

BYLAW NO. 319/24
RURAL MUNICIPALITY OF MOOSOMIN NO. 121

**A BYLAW TO AMEND BYLAW NO. 249/17, KNOWN AS THE RM OF
MOOSOMIN ZONING BYLAW**

The Council of the RM of Moosomin No. 121, in the Province of Saskatchewan, enacts to amend Bylaw No. 249-17 as follows:

1. By amending subsection 5.2 Discretionary Uses in the A-Agricultural District by deleting:

 (n) Airports and private airstrips
2. By adding the following section directly after section 9 C1-Commercial and Industrial District:

Section 10. AD - Airport Development District

INTENT: To identify and prioritize the operational and safety requirements of the Moosomin Airport and to accommodate the development of compatible land uses in accordance with the Official Community Plan, and in consultation with Transport Canada and NAV Canada. Any proposed development within this zoning district shall be referred to Transport Canada and NAV Canada to be assessed for suitability.

10.1 Permitted Uses

- a) Existing non-intensive agricultural uses including crops, ranching, grazing, and other similar agricultural uses, but excluding ILOs, feedlots, poultry operations, apiaries, hatcheries, tree nurseries, garden nurseries, and greenhouses.
- b) Commercial warehouses related to the airport and airport businesses
- c) Commercial and light industrial uses that are related to aviation, or which support the operational or commercial needs of the airport
- d) Manufacturing and repair facilities related to aviation
- e) Airport terminals and airport facilities
- f) Public utilities, municipal facilities, including buildings, structures, warehouses, and storage yards, but excluding solid and liquid waste facilities
- g) Uses, buildings, and structures, which are accessory to an approved principal use

10.2 District Regulations

10.2.1 Subdivision and Site Standards

- a) Site development standards are established in the following tables.

Development Standards for Airport Facilities	
Minimum site area	0.5 ha (8,000 sqm)
Minimum site frontage	20 m
Minimum front yard	6 metres
Minimum side yard	1.5 metres
Minimum rear yard	6 metres
Maximum building height	6.5 metres, see 10.3.2

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Development Standards for Hangar Sites	
Minimum site area	500 sqm
Minimum site frontage	20 m
Minimum front yard	1.5 metres
Minimum side yard	1.5 metres
Minimum rear yard	1.5 metres
Maximum building height	6.5 metres, see 10.3.2

Development Standards for Commercial and Agricultural Uses	
Minimum site area	0.8 ha (8,000 sqm)
Minimum site frontage	20 m
Minimum front yard	6 metres
Minimum side yard	3 metres
Minimum rear yard	6 metres
Maximum building height	6.5 metres, see 10.3.2

Development Standards for Accessory Uses	
Minimum front yard	6 metres
Minimum side yard	1.5 metres
Minimum rear yard	1.5 metres
Maximum building height	5 metres

10.3 Supplementary Regulations for the Airport Development District

10.3.1 Performance Standards

- a) The following performance standards apply to all land uses and developments within the Airport Development District:
- 1) Noise: With the exception of sounds typically associated with airports, there shall be no noise audible beyond the boundary of the lot on which the operation takes place.
 - 2) Smoke: Processes that produce excessive smoke shall not be permitted.
 - 3) Emissions: No process involving the emission of dust, fly ash, or other particulate matter is permitted.
 - 4) Odour: The emission of any odorous gas or other odorous matter is prohibited.
 - 5) Toxic gas: The emission of any toxic gases or other toxic substance is prohibited.
 - 6) Heat or glare: No commercial or industrial operation shall be carried out that would produce glare or heat discernible beyond the property line of the lot.
 - 7) Waste: Waste which does not conform to the standards established by the RM, or which may attract pests and/or wildlife, shall be disposed of according to RM standards.
 - 8) The onus of demonstrating to Council's satisfaction that a proposed development does and will comply with these requirements rests with the developer.

10.3.2 Building Heights

- a) The maximum height of buildings and structures within the Airport Development District may be increased or decreased subject to the approval and recommendations received from Transport Canada and NAV Canada.

10.3.3 Landscaping

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- a) Landscaping elements, such as water features, which may attract birds or cause other safety concerns, may be prohibited.

10.3.4 Consultation with Transport Canada, NAV Canada, and other Airport Regulatory Bodies

- a) The RM may require the applicant of a development proposal not associated with the Moosomin Airport to consult with Transport Canada, NAV Canada, and/or other airport regulatory bodies.
- b) Comments and recommendations from the airport regulatory body may be required as part of the development application or included as a condition of approval.

10.3.5 Aviation Fuel Storage

- a) Aviation fuel shall only be stored in designated fuel-storage areas, which have been approved by Council.

3. By adding the following section directly after section 10 AD - Airport Development District:

Section 11. AV - Airport Vicinity District

INTENT: To identify and protect lands that may be required for the future development and expansion of the Moosomin Airport and allow for the development of compatible land uses that will not interfere with or inhibit the future potential of the airport.

11.1 Permitted Uses

- a) Non-intensive agricultural uses including crops, grazing, and other similar agricultural uses, but excluding ILOs, feedlots, poultry operations, apiaries, hatcheries, tree nurseries, garden nurseries, and greenhouses.
- b) Minor facilities for the preparation and sale of crops and other farm products, not including livestock
- c) Public utilities, municipal facilities, including buildings, structures, warehouses, and storage yards, but excluding solid and liquid waste facilities
- d) Uses, buildings, and structures, which are accessory to an approved principal use

11.2 Discretionary Uses

- a) One residence per site
- b) Agricultural and commercial shops and related uses
- c) Home-based businesses
- d) Public or private recreational uses
- e) Establishments for the sale, storage, and servicing of motor vehicles, trailers, marine vehicles, farm machinery and equipment
- f) Service stations, including those with a confectionary or carwash
- g) Trucking and hauling operations
- h) Storage facilities, warehousing, supply and distribution facilities
- i) Retail businesses

11.3 Subdivision and Site Standards

11.3.1 Subdivisions

- a) A maximum of two (2) subdivisions will be allowed per quarter section (three (3) separate titles per quarter section in total) within this district.
- b) Additional subdivisions may be considered where a site is physically separated from the remainder of the quarter section by a rail line, a registered road plan, or a natural feature. The

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separated land may be subdivided from the quarter section, minimum site area requirements shall not apply, provided:

- 1) The separate site and remnant source parcel have direct access to a developed road;
- 2) A suitable water supply and sewage disposal can be accommodated on the site;
- 3) There is a buildable site of suitable size and elevation to support the principal and accessory buildings.

11.3.2 Site Development Standards

a) Site standards are established in the following tables:

Development Standards for Agricultural Uses	
Minimum site area	0.8 ha (2 ac)
Minimum site frontage	30 metres
Minimum front yard	30 metres
Minimum side yard	6 metres, unless the side site line abuts a municipal grid road, in which case, the side yard shall be 30 metres
Minimum rear yard	6 metres
Maximum building height	8 metres, see 11.3.2

Development Standards for Residential Uses	
Minimum site area	0.4 ha
Minimum site frontage	20 metres
Minimum front yard	30 metres
Minimum side yard	6 metres, unless the side site line abuts a municipal grid road, in which case, the side yard shall be 30 metres
Minimum rear yard	6 metres
Maximum building height	8 metres, see 11.3.2

Development Standards for all Other Uses	
Minimum site area	0.4 ha
Minimum site frontage	20 metres
Minimum front yard	30 metres
Minimum side yard	6 metres, unless the side site line abuts a municipal grid road, in which case, the side yard shall be 30 metres
Minimum rear yard	6 metres
Maximum building height	8 metres, see 11.3.2

Development Standards for Accessory Uses	
Minimum front yard	20 metres
Minimum side yard	1.5 metres
Minimum rear yard	1.5 metres
Maximum building height	5 metres

11.4 Supplementary Regulations for the Airport Vicinity District

11.3.1 Performance Standards

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- a) The following performance standards apply to all land uses and developments, which are not associated with the Moosomin Airport:
- 1) Noise: With the exception of sounds typically associated with airports, there shall be no noise audible beyond the boundary of the lot on which the operation takes place.
 - 2) Smoke: Processes that produce excessive smoke shall not be permitted.
 - 3) Emissions: No process involving the emission of dust, fly ash, or other particulate matter is permitted.
 - 4) Odour: The emission of any odorous gas or other odorous matter is prohibited.
 - 5) Toxic gas: The emission of any toxic gases or other toxic substance is prohibited.
 - 6) Heat or glare: No commercial or industrial operation shall be carried out that would produce glare or heat discernible beyond the property line of the lot.
 - 7) Waste: Waste which does not conform to the standards established by the RM, or which may attract pests and/or wildlife, shall be disposed of according to RM standards.
 - 8) The onus of demonstrating to Council's satisfaction that a proposed development does and will comply with these requirements rests with the developer.

11.3.2 Building Heights

- a) The maximum height of buildings and structures within the Airport Vicinity District may be increased or decreased subject to the approval and recommendations received from Transport Canada and NAV Canada.

11.3.3 Landscaping

- a) Landscaping elements, such as water features, which may attract birds or cause other safety concerns, may be prohibited.

11.3.4 Consultation with Transport Canada, NAV Canada, and other Airport Regulatory Bodies

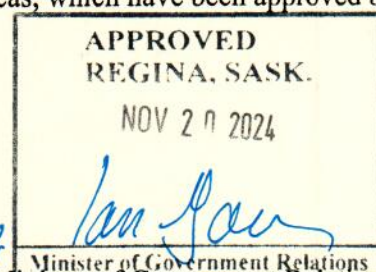
- a) The RM may require the applicant of a development proposal not associated with the Moosomin Airport to consult with Transport Canada, NAV Canada, and/or other airport regulatory bodies.
- b) Comments and recommendations from the airport regulatory body may be required as part of the development application or included as a condition of approval.

11.3.5 Aviation Fuel Storage

- b) Aviation fuel shall only be stored in designated fuel-storage areas, which have been approved by Council.

4. By changing the numbering of section 10 Definitions to:

12 Definitions

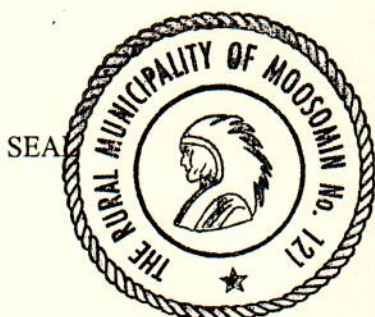


This bylaw shall come into force and take effect upon approval of the Minister of Government Relations.

Read a first time the 9th day of July, 2024.

Read a second time the 18th day of September 2024.

Read a third time and adopted the 18th day of September, 2024.



Reeve

Administrator

Certified a True Copy of Bylaw No. 319/24 adopted by resolution # 24-167 of Council on the 18th day of September, 2024.

Kendra Lawrence, R.M. Administrator

This exhibit "B" referred to in the affidavit of Kendra Lawrence sworn before me at the Town of Moosomin in the Province of Saskatchewan this 22nd day of October 2024.

CA Barnett
A Commissioner for Oaths in and for the Province of Saskatchewan.
My Appointment expires June 30, 2029