Garage & Auto Body Ltd.	6,339.91
7608 SAMA	14,787.00
7609 Wood Environment & Infrastructure	7,268.72
7610 D&D Vehicle Sales Inc.	32,445.00
7611 Void	0.00
6 Topcon Positioning Systems	885.19
643235 Minister of Finance-PST	27.56
673498 Collabria	695.11
673499 Sask Energy	225.00
673500 Sask Energy	100.00
673501 Sask Power	537.73
673502 Sask Power	797.83
673503 Sask Power	97.11
673504 Sask Power	58.58
673505 Sask Power	60.89
673506 Sask Tel	340.40
673507 Sask Tel	181.46
676926 Minister of Finance	301.69
681089 Minister of Finance	1,805.07

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Schedule 'C' Public Works Report

January found us in the deep freeze and above zero

Goodfellow Construction – ALH has WCB clearance for 2020

Blain Construction, wood provided tender documents to approve

Gravel Pit is with Bar Engineering

Fire Extinguisher re-certification happened January 28, 2020

2" gravel was hauled in to town and Freemont Stockpile

Conrad's road had 16 inches of ice on top, no water. Guys were able to get through to road with our chainsaw.

Equipment for 2020

Mower –

Sprayer/Truck – inquire more

Backhoe – tender

Grader Warranty

772 can be renewed as quoted

872 #2 warranty expires in March or 8,000 hours – and no further warranty is recommended

Began Mulching with Sherlock Lake Construction in 5 spots

WellTraxx 90 day trial began

NCS Track

ASIST will be holding their next meeting in Neilburg on February 27, 2020. – RM 440 is hosting

Area Fire Board Meeting discussion of amalgamation, what level of service do we have, how to go into the future.

Rural Municipality of Hillsdale No. 440

BYLAW 4/2019

A BYLAW TO AMEND BYLAW NO. 2/2013 KNOWN AS THE ZONING BYLAW OF THE RURAL MUNICIPALITY OF HILLSDALE NO. 440.

The Council of the RM of Hillsdale No. 440 in the Province of Saskatchewan enacts to amend Bylaw No. 2/2013 as follows:

1. **Section 2 Interpretation** is amended by adding the following new definitions immediately after the definition for "Campsite":

"Cannabis Production Facility: a facility, approved under federal and provincial regulations, that is used in whole or in part for the planting, cultivation, testing, harvesting, processing and distribution of the cannabis plant and any of its derivatives.

Cannabis Retail Store: a retail store, approved under federal and provincial regulations that sells cannabis and any of its derivatives."

2. **Section 2 Interpretation** is amended by adding the following new definition immediately after the definition for "Club":

"Communal Farm Settlement: a multi-use development located on a single site that typically is associated with a farm operation or intensive livestock operation carried out on the same site or on an adjacent site by a religious colony or other association by or on behalf of the occupants of the communal farm settlement and may include the following:

- (a) single detached dwellings and communal dwellings;
- (b) cooking and eating facilities;
- (c) living areas and sleeping facilities;
- (d) sanitary facilities;
- (e) places of worship;
- (f) educational and child care facilities;
- (g) recreation facilities;
- (h) cemeteries;
- (i) workshops;
- (j) accessory buildings and uses; and
- (j) other similar uses."

3. **Section 2 Interpretation** is amended by adding the following new definition immediately after the definition for "Discretionary Use":

"Dwelling, Communal: a detached building consisting of two or more dwelling units as defined herein."

4. **Section 2 Interpretation** is amended by adding the following new definition immediately after the definition for "Reeve":

"Recreational Vehicle, Park Model: a recreational vehicle that conforms to Canadian Standards Association, Construction Standard No Z241 Series, Park Model Trailers."

5. **Section 2 Interpretation** is amended by adding the following new definition immediately after the definition for "Service Station":

"Shipping Container: a prefabricated metal container or box specifically constructed for the transport of goods by rail, ship or transport truck and used for storage."

6. **Section 2 Interpretation** is amended by adding the following new definition immediately after the definition for "Site Line, Side":

"Solar Farm: systems designed for the primary purpose of generating power for the sale to third parties via the electric grid. The systems can be roof-mounted systems or ground-mounted systems that may or may not have accessory structures on the same site."

7. **Section 3.7.1 Administration** (1)(e) is amended by deleting "The Development Officer will prepare on-site notification posters which must be placed on the site by the Development Officer and must remain on the site until the application is considered by Council."
8. **Section 3.7.4** is amended by deleting subsection (21) in its entirety and replacing it with the following new subsection:

"(21) Cannabis Production Facilities

- (a) The location of cannabis production facilities will only favourably be considered where it can be demonstrated that the use and intensity of use is appropriate to the site and that it will have minimal impact on the surrounding, adjacent areas of the Municipality. Consideration may be given, but is not limited to, the following effects:
- (i) municipal servicing capacity;
 - (ii) anticipated levels of noise, odour, smoke, fumes, dust, lighting, glare, vibration or other emissions emanating from the operation;
 - (iii) anticipated increased levels or types of vehicle traffic, unsafe conditions or situations for vehicles, cyclists or pedestrians; and
 - (iv) utilization of hazardous substances."

9. **Section 3.7.4** is amended by adding the following new subsection:

"(22) Cannabis Retail Stores

- (a) The location of cannabis retail stores will only favourably be considered where it can be demonstrated that the use and intensity is appropriate to the site and that it will have a minimal impact on the surrounding, adjacent areas, particularly residential areas.

10. **Section 4.7** is amended by adding the following new subsection to Section 4.7.1:

"(10) communal farm settlements

11. **Section 4.9** is amended by replacing Section 4.9 in its entirety and replacing it with the following new section:

"4.9 Manufactured Dwellings

4.9.1 Wherever a single detached dwelling, farm dwelling or accessory dwelling is permitted in the A – Agricultural District, it may be in the form of a manufactured dwelling subject to Section 4.9.2.

4.9.2 Every manufactured dwelling shall bear CSA A277 certification, or a replacement thereof, and shall be attached to a permanent foundation or anchored to the ground and skirted prior to occupancy.

4.9.3 Wherever a discretionary accessory dwelling unit is approved as part of an agricultural operation in the A – Agricultural District it also may be in the form of a park model trailer subject to Section 4.9.4.

4.9.4 Every park model recreational vehicle shall bear CSA Z241 certification (or a replacement thereof) and shall be skirted and attached either to a permanent foundation or in conformance with CAN CSA Z240 site preparation for foundations and anchorage of manufactured homes.

12. **Section 4.14** is amended by adding the following new subsections:

4.14.19 Cannabis Production Facilities

- (1) No outside storage is permitted.

4.14.20 Cannabis Retail Stores

- (1) Cannabis retail stores shall maintain a minimum setback of 150 metres from schools, licensed daycares and playgrounds.

4.14.21 Communal Farm Settlements

- (1) Council may consider discretionary use applications for communal farm settlements including the multiple uses outlined in the definition for Communal Farm Settlements as one single discretionary use application. Buildings and uses must comply with the setbacks contained within this bylaw and the R.M.'s Building Bylaw. Development permits and building permits will be required for each use and building.
- (2) Communal farm settlements may include more than one dwelling on a single site and these dwellings may be in the form of single detached dwellings and communal dwellings. Council may specify the maximum number of dwelling units permitted for a Communal Farm Settlement.
- (3) An expansion to a communal farm settlement shall require discretionary use approval.
- (4) There shall be a water supply adequate for the proposed communal farm settlement and the development shall not contaminate any water source.
- (5) Provision of potable water and treatment and disposal of wastewater is subject to provincial regulations and approval.
- (6) Road access to the communal farm settlement shall be to the satisfaction of Council. If off-site road upgrades or new road construction is required, Council may require the applicant to pay for the road upgrades or new construction pursuant to Section 16 of The Municipalities Act.
- (7) Council may require the applicant to demonstrate that traffic generated by the communal farm settlement can be handled safely and appropriately by the municipalities' road network. This can be determined by the applicant retaining a professional engineer to undertake a Traffic Impact Assessment (TIA).
- (8) Access to individual dwellings and other uses and building shall be from a road internal to the communal farm settlement site.

- (9) All buildings on a communal farm settlement site shall maintain the required setbacks. ”

4.14.22 **Oil and Gas Exploration and Development**

- (1) Exploration and development of oil and gas shall be subject to all federal and provincial requirements, and such activity must comply with the objectives and policies outlined in the RM of Hillsdale’s Official Community Plan.
- (2) Oil and gas exploration, extraction and development within the RM shall occur in accordance with *The Oil and Gas Conservation Regulations, 2012*.
- (3) Multiple parcel country residential subdivisions, single parcel country residences and residential sites located in proximity to oil wells may be subject to separation requirements from an oil well, as per *The Subdivision Regulations*.
- (4) Multiple parcel country residential developments, single parcel country residences and residential sites located in proximity to sour gas wells with H₂S concentrations over 100 ppm may be subject to separation requirements based on guidelines as recommended by the Ministry of Government Relations.
- (5) In addition to any other information required by Council, the applicant shall submit, as part of their development permit application, information regarding any hazardous material to be kept or stored on site, an emergency management plan, a screening and landscape plan, site grading and drainage plans, and information regarding proposed truck routes and road maintenance measures. The applicant may be required to enter into a road maintenance agreement.
- (6) Council may require the applicant to suitably screen and landscape the facility from neighbouring properties to the satisfaction of Council.
- (7) Council may require the applicant to undertake specific safeguards to address safety issues related to material kept on the site and nuisance issues related to dust, noise, odour, smoke, or similar conditions.
- (8) The Municipality may apply special standards as outlined in *The Municipalities Act, 2005*, to protect the municipal interest when transportation, utility and pipeline facilities cross municipal roads, or when seismic activity is proposed on roads or road allowances.
- (9) Upon approval by the Municipality, the owner of a pipeline shall provide the Municipality at least 48 hours notice of the owner’s intention to commence work. Written request must be made to the Rural Municipality before construction begins and the owner shall obtain the required Municipal standards for construction approaches and for pipelines (flowlines) crossing road allowances.
- (10) Council may require that oil and gas well sites be fenced with a gate.

4.14.23 **Transloading Facilities**

Transloading facilities shall be subject to the following requirements:

- (1) In addition to any other information required by Council, the applicant shall submit, as part of their development permit application, information regarding any hazardous material to be kept or stored on site, an emergency management plan, a screening and landscape plan, site grading and drainage plans, and proposed truck routes and road maintenance measures. The applicant may be required to enter into a road maintenance agreement.
- (2) Transloading facilities for oil and gas resources shall not be located within 90 metres of a residence or on hazard lands.
- (3) The applicant shall suitably screen and landscape the facility from neighbouring properties to the satisfaction of Council.
- (4) Council may require the developer to undertake specific safeguards to address safety issues related to material kept on the site and nuisance issues related to dust, noise, odour, smoke, or similar conditions.
- (5) Transloading facilities shall be developed and shall operate in compliance with all relevant federal and provincial requirements.

4.14.24 **Solar Farms**

- (1) In addition to any other information required by Council, the applicant shall submit, as part of their development permit application, information regarding site grading along with a drainage plan for the site.
- (2) Council may require that it be demonstrated how any adverse effects on neighbouring properties will be mitigated including ensuring that sight lines will be maintained.”

13. **Section 4 General Regulations** is amended by adding the following new subsections:

“4.22 Shipping Containers

4.22.1 Shipping containers, permitted under subsection (2), shall only be used for shipping or storage purposes accessory to the principal use of the site and shall comply with the site requirements for accessory buildings for the applicable zoning district.

4.22.2 Shipping containers shall be a discretionary use in the Hamlet District and a permitted use in the Agriculture, Commercial and Industrial Districts. Council shall consider the size of the site when considering an application for a shipping container(s) as a discretionary use in the Hamlet District.

4.22.3 Shipping containers permitted under subsection (1), shall:

- (a) be properly anchored and maintained in good repair;
- (b) be located a minimum of 3.0 metres from, and behind the rear wall of, the principal building; and

- (c) meet the requirements of *The National Building Code of Canada* as applicable.

4.22.4 Notwithstanding subsections 4.22.1 and 4.22.2, shipping containers may be placed temporarily on a site in any district:

- (a) during active construction on a site when the shipping container is solely for the storage of supplies and equipment that are used for the site, provided that a valid building permit has been issued for construction on the site. The shipping container must be removed from the site upon completion of the construction; or
- (b) for the purpose of loading and unloading of items associated with the principal use for a period of not more than 10 days in any six-month period; and
- (c) in any case, for a period of not more than 30 days unless an extension has been granted by the development officer to a maximum of 120 days.

4.22.5 When placed on a site pursuant to Section 4.22.4, the shipping container shall:

- (a) be located so as not to create a safety hazard; and,
- (b) not be located within 1.2 metres of the interior edge of a sidewalk.

4.23 Temporary Uses

4.23.1 Temporary uses will be permitted where appropriate in individual zoning districts at the discretion of Council.

4.23.2 All temporary uses must be located on an existing site; no subdivision will be permitted for temporary uses.

4.23.3 Any buildings placed on sites where a temporary use is permitted must be removed on or before the expiry period allowed for the use, unless the construction of a permanent building is specifically permitted by Council.

4.23.4 The site must be restored to the same condition as it was prior to the beginning of the temporary use once the temporary use has ceased.

4.23.5 Council may require a performance bond from the applicant to ensure acceptable remediation of the site.

4.24 Membrane Covered Structures

4.24.1 Membrane covered structures shall be permitted as an accessory use in all zoning districts and shall be installed securely anchored to the ground, when applicable.

4.24.2 Membrane covered structures, permitted under subsection (1), shall comply with the site requirements for accessory buildings for the applicable zoning district."

14. Table 6-1 Agricultural District Development Standards is amended by adding the following new uses and notes (Special limitations and standards regarding Table 6-1 and the A- Agriculture District):

TABLE 6-1: A - AGRICULTURE DISTRICT DEVELOPMENT STANDARDS for the Rural Municipality of Hillsdale No. 440									
Use	Development Standards								
	Permitted or Discretionary	Subject to Sections	Minimum Site Area (ha)	Maximum Site Area (ha)	Minimum Site Width (m)	Minimum Front Yard (m)	Minimum Side Yard (m)	Minimum Rear Yard (m)	
Agricultural Uses									
(6)	Communal farm settlement	D	4.7.1 (10)	16	--	30	15 ⁽⁵⁾	10 ⁽⁶⁾	10
(7)	Solar farms	D	4.14.24	0.8	--	30	15 ⁽⁵⁾	10 ⁽⁶⁾	10
Resource Based Uses									
(3)	Petroleum exploration, extraction and related facilities, including oil & gas wells	P	4.14.22	--	--	--	15 ⁽⁵⁾	10 ⁽⁶⁾	10
(4)	Petroleum related commercial uses	D	4.14.22	--	--	--	15 ⁽⁵⁾	10 ⁽⁶⁾	10
(5)	Transloading facilities for oil & gas resource, other natural resources, and agricultural products	P	4.14.23	--	--	--	15 ⁽⁵⁾	10 ⁽⁶⁾	10
Residential Uses									
(4)	Dwelling units as an accessory use, except the first two farm dwellings ⁽¹¹⁾⁽¹²⁾	D	4.14.10 (6)	⁽¹⁰⁾	--	30	15 ⁽⁵⁾	10 ⁽⁶⁾	10
Commercial Uses									
(17)	Cannabis production facilities	D	3.7.4 (21) 4.14.19						

Special limitation and standards regarding Table 6-1 and the A – Agriculture District:

- (11) accessory dwelling units includes: farm dwellings, business dwellings, garden suites
- (12) accessory dwelling units attached to a principal use, such as business dwellings, shall meet the development standards of the principal use to which they are attached

15. Table 6-1 Agricultural District Development Standards is amended by replacing (1) Farm dwellings with the following new use:

TABLE 6-1: A - AGRICULTURE DISTRICT DEVELOPMENT STANDARDS for the Rural Municipality of Hillsdale No. 440									
Use	Development Standards								
	Permitted or Discretionary	Subject to Sections	Minimum Site Area (ha)	Maximum Site Area (ha)	Minimum Site Width (m)	Minimum Front Yard (m)	Minimum Side Yard (m)	Minimum Rear Yard (m)	
Residential Uses									
(1)	Farm dwellings subject to 3.5.2.2 (c) in the Official Community Plan	P	4.14.10	⁽¹⁰⁾	--	30	15 ⁽⁵⁾	10 ⁽⁶⁾	10

16. Table 6-1 Agricultural District Development Standards is amended by replacing (15) Telecommunications facilities and replacing it with the following new use:

TABLE 6-1: A - AGRICULTURE DISTRICT DEVELOPMENT STANDARDS for the Rural Municipality of Hillsdale No. 440									
Use	Development Standards								
	Permitted or Discretionary	Subject to Sections	Minimum Site Area (ha)	Maximum Site Area (ha)	Minimum Site Width (m)	Minimum Front Yard (m)	Minimum Side Yard (m)	Minimum Rear Yard (m)	
Municipal, Recreational, Institutional and Other Uses									
(15)	Telecommunications facilities	P	--	--	--	10	10	10	

17. Table 7-1 Hamlet Residential District Development Standards is amended by adding the following new uses:

TABLE 12-1: H - HAMLET DISTRICT DEVELOPMENT STANDARDS for the Rural Municipality of Hillsdale No. 440								
Use	Development Standards							
	Permitted or Discretionary	Subject to Sections	Minimum Site Area (ha)	Minimum Site Width (m)	Minimum Front Yard (m)	Minimum Side Yard (m)	Minimum Rear Yard (m)	
Commercial Uses								
(12)	Cannabis retail stores	D	3.7.4 (22) 4.14.20					

18. Table 12-1 Commercial District Development Standards is amended by adding the following new use:

TABLE 12-1: C - COMMERCIAL DISTRICT DEVELOPMENT STANDARDS for the Rural Municipality of Hillsdale No. 440								
Use	Development Standards							
	Permitted or Discretionary	Subject to Sections	Minimum Site Area (ha)	Minimum Site Width (m)	Minimum Front Yard (m)	Minimum Side Yard (m)	Minimum Rear Yard (m)	
Commercial Uses								
(27)	Cannabis retail stores	D	3.7.4 (22) 4.14.20					
Industrial Uses								
(8)	Cannabis production facilities	D	3.7.4 (21) 4.14.19					

19. Table 13-1 Industrial District Development Standards is amended by adding the following new uses:

TABLE 13-1: M - INDUSTRIAL DISTRICT DEVELOPMENT STANDARDS for the Rural Municipality of Hillsdale No. 440								
Use	Development Standards							
	Permitted or Discretionary	Subject to Sections	Minimum Site Area (ha)	Minimum Site Width (m)	Minimum Front Yard (m)	Minimum Side Yard (m)	Minimum Rear Yard (m)	
Commercial Uses								
(10)	Cannabis production facilities	D	3.7.4 (21) 4.10.4 4.14.19	4000	30	7.5	3	(1)
Industrial Uses								
(24)	Petroleum exploration, extraction and related facilities, including oil & gas wells	P	4.14.22	4000	30	7.5	3	(1)
(25)	Processing facilities for petroleum and petroleum derivatives	D	4.14.22	4000	30	7.5	3	(1)
(26)	Petroleum related commercial uses	P	4.14.22	4000	30	7.5	3	(1)
(27)	Transloading facilities for oil & gas resource, other natural resources, and agricultural products	P	4.14.23	4000	30	7.5	3	(1)

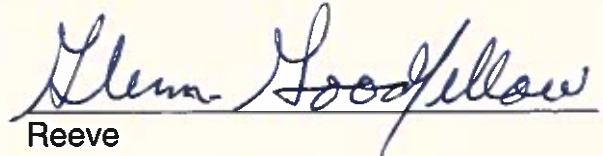
20. This Bylaw shall come into force and take effect when approved by the Minister of Government Relations.

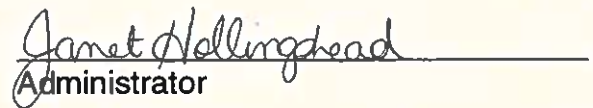
Read a first time this 8th day of August, 2019.

Read a second time 6th day of February, 2020.

Read a third time this 6th day of February, 2020.




Reeve


Administrator