

VILLAGE OF MUENSTER

BYLAW NO. 7/86

ZONING BYLAW

Amendments:

Bylaw # 3/2007

5/2007

5/2008

4/2009

3/2011

6/2011

2/2014

2/2016

3/2019

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## SECTION 1 - INTRODUCTION

Under the authority granted by The Planning and Development Act, 1983, and in conjunction with Bylaw No. 6/86, the Basic Planning Statement Bylaw of the Village of Muenster, the Council of the Village of Muenster, in the Province of Saskatchewan, in open meeting, hereby enact as follows:

- 1.1 Title - This Bylaw shall be known and may be cited as the "Zoning Bylaw" of the Village of Muenster.
- 1.2 Scope - Development shall be permitted within the limits of the Village of Muenster only when in conformity with the provisions of this Bylaw.
- 1.3 Severability - If any section, clause or provision of this Bylaw including anything shown on the Zoning District Map is for any reason declared by a Court of competent jurisdiction to be invalid, the same shall not affect the validity of the Bylaw as a whole or part thereof, other than the section, clause or provision, including anything shown on the Zoning Map, so declared to be invalid.

## SECTION 2 - INTERPRETATION

- 2.1 Accessory Use - A use which is incidental and subordinate to and customarily associated with the principal use or building, and is located on the same lot with the principal use or building.
- Bylaw 6/2011  
2.2.1 Billboard - means a private free standing sign, including supporting structures, which advertises 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.
- 2.4 Building, Accessory - A subordinate, detached building appurtenant to a principal building or principal use and located on the same lot.
- 2.5 Building, Principal - A building in which is conducted the principal use of the lot on which the building is situated.
- 2.6 Building Line, Established - A line parallel to the front lot lines, and set back the average distance from the edge of the street to the main walls of the existing buildings on a side of the street.
- 2.7 Construction Trades - Offices, shops, and warehouses with or without associated retail sales of plumbing and heating, electrical, carpentry, masonry and similar construction trades.
- 2.8 Clerk - The Clerk of the Village of Muenster.
- 2.9 Council - The Council of the Village of Muenster.
- 2.10 Development - 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.
- 2.11 Development Permit - A document authorizing a development issued pursuant to this Bylaw.

- 2.12 Discretionary Use or Form of Development - The use or development of land, buildings, or other structures that may be permitted in a zoning district only at the discretion of Council and subject to such specific development standards provided in this Bylaw or prescribed by Council.
- 2.13 Dwelling, Duplex - A building divided horizontally into two dwelling units as herein defined.
- 2.14 Dwelling, Multiple Unit - A building divided into three or more dwelling units as herein defined and shall include, among others, town, or row houses and apartments as distinct from a rooming house, hotel or motel.
- 2.15 Dwelling, Semi-Detached - Two dwelling units side by side in one building unit with a common party wall which separates without opening, the two dwelling units throughout the entire structure.
- 2.16 Dwelling, Single Detached - A detached building consisting of one dwelling unit as herein defined, and occupied or intended to be occupied as the permanent home or residence, but shall not include a mobile home as herein defined.
- 2.17 Dwelling Unit - One or more rooms constituting a self-contained unit that may be used as a residence, each unit having provision for sleeping, cooking and toilet facilities.
- 2.18 Garage, Private - A building or part of a building used or intended to be used for the storage of motor vehicles for each dwelling unit to which the garage is accessory.
- 2.19 Home Occupation - An occupation, trade, profession or craft conducted entirely within a residential building and carried on by the inhabitants thereof, which use is clearly incidental and secondary to the residential use of the dwelling and does not change the exterior character.
- 2.20 Housing Group - Two or more single-detached or semi-detached dwelling units located on a single lot and primarily intended as rental units.
- 2.21 Hotel - A building or structure or part of a building or structure used as a place where sleeping accommodation with or without meals is provided for transient lodgers, but does not include a motel or rooming house.
- 2.22 Lane - A public highway vested in the Crown as a secondary level of access to a lot or parcel of land.
- 2.23 Lot - An area of land with fixed boundaries and which is of record in the Land Titles office by Certificate of Title.
- 2.24 Lot Line, Front - The line that divides the lot from the street. In the case of a corner lot, the front lot line shall mean the line separating the narrowest street frontage of the lot from the street.
- 2.25 Lot Line, Rear - The line at the rear of the lot and opposite the front lot line.
- 2.26 Lot Line, Side - A lot line other than a front or rear lot line.
- 2.27 Minister - The member of the Executive Council to whom, for the time being, the administration of the Act is assigned.

- 2.28 Mobile Home - A trailer coach:
- a) that may be used as a dwelling all the year round;
  - b) that has water faucets and shower or other bathing facilities that may be connected to a water distribution system; and
  - c) that has facilities for washing and a water closet or other similar facility that may be connected to a sewage system; and
  - d) that conforms to Canadian Standards Association Construction Standard Z240.2.1-1979.
- 2.29 Mobile Home Court - Any tract or parcel of land on which two or more occupied mobile homes are harboured or are permitted to be harboured whether or not a charge is made or paid for the use thereof, and includes any building or structure used or intended to be used as part of the equipment of such mobile home court, but does not include an industrial or construction camp or any such court if a tent or trailer coach that is not a mobile home is also harboured or is permitted to be harboured thereon.
- 2.30 Mobile Home, Double Wide: A mobile home consisting of two sections, separately towable, but designed to be joined together into one integral unit.
- 2.31 Mobile Home, Single-wide - A mobile home designed to be towed as a single load and less than six metres wide.
- 2.32 Motel - An establishment consisting of a group of attached or detached living or sleeping accommodations each with a bathroom located on a single lot and designed for use by the public.
- 2.33 Non-Conforming Building - A building:
- a) that is lawfully constructed or lawfully under construction, or in respect to which all required permits have been issued, on the date this Bylaw or any amendment hereto affecting the building or land on which the building is situated or will be situated, becomes effective, and
  - b) that on the date this Bylaw or any amendment hereto becomes effective, does not, or when constructed will not, comply with this Bylaw.
- 2.34 Non-Conforming Use - A lawful specific use:
- a) being made of land or a building or intended to be made of a building lawfully under construction, or in respect to which all required permits have been issued, at the date this Bylaw or any amendments hereto affecting the land or building becomes effective; and
  - b) that on the date this Bylaw or any amendment hereto 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 this Bylaw.
- 2.35 Nursing Home - An extended or intermediate care facility licensed or approved to provide full time convalescent or chronic care to persons who, by reason of advanced age, chronic illness or infirmity are unable to care for themselves.

- 2.36 Parking Lot - An open area, other than a street, used for temporary parking of more than four automobiles and available for public use whether free, for compensation or as an accommodation for clients and customers.
- 2.37 Parking Space, Automobile - A space within a building or parking lot for the parking of one automobile having a minimum size of 2.5 metres wide by 5.5 metres deep and including convenient access to a public lane or street.
- 2.38 Permitted Use - Any use, other than a discretionary use, allowed in a zoning district and subject to the regulations applicable to that zoning district.
- 2.39 Personal Service Shops - Establishments engaged in providing the care of a person or their apparel, including barber shops, hairstyle salons, laundries, dry cleaners, shoe repair, photographic studios.
- 2.40 Public Work
- a) systems for the production or distribution of electricity;
  - b) systems for the distribution of natural gas or oil;
  - c) facilities for the storage, transmission, treatment, distribution or supply of water;
  - d) facilities for the collection, treatment, movement or disposal of sanitary sewage; or
  - e) telephone or light distribution lines
- that are owned or operated by the Crown or a municipality.
- 2.41 Rooming House - A building containing more than one rooming unit.
- 2.42 Rooming Unit - A room or rooms for accommodation other than a dwelling unit or other form of accommodation defined elsewhere in this Bylaw with sleeping facilities, but without private toilet facilities.
- 2.43 Service Station - A building or part of a building other than a private garage used for the retail sale of lubricating oils and gasolines, and automobile accessories, storage, care, repair, servicing or equipping of motor vehicles or where such vehicles are kept for remuneration, hire, sale or display and which may include a cafeteria.
- Bylaw #2/2016* (2.43.1) Shipping Container - A prefabricated metal container or box specifically constructed for the transport of goods by rail, ship or transport truck. This term shall also apply to metal storage containers that are commonly known as cargo containers, roll off containers, sea cans, freight containers, intermodal containers but specifically excludes dumpsters or recycling receptacles.
- 2.45 Street - A public thoroughfare which affords the primary means of access to the abutting property.
- 2.46 Structural Alteration - The alteration of the size or the construction or reconstruction of supporting elements of a building.
- 2.47 Tourist Campground - A tract or parcel of land which provides for the location of tents and trailers used by travellers and tourists for overnight accommodation.

- 2.48 Trailer Coach - Any vehicle used or constructed in such a way as to enable it to be used as a conveyance upon public streets or highways and includes a self propelled or non-self-propelled vehicle designed, constructed or reconstructed in such a manner as will permit the occupancy thereof as a dwelling or sleeping place for one or more persons notwithstanding that its running gear is removed or that it is jacked up.
- 2.49 Village - The Village of Muenster
- 2.50 Yard - Any part of a lot unoccupied or unobstructed by any building.
- 2.51 Yard, Front - A yard extending across the full width of a lot between the front lot line and the nearest main wall of the principal building or structure on the lot.
- 2.52 Yard, Rear - A yard extending across the full width of the lot between the rear lot line and the nearest main wall of the principal building or structure on the lot.
- 2.53 Yard, Required - The minimum size of a front, side or rear yard required under this Bylaw.
- 2.54 Yard, Side - A yard extending from the front yard to the rear yard between the side lot line and the nearest main wall of a building or structure on the lot.

### SECTION 3 - ADMINISTRATION

- 3.1 Development Officer - The Clerk of the Village of Muenster
- 3.2 Development Permit
- (1) Except as provided for in Section 3.2(3) below, every person before commencing any development or use within the Village shall apply for and obtain from the Development Officer, a Development Permit, A Development Permit cannot be issued in contravention of any of the provisions of this Bylaw.
  - (2) An application for a Development Permit shall be made in Form A which is attached to and forms part of this Bylaw.
  - (3) In any Zoning District, a Development Permit is not required for the following; however, all other provisions and regulations of the Bylaw must be conformed to.
    - a) the maintenance of a public work
    - b) the construction of a public work by the Village of Muenster.
    - c) the installation of public works on any street or other public right-of-way
    - d) the construction of fences
    - e) maintenance and repairs that do not include structural alterations
    - f) accessory buildings under 9 square metres in area
  - (4) If the development or use authorized by a Development Permit is not commenced within six months from the date of its issue, and completed within twenty-four months of its issue, the permit is deemed to be void, unless an extension to this period shall first have been granted.

3.2 Development Permit - Cont'd

(5) Decision

- a) The decision made on all applications shall be provided to the applicant in writing in Form B, as attached to and forming part of this Bylaw.
- b) Upon completion of the review of an application for a permitted development or use, the Development Officer shall either:
  - i) where the application conforms to all provisions of this Bylaw, issue a Development Permit; or
  - ii) where the class of development or use is subject to special regulations, performance standards or development standards specified in this Bylaw, the Development Permit shall specify those regulations or standards to which the development or use is subject;
  - iii) refuse the application where the provisions of this Bylaw are not met, indicating to the applicant the reasons for the refusal.
- c) Where the application is for a discretionary form of development or use, the Development Officer shall submit the application to Council for review. Upon completion of its review, Council shall pass a resolution instructing the Development Officer to either:
  - i) refuse the application and indicate the reasons for refusal; or
  - ii) issue a Development Permit incorporating any special standards as set forth in Council's resolution and as outlined in the Bylaw.

3.3 Development Appeals

(1) Development Appeals

Development Appeals Board - The Development Appeals Board of the Village of Muenster is appointed in accordance with Sections 71 and 91 to 104 inclusive of the Act.

- (2) Where an application for a permitted form of development or use has been refused, the applicant shall be advised of his right to appeal the refusal to the Development Appeals Board of the Village of Muenster.
- (3) Where an application for discretionary use or form of development has been approved with required standards, the applicant shall be advised of his right to appeal any standard considered excessive to the Development Appeals Board of the Village.
- (4) An application for a Development Permit shall be deemed to be refused when a decision thereon is not made within 40 days after the receipt of the application in its complete and final form by the Development Officer and an appeal may be made as provided in Section 3.3(2) as though the application had been refused at the end of the 40 day period.



3.4 Amendment of the Zoning Bylaw

(1) Fees - Where an application for an amendment to this Bylaw is made to Council, the applicant shall pay all costs associated with advertisement of the proposed amendment.

3.5 Offences and Penalties - Any person who violates this Bylaw is guilty of an offence and liable on summary conviction to the penalties set forth in the Act.

SECTION 4 - GENERAL REGULATIONS

4.1 Licences, Permits and Compliance with Other Bylaws and Legislations - Nothing in this Bylaw shall exempt any person from complying with the requirements of any other municipal or provincial regulations and requirements, or from obtaining any licence, permission, permit, authorization or approval required by such requirements or regulations.

4.2 Building Lines - Where a building line in a Residential District has been established by existing buildings in a block, and is less than the specified front yard requirement, the building may conform to this line.

4.3 Number of Principal Buildings Permitted on a Lot - Not more than one principal building shall be placed on any one lot, with the exception of schools, hospitals, curling rinks, recreation centres, nursing homes, senior citizen homes, housing groups and mobile homes in courts.

4.4 Projections in Yards - Where a minimum rear yard is required in any district, such minimum requirement shall not apply to prevent the construction or location of a roofed or open terrace, porch or verandah having a maximum projection from the main wall of the principal building of 2 metres. Where minimum yards are required in any district, such requirement shall not apply to prevent the construction or location of a chimney or a roof overhang of .5 metres or less.

4.5 Grading and Levelling of Lots

(1) The finished grade of any lot, measured at the front wall of the principal building shall not be more than 0.6 metres, or less than 0.4 metres above the finished grade of the abutting street, directly in the front of the lot.

(2) The finished grade of the lot shall be designed to direct surface water runoff onto adjacent streets or lanes, however natural drainage channels should not be blocked.

4.6 Non-Conforming Buildings and Uses - Non-conforming buildings and uses shall be subject to Sections 113 - 118 inclusive of the Act.:

4.7 Signs - All signs shall be subject to the following requirements:

(1) Commercial and Industrial Districts

- a) no more than two signs (excluding directional and informational signs) are permitted on a lot;
- b) no sign shall have a facial area in excess of 9.5 square metres. Each sign may be double-faced;
- c) the maximum height of any sign shall be 6 metres above ground surface.

4.7 Signs - Cont'd

(2) Other Districts

- a) no more than one permanent sign is permitted on the lot except one additional sign is permitted for a home occupation;
- b) additional temporary signs bearing notice of sale or lease, sale of produce, or other information relating to a temporary condition affecting the lot, are permitted;
- c) no sign shall have a facial area exceeding 0.4 square metres except as provided for home occupations where 1 square metre is the maximum;
- d) no sign shall be located in any manner that may obstruct or jeopardize the safety of the public.

Bylaw # 6/2011

4.8

(3) Billboards shall only be permitted within the municipality with the authorization of village council."

- (1) No residential development shall take place within 495m of the sewage lagoon.
- (2) Storage or processing of toxic or hazardous materials is not allowed within 495m of the water reservoir.

Bylaw # 2/2016

4.9 Shipping Containers shall be allowed as an accessory use in all Zoning Districts with the following provisions:

- (1) Shipping containers are considered an accessory building and shall only be used for storage purposes that are directly related to the permitted or discretionary use of the primary building.
- (2) Shipping containers may be used as an accessory use in all Zoning Districts.
- (3) No shipping containers may exceed 3 meters in height, 2.5 meters in width and 6.1 meters in length.
- (4) The total number of shipping containers on a site shall not exceed one, and the total area of the shipping container shall not exceed 5% of the gross floor area of the principle building.
- (5) Shipping containers shall be located in the side or rear yard only, they may not project beyond the front line of the primary building. In addition the containers must comply with the rear and side yard setbacks as required.
- (6) The exterior of the shipping container must have a finish that matches or compliments the exterior finish of the other buildings on the site.
- (7) The shipping container must be kept in a clean, orderly manner and placed on a level, secure surface.
- (8) Shipping containers are prohibited from being used as a dwelling.
- (9) Shipping containers are prohibited from being plumbed or electrified in any manner.
- (10) Shipping containers are prohibited from storage of junk, trash or other forms of refuse.
- (11) Shipping containers must comply with all provincial and national acts and regulations including the National Building Code and the Uniform Building and Accessibility Standards Act.
- (12) Shipping containers shall not be used for the purpose of display or advertising.
- (13) Shipping containers shall not block or obstruct any exits, windows, parking spaces, driveways or access to public utilities and/or right of ways.
- (14) Shipping containers may be temporarily placed in any district under the following circumstances:
  - (a) During construction when the container is used solely for the storage of supplies and equipment that are used for the site, provided a building permit has been issued for construction on the site.
  - (b) For the purpose of loading and unloading items associated with the principal use for a period of not more than 10 days. The Building Official may grant one extension of up to 10 days for extreme circumstances. All temporary shipping containers must be located a minimum of 1.2 meters from any property line.

SECTION 6 - DISTRICT SCHEDULES

6.1 R1-Residential District

- (1) Permitted Uses or Forms of Development - The following uses or forms of development are permitted in the R1-Residential District:
- a) single detached dwellings
  - b) semi-detached and duplex dwellings
  - c) parks and playgrounds
  - d) public recreational uses
  - e) schools and educational institutions
  - f) public works excluding offices, warehouses, storage yards and sewage lagoons
- (2) Discretionary Uses or Forms of Development - The following are discretionary uses or forms of development in the R1-Residential District.
- a) multiple unit dwellings
  - b) rooming houses
  - c) hospitals
  - d) housing groups
  - e) mobile homes
  - f) nursing homes
  - g) places of worship or churches
  - h) social clubs
  - i) libraries
  - j) daycare centres
  - k) home occupations
- (3) Accessory Uses - Buildings, structures or uses, excluding industrial or commercial uses, secondary and subordinate to, and located on the same lot with the permitted or discretionary use, shall be considered accessory uses and permitted.
- (4) Regulations
- a) Lot Requirements
    - i) Single detached dwellings

Lot area - minimum	360m <sup>2</sup> with lane
	450m <sup>2</sup> without lane
Lot frontage - minimum	12m with lane
	15m without lane
Yard, front - minimum	7.6 metres
Yard, rear - minimum	6 metres
Yard, side - minimum	1.5 metres
    - ii) Semi-detached and Duplex (per dwelling unit):

Lot area - minimum	255m <sup>2</sup> with lane
	315m <sup>2</sup> without lane
Lot frontage - minimum	8.5 metres with lane
	10.5 metres without lane
Yard, front - minimum	7.6 metres
Yard, rear - minimum	6 metres
Yard, side - minimum	1.5 metres

(4) Regulations - Cont'd

iii) Multiple Unit Dwellings/Senior Citizen Homes:

Lot area - minimum	600m <sup>2</sup> plus 90m <sup>2</sup> for each dwelling unit in excess of two on the ground floor
Lot frontage - minimum	20 metres
Yard, front - minimum	7.6 metres
Yard, rear - minimum	6 metres
Yard, side - minimum	3.5 metres or one half the height of the side wall or the building whichever is greater
Lot coverage - maximum	40%

iv) Schools, Public Recreational Facilities, Hospitals, Health Care Clinics

Lot area - minimum	930m <sup>2</sup>
Lot frontage	30m <sup>2</sup>
Yard, front - minimum	7.6 metres
Yard, rear - minimum	6 metres
Yard, side - minimum	one half the height of the side wall or 3.5m whichever is greater

v) Other Permitted and Discretionary Uses or Forms of Development

Lot area - minimum	450m <sup>2</sup>
Yard, frontage - minimum	15 metres
Yard, front - minimum	7.6 metres
Yard, rear - minimum	6 metres
Yard, side - minimum	1.5 metres

b) Accessory Buildings and Structures

- i) all buildings with a door or doors opening onto a lane shall be located not less than 1.5 metres from the lot line abutting the lane;
- ii) accessory buildings shall be located not less than 1.5 metres from the side lot line;
- iii) only one carport or detached private garage, not exceeding 63m<sup>2</sup> in area is permitted;
- iv) in any required front yard only the following buildings or structures are allowed:
  - 1) fences
  - 2) lighting fixtures
  - 3) sidewalks
  - 4) driveways

6.1 RI-Residential District - Cont'd

(5) Standards for Discretionary Uses or Developments

- a) All discretionary uses or forms of development shall maintain the residential character of the area as much as possible.
- b) Multi-unit dwelling, hospital and nursing home off-street parking facilities shall be located in a side or rear yard. Parking areas shall be screened if they are adjacent to a lot used for residential purposes.
- c) Multi-unit dwellings and places of worship shall, where possible, be located on corner lots to facilitate access.
- d) Home Occupations
  - i) home occupations shall be located in a dwelling unit;
  - ii) one business sign or notice, not exceeding 1m<sup>2</sup> in area is permitted;
  - iii) other than as provided for in ii) above, there shall be no exterior display, no exterior storage of material, and no other variation from the residential character of the building.

6.2 RA-Residential Acreage District

(1) Permitted Uses or Forms of Development

The following are permitted uses or forms of development in the RA-Residential Acreage District:

- a) single detached dwellings
- b) parks and playgrounds
- c) recreational uses
- d) public works excluding offices, warehouses, storage yards and sewage lagoons

(2) Discretionary Uses or Forms of Development

The following are discretionary uses or forms of development in the RA-Residential Acreage District:

- a) places of worship or churches
- b) home occupations

- (3) Accessory Uses - Buildings, structures or uses, excluding industrial or commercial uses, secondary and subordinate to, and located on the same lot with the permitted or discretionary use, shall be considered accessory uses and permitted.

6.2 RA-Residential Acreage District - Cont'd

(4) Regulations

a) Single detached dwellings

Lot Area - minimum - 1500m<sup>2</sup>

Lot Frontage - minimum - 35m

Yard, Front - minimum - 7.6m

Yard, Rear - minimum - 6m

Yard, Side - minimum - 1.5m

Other Uses

Lot Area - minimum - 1000m<sup>2</sup>

Lot Frontage - minimum - 30m

Yard, Front - minimum - 7.6m

Yard, rear - minimum - 6m

Yard, side - minimum - one half the height of the side wall or 3.5m, whichever is greater

b) Accessory Buildings and Structures

i) all buildings with a door or doors opening onto a lane shall be located not less than 1.5 metres from the lot line abutting the lane;

ii) accessory buildings shall be located not less than 1.5 metres from the side lot line;

iii) only one carport or detached private garage, not exceeding 63m<sup>2</sup> in area is permitted;

iv) in any required front yard only the following buildings or structures are allowed:

- 1) fences
- 2) lighting fixtures
- 3) sidewalks
- 4) driveways

(5) Standards for Discretionary Uses or Developments

d) Home Occupations

i) home occupations shall be located in a dwelling unit;

ii) one business sign or notice, not exceeding 1m<sup>2</sup> in area is permitted;

iii) other than as provided for in ii) above, there shall be no exterior display, no exterior storage of material, and no other variation from the residential character of the building.

6.3 MH-Mobile Home District

(1) Permitted Uses or Forms of Development

The following are permitted uses or forms of development in the MH-Mobile Home District:

- a) Mobile Homes
- b) Mobile Home Courts
- c) Public works except offices, shops, warehouses and storage yards.

(2) Discretionary Uses or Forms of Development

The following are discretionary uses or forms of development in the MH-Mobile Home District:

- a) Daycare Centres
- b) Home Occupations

(3) Accessory Uses

Buildings, structures or uses secondary and subordinate to the principal permitted or discretionary use shall be considered accessory and permitted.

(4) Regulations

- a) All mobile homes must comply with Canadian Standards Association, Construction Standard Z240.2.1-1979

- b) All mobile homes shall be skirted from the floor level to ground level.

- c) Lot Requirements

Lot area - minimum	- mobile home - 360m <sup>2</sup>
	- mobile home court - 4000m <sup>2</sup>
	- others - 465 m <sup>2</sup>
Lot frontage - minimum	- mobile home - 12m
	- others - 465m <sup>2</sup>
Yard, front - minimum	- mobile home court - 7.6m
	- others - 15m
Yard, rear - minimum	- mobile home court - 7.5m
	- others - 7.6m
Yard, side - minimum	- mobile home court - 7.5m
	- others - 1.5m

- d) Mobile Home Court

- i) all mobile home courts shall conform to the Public Health Act and its regulations;
- ii) all roadways in the mobile home court shall have a minimum 15m right-of-way; be hard-surfaced and self-drained;
- iii) a minimum of 10% of the gross area of the mobile home court shall be devoted to communal open space or recreational facilities.

6.4 C1-Downtown Commercial District

(1) Permitted Uses or Forms of Developments

The following are permitted uses or forms of developments in the C1-Commercial District:

- a) banks, offices
- b) bakeries with retail sales
- c) personal service establishments
- d) bus terminals
- e) medical and dental offices and clinics
- f) restaurants, confectionaries and other places for the sale and consumption of food and related items
- g) retail stores
- h) service stations
- i) theatres, assembly halls, commercial recreational establishments, but not including skating or curling rinks
- j) funeral homes
- k) licensed beverage rooms and other places for the sale and consumption of beer, wine and other spirits with or without food
- l) hotels
- m) lodges, fraternal organizations, social clubs
- n) libraries, cultural institutions
- o) places of worship
- p) public works

(2) Discretionary Uses or Forms of Development

The following are discretionary uses or forms of development in the C1-Commercial District:

- a) dwelling units
- b) motels
- c) construction trades
- d) welding shops
- e) *Commercial Storage*

Bylaw # 3/2011  
(3) 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 considered accessory uses and permitted.

(4) Regulations

a) Lot Requirements

- |                          |   |  |                   |
|--------------------------|---|--|-------------------|
| i) Lot area minimum      | - | service stations   | 930m <sup>2</sup> |
|                          |   | all other uses   | 230m <sup>2</sup> |
| ii) Lot frontage minimum |   | service stations   | 30m               |
|                          |   | all other uses   | 7.5m              |
| iii) Yard, front minimum |   | service stations   | 6m                |
|                          |   | all other uses   | No Requirement    |
| iv) Yard, side           |   | - no minimum except where the side of a lot in any C1-Commercial District abuts any Residential District without an intervening street or lane, a side yard of at least 1.5 m shall be provided. |                   |



6.4 C1-Commercial District - Cont'd

c) Yard, rear

- no minimum except where the rear of a lot in any C1-Commercial District abuts any Residential District without an intervening street or lane, a rear yard of at least 6m shall be provided.

b) Service Stations

- i) fuel pumps and other accessory equipment shall be located at least 6m from any street or lot line;
- ii) all automobile parts, dismantled or partially dismantled vehicles and similar articles shall be stored within a building or screened from public view by a solid fence at least 2m in height.

(5) Standards for Discretionary Uses or Developments

- a) Dwelling units attached to commercial establishments shall have a main entrance separate from that of the commercial establishment. An emergency exit must be provided in addition to the main entrance. The maximum floor area of all dwelling units in the building shall not exceed 49% of the building's total floor area.
- b) The minimum floor area for each dwelling unit shall be 45m<sup>2</sup>.
- c) One off-street parking space must be provided for each dwelling unit.
- d) Existing single detached dwellings on separate lots within the C1-Commercial District will be considered as conforming uses, however, replacement of these houses with new dwelling units will not be allowed.
- e) Welding shops are to be operated entirely within a building. Outside storage is to be screened from public view by a fence or hedge at least 2m in height.

6.5 C2-Highway Commercial District

(1) Permitted Uses or Forms of Developments

The following are permitted uses or forms of developments in the C2-Commercial District:

- a) bus terminals
- b) restaurants
- c) green houses
- d) public works
- e) construction trades
- f) carwashes
- g) veterinary hospitals and offices of veterinary surgeons
- h) motels
- i) lumber and building supply establishments
- j) service stations
- k) establishments for the sale, storage and servicing of motor vehicles, tractors, farm machinery equipment and recreational vehicles

(2) Discretionary Uses or Forms of Development

The following are discretionary uses or forms of development in the C2-Commercial District:

- a) gravel and cement operations
- b) bulk fuel depots
- c) bulk fertilizer operations
- d) auto body shops
- e) light manufacturing or processing operations
- f) seed cleaning plants
- g) heavy equipment storage and maintenance yards

(3) Accessory Uses

Buildings, structures or uses secondary and subordinate to and located on the same lot with the principal building, including one dwelling unit, shall be permitted.

(4) Regulations

a) Lot Requirements

- i) Lot area minimum - farm machinery - 1100m<sup>2</sup>  
dealerships  
- service stations, 930m<sup>2</sup>  
motels  
- others 730m<sup>2</sup>
- ii) Lot frontage  
- minimum - service stations,  
motels & farm  
machinery dealer- 30 metres  
ships  
- other - 20 metres
- iii) Yard, front  
minimum - motels - 15 metres  
- others - 7.5 metres
- iv) Yard, rear minimum - 6 metres
- v) Yard, side - minimum - 3 metres

b) Service Stations

- i) Fuel pumps and other accessory equipment shall be a minimum of 6 metres from any street or lot line;
- ii) Dismantled or partially dismantled vehicles and similar articles shall be stored inside or screened from public view by a solid fence.

c) Servicing

Uses which require connection to the municipal sewer system are to be located in areas which can be serviced from existing lines. Uses which locate outside that area are to be connected to a private sewage disposal system approved by Saskatchewan Health.

(5) Standards for Discretionary Uses or Developments

- a) Off-street parking shall be provided to at least 1 space per 55m<sup>2</sup> of building area or for each employee, whichever is greater.
- b) Access to lots for discretionary uses or developments shall be located to ensure that heavy truck traffic does not have to utilize residential streets for entrance or exit.
- c) All operations shall comply with all regulations of Sask Environment or Labour governing their development or operation.
- d) All outside storage shall be fenced and where the area abuts a residential area without an intervening street or lane, the storage area shall be screened with a solid fence or hedge at least 2m in height.
- e) Manufacturing or processing operations shall not emit noise, dust, odours or other noxious or dangerous emissions.
- f) Sites for discretionary uses or development are not to take access to Highway No. 5.

6.6 M-Industrial District

(1) Permitted Uses or Developments

The following are permitted uses or developments in the M-Industrial District:

- a) lumber and building supply establishments
- b) wholesale establishments
- c) service stations
- d) industrial equipment storage, sales and maintenance yards
- e) establishments for the sale, storage and servicing of motor vehicles, trailers, farm machinery and equipment
- f) warehouses
- g) autobody shops
- h) carwashes
- i) construction trades
- j) public works
- k) welding shops
- l) railways
- m) heavy equipment storage and maintenance yards

(2) Discretionary Uses or Forms of Development

The following are discretionary uses or developments in the M-Industrial District:

- a) grain elevators, fertilizer and seed cleaning plants
- b) bulk fuel dealerships and storage
- c) bulk fertilizer operations
- d) abattoirs
- e) manufacturing or processing operations

6.6 M-Industrial District - Cont'd

(3) Accessory Uses

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

(4) Regulations

a) Lot Requirements

- |                        |   |  |
|------------------------|---|--|
| Lot area minimum       | - | motor vehicle or farm equipment sales - 1100m <sup>2</sup> |
|                        | - | others - 930m <sup>2</sup>                                 |
| Lot frontage - minimum | - | 25m  |
| Yard, front - minimum  | - | 7.5m   |
| Yard, rear - minimum   | - | 6m   |
| Yard, side - minimum   | - | 3m   |

b) Service Stations - fuel pumps and other accessory equipment shall be set back a minimum of 6 metres from any street or lot line.

(5) Standards for Discretionary Uses or Developments

- a) Off-street parking shall be provided to at least 1 space per 55m<sup>2</sup> of building area or for each employee, whichever is greater.
- b) Access to lots for discretionary uses shall abut designated truck routes.
- c) All operations shall comply with all regulations of Sask Environment or Sask Labour governing their development operation.
- d) All outside storage shall be fenced and where the area abuts a residential area without an intervening street or lane, the storage area shall be screened with a solid fence or hedge at least 2 metres in height.

6.7 UR-Urban Reserve District

(1) Permitted Uses or Developments

The following are permitted uses or developments in the UR-Urban Reserve District:

- a) Agricultural, which includes crop farming, grazing and pasturage and cultivation of land, but not including intensive agricultural uses such as feed lots, hog barns, poultry farms and fur farms.
- b) Public Works.

(2) Discretionary Uses or Forms of Developments

The following are discretionary uses or forms of development in the UR-Urban Reserve District:

- a) Sports fields, parks, golf courses
- b) Cemeteries
- c) Campgrounds or picnic areas

"d) single detached dwellings"

6.7 UR-Urban Reserve District - Cont'd

(3) Accessory Uses

Buildings, structures or uses secondary and subordinate to, and located on the same lot with the principal building or use are allowed.

(4) Regulations

Developments shall conform to the following requirements:

a) Lot Area Minimum

Agricultural	- 16 hectares
Other Uses	- 1 hectare
Public Works	- No requirement

(5) Standards for Discretionary Uses or Developments

a) Lot Sizes

Minimum area - 0.5 ha

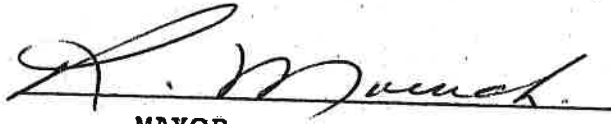
By law 3/2007

"b) Single detached dwellings are subject to the lot requirements and all regulations in the R1-Residential District and are also subject to being directly connected to the village's water and sewer utilities."

SECTION 7 - EFFECTIVE DATE OF THE BYLAW

7.1 Coming Into Force

This Bylaw shall come into force on the date of final approval by the Minister of Urban Affairs.



MAYOR

S E A L



CLERK

Certified a true copy of  
Bylaw No. 7/86 adopted  
by Council this 6<sup>th</sup> day of  
October, 1986.



APPLICATION FOR DEVELOPMENT PERMIT

1. Applicant

- a) Name \_\_\_\_\_
- b) Address \_\_\_\_\_ Postal Code \_\_\_\_\_
- c) Telephone Number \_\_\_\_\_

2. Registered Owner as above ( ) or,

- a) Name \_\_\_\_\_
- b) Address \_\_\_\_\_ Postal Code \_\_\_\_\_
- c) Telephone Number \_\_\_\_\_

3. Property - Legal Description

LSD \_\_\_\_\_ & Section \_\_\_\_\_ ; Township \_\_\_\_\_  
 Range \_\_\_\_\_ Lot(s) \_\_\_\_\_ Block(s) \_\_\_\_\_  
 Registered Plan No. \_\_\_\_\_  
 Certificate of Title No. \_\_\_\_\_  
 Date \_\_\_\_\_

4. Site Size - dimensions \_\_\_\_\_ (m)  
 area \_\_\_\_\_ (m<sup>2</sup>, ha)

5. Existing Land Use

6. Proposed Land Use / Description of Proposed Development.

- a) Proposed Date of Commencement: \_\_\_\_\_
- b) Proposed Date of Completion: \_\_\_\_\_

8. Other information: (i.e., seating capacity, number of employees, number of units...)

\_\_\_\_\_  
 \_\_\_\_\_

9. For new construction a Site Plan on a separate sheet showing where applicable:

- a) Dimensions of the Site
- b) Location and size of all existing and proposed buildings and structures.
- c) Utility lines, easements, topographic features.
- d) Proposed Site drainage and finished lot grades.
- e) Street and sewer line grades servicing the Site.
- f) Landscaping (loading and parking areas, entrance and exits point to sites, fences, screening, trees, hedges).

10. Declaration of Applicant:

I, \_\_\_\_\_ of the \_\_\_\_\_  
of \_\_\_\_\_ in the Province of Saskatchewan  
solemnly declare that the above statements contained within the  
application are true, and I make this solemn declaration  
conscientiously believing it to be true, and knowing that it is  
of the same force and effect as if made under oath, and by virtue  
of "The Canada Evidence Act".

\_\_\_\_\_  
DATE

\_\_\_\_\_  
SIGNATURE



VILLAGE OF MÜNSTER

NOTICE OF DECISION FOR A DEVELOPMENT PERMIT

APPLICATION NO. \_\_\_\_\_

TO: APPLICANT \_\_\_\_\_

(Name)

\_\_\_\_\_  
(Address)

THIS IS TO ADVISE YOU THAT YOUR APPLICATION FOR A  
(PERMITTED: DISCRETIONARY) USE OR FORM OF DEVELOPMENT  
FOR THE PROPERTY DESCRIBED AS:

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

HAS BEEN:

- \_\_\_\_\_ a) APPROVED
- \_\_\_\_\_ b) APPROVED SUBJECT TO THE FOLLOWING CONDITIONS,  
OR STANDARDS: \_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_
- \_\_\_\_\_ c) REFUSED FOR THE FOLLOWING REASONS:  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

If your application has been APPROVED, this form is considered  
to be the DEVELOPMENT PERMIT referred to in Section 3.2 of Bylaw  
No. 7/86, The Zoning Bylaw.

Please be advised, under Section 74(4) and Section 96 of The Planning and Development Act, 1983, that if your application for a permitted use or development has been REFUSED; or where your application for a discretionary use or form of development has been APPROVED WITH STANDARDS, you may APPEAL the refusal, or those standards you consider excessive to the Development Appeals Board of the Village of Muenster

Your appeal must be made in WRITING, within THIRTY (30) DAYS of the date of issue of this form to:

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---

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DATE: \_\_\_\_\_

\_\_\_\_\_  
Development Officer



VILLAGE OF MUENSTER

BYLAW NO. 3/2007

A BYLAW OF THE VILLAGE OF MUENSTER TO AMEND BYLAW  
NO. 7/86 KNOWN AS THE ZONING BYLAW.

The Council of the Village of Muenster, in the Province of Saskatchewan, enacts to amend  
Bylaw No. 7/86 as follows:

1. Section 6.7 UR-Urban Reserve District, subsection (2) Discretionary Uses or Forms of Developments, is amended by adding immediately after sub-subsection c), the following new sub-subsection:

“d) single detached dwellings”

2. Section 6.7 UR-Urban Reserve District, subsection (5) Standards for Discretionary Uses or Developments, is amended by adding immediately after sub-subsection 2), the following new sub-subsection:

“b) Single detached dwellings are subject to the lot requirements and all regulations in the R1-Residential District and are also subject to being directly connected to the village’s water and sewer utilities.”

3. This bylaw shall come into force and take effect when adopted by council.

Mayor

Bennis Kort

(Seal)

Administrator

R. M. Beusler

VILLAGE OF MUENSTER

BYLAW NO. 5/2007

A BYLAW OF THE VILLAGE OF MUENSTER TO AMEND BYLAW  
NO. 7/86 KNOWN AS THE ZONING BYLAW.

The Council of the Village of Muenster, in the Province of Saskatchewan, enacts to amend  
Bylaw No. 7/86 as follows:

1. The Zoning District Map referred to in Section 5 is amended by rezoning from A-Agricultural District to R1-Residential District that parcel of land shown as Parcel Y; and by rezoning from A-Agricultural District to UR-Urban Reserve District those parcels of land shown as Parcels X and Z, all being in the E. ½ of Section 24, Township 27, Range 22, West of the 2<sup>nd</sup> Meridian and shown on the attached plan of proposed subdivision dated June 15/07 and signed by Don Franko, Saskatchewan Land Surveyor, which forms part of the bylaw.
2. This bylaw shall come into force and take effect when by the Minister approves Bylaw No. 4/2007.

Mayor

*Semo Kost*

(Seal)

Administrator

*RM Hauster*

E. 1/4 Sec.24 Twp.37 Rge.21 W.2  
 Easement #72-H-08540  
 to SaskTel

9.144

163.86±

Village of Muenster

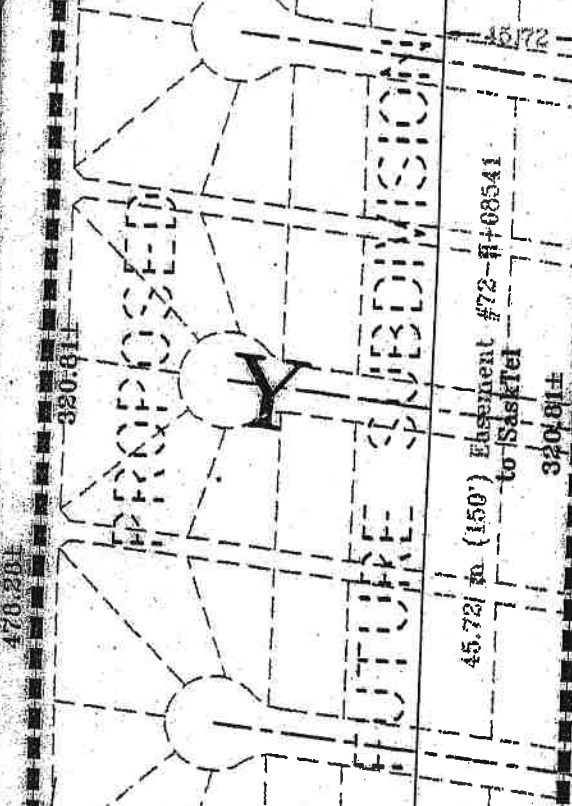
PLAN Showing Proposed  
 SURFACE SUBDIVISION

of part of  
 Parcel B, Plan No. 10181319  
 N. E. 1/4 SEC.24 TWP.37 RGE.21  
 All in E. 1/2 SEC.24 TWP.37 R  
 MUESTER, SASKATCHEWAN  
 June 2007  
 Scale 1:2000

All measurements are in metres  
 and decimals thereof.  
 Area to be subdivided is outlined  
 in a bold dashed line.  
 Date of preliminary survey:- June



Owner/Agent  
*[Signature]*



Reg'd Plan No. C 77-H-00586  
 14  
 Reg'd Plan No. 77-H-00586  
 TAPHORN STREET

Reg'd Plan No.  
 N  
 71-H-09181  
 PHILLIPS STREET

Reg'd Plan No.  
 12  
 71-H-09181  
 SCOTT STREET

Reg'd Plan No.  
 13  
 75.H-08658  
 60-H-06221

Reg'd Plan No.  
 0 R2  
 R1  
 W 571

Reg'd Plan No. 82-H-04895  
 Reg'd Plan No. 66-H-07278  
 MAIN STREET

Reg'd Plan No. 82-H-04895  
 Reg'd Plan No. AU 3736  
 RAILWAY STREET

Reg'd Plan No. BK 5062  
 Canadian National Railway  
 Stn. Gr'd.



Rge. 22

Rge. 21

George, Nicholson, Franko, & Associates Ltd.  
 Land Surveyors Global Positioning System  
 Designed by: Art Mark - June 15/07  
 File No. Muenster.dwg

VILLAGE OF MUENSTER

BYLAW NO. 5/2008

**A BYLAW OF THE VILLAGE OF MUENSTER TO AMEND BYLAW  
NO. 7/86 KNOWN AS THE ZONING BYLAW:**

The Council of the Village of Muenster in the Province of Saskatchewan, enacts to amend Bylaw No. 7/86 as follows:

1. The Zoning District Map referred to in Section 5 is amended by rezoning from RA-Residential Acreage to C2-Highway Commercial that land described as Lot 3, Block 5, Plan No. 88H02057, Title No. 125400956.
2. This bylaw shall come into force and take effect when adopted by Council.

Mayor

*Donna Fidd*

(Seal)

Administrator

*R. Haessler*

VILLAGE OF MUENSTER

BYLAW NO. 4/2009

**A BYLAW OF THE VILLAGE OF MUENSTER TO AMEND BYLAW  
NO. 7/86 KNOWN AS THE ZONING BYLAW:**

The Council of the Village of Muenster in the Province of Saskatchewan, enacts to amend Bylaw No. 7/86 as follows:

1. The Zoning District Map referred to in Section 5 is amended by rezoning to RA-Residential Acreage the property described as Parcel F, Plan 91H03425 as shown on the attached plan, which forms part of this bylaw.
2. This bylaw shall come into force and take effect when the Minister approves Bylaw No. 3/2009.

Mayor



(Seal)

Administrator







Village of Muenster

19

63H00096

RESERVOIR  
63H00096

62H00128

76H0490

91103125

5  
88H02057

62H00128

6  
62H00128

G  
73H08458  
62H00128

17

16

17  
80H05233

BH2988

BG5683  
F

62H00128

BH2988  
9

BG5683  
7

18  
67H01758

K  
80H02466  
L M N

G  
59H07461  
J H

Street

Street

62H00128

72H00586  
C

17  
76H01717

11  
71H09181

16  
BK5062

1  
60H05281

5  
8 BH2988

Street

D R2

R1  
W571

66H07278

CAU3736

BK5062

HWY 3

14  
71H09181

15  
71H09181

13  
75H08158

13  
Scott

11  
66H07278

11  
82H01815

11  
Railway

Consolidated



**MINISTER'S ORDER  
ALTERATION OF BOUNDARIES  
BETWEEN THE VILLAGE OF MUENSTER AND  
THE RURAL MUNICIPALITY OF ST. PETER NO. 369**

1. Pursuant to Sections 53, 56, 57, 59, and 61 of *The Municipalities Act*, the Council of the Village of Muenster has submitted an application to alter its boundaries to the Minister of Municipal Affairs.
  
2. Upon consideration of the application, the Minister is of the opinion that the municipalities affected will be viable entities following the alteration of boundaries. Therefore, the undersigned hereby orders, pursuant to Sections 61, 62, and 63 of *The Municipalities Act*, that:
  - (a) the boundaries of the Village of Muenster and the Rural Municipality of St. Peter No. 369 be altered by withdrawing from the rural municipality and adding to the village the territory described in Schedule A;
  - (b) Schedule B is conclusively deemed to be the legal description of the boundary of the Village of Muenster; and
  - (c) the alteration shall take effect on and from the date of this Order.

Dated at the City of Regina, in the Province of Saskatchewan, the 10<sup>th</sup> day of September, 2008.

A handwritten signature in black ink, appearing to read 'Maryellen Carlson', written in a cursive style.

Maryellen Carlson, Assistant Deputy Minister for and on behalf of the Minister of Municipal Affairs.

**SCHEDULE A**

The boundaries of the Village of Muenster are altered by adding to the Village and withdrawing from the Rural Municipality of St. Peter No. 369 territory lying within:

Township 37, Range 21, West of the Second Meridian described as:

Parcel F, Plan 91H034225 in the northwest quarter of Section 19.

## SCHEDULE B

The boundaries of the Village of Muenster shall comprise the territory in the Province of Saskatchewan lying within:

Township 37, Range 21, West of the Second Meridian and described as:

(1) The following portions of Section 19:

- a) south half of the section and
- b) Parcel F, Plan 91H03425.

Township 37, Range 22, West of the Second Meridian described as:

All those portions of the North East and South East Quarters of Section 24 described as commencing at a point on the East boundary of the North East Quarter 20.537 metres Northerly from the South East corner thereof;

Thence Southerly along the said East boundary to the South East corner thereof;

Thence Southerly along the East boundary of the South East quarter to the intersection with the Southerly limit of plan C1017;

Thence North Westerly along the southerly limit of plan C1017, 163.860 metres;

Thence Northerly and parallel with the East boundary of the South East quarter 498.499 metres;

Thence South Easterly to the point of commencement.

Unless otherwise specified, the sections and portions of sections described in the above schedules include the adjoining south and west road allowances, intersections thereof and widenings thereto by plan of survey.

For description purposes, the land acquired by plan of survey for widening to an adjoining road allowance is deemed to be part of the road allowance.

The said plans of survey are of record with Information Services Corporation of Saskatchewan.

VILLAGE OF MUENSTER

BYLAW NO. 3/2011

A BYLAW OF THE VILLAGE OF MUENSTER TO AMEND BYLAW NO. 7/86 KNOWN AS THE ZONING BYLAW.

The Council of the Village of Muenster, in the Province of Saskatchewan, enacts to amend Bylaw No. 7/86 as follows:

1. Section 6.4 C1-Downtown Commercial District, subsection (2) Discretionary Uses or Forms of Developments, is amended by adding immediately after sub-subsection d), the following new sub-subsection:

“e) commercial storage”

2. This bylaw shall come into force and take effect when adopted by council.



Mayor *Bernie Fob*

Administrator *R. Haessler*

Certified a true copy of Bylaw 3/2011 passed by  
Council on August 16, 2011 A.D.  
*R. Haessler*  
Administrator



VILLAGE OF MUENSTER

BYLAW NO. 6/2011

A BYLAW OF THE VILLAGE OF MUENSTER TO AMEND BYLAW NO. 7/86 KNOWN AS THE ZONING BYLAW.

The Council of the Village of Muenster, in the Province of Saskatchewan, enacts to amend Bylaw No. 7/86 as follows:

1. Section 2 – Interpretation is amended by adding immediately after subsection 2.2 the following subsection :

“2.2.1 Billboard – means a private free standing sign, including supporting structures, which advertises 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.”

2. Subsection 4.7 is amended by adding sub-subsection (3) to read as follows:

“(3) Billboards shall only be permitted within the municipality with the authorization of village council.”

3. This bylaw shall come into force and take effect when adopted by council.



Mayor

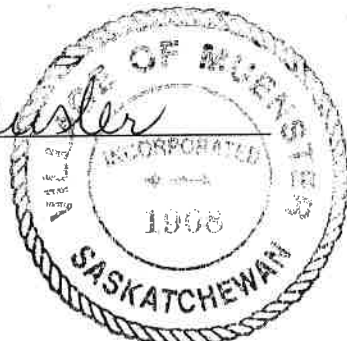
*Bonnie Ford*

Administrator

*R. Hauster*

Certified a true copy of Bylaw No. 6/2011  
Adopted by resolution of Council on the  
18<sup>th</sup> day of October, 2011.

*R. Hauster*  
Administrator



**VILLAGE OF MUENSTER**

**BYLAW NO. 2/2014**

**A BYLAW OF THE VILLAGE OF MUENSTER TO AMEND BYLAW  
NO. 7/86 KNOWN AS THE ZONING BYLAW:**

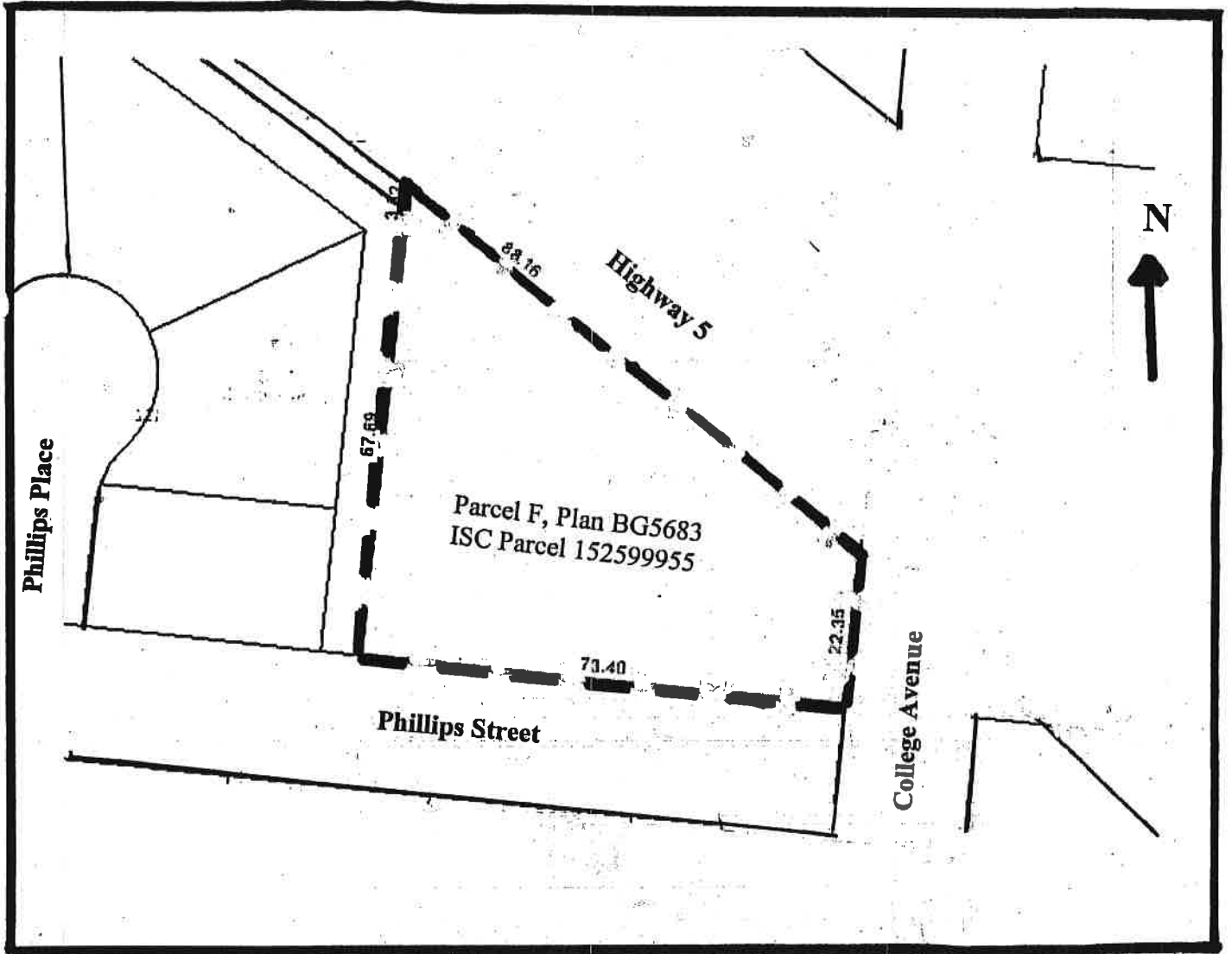
The Council of the Village of Muenster, in the Province of Saskatchewan, enacts to amend Bylaw No. 7/86 as follows:

1. The Zoning District Map referred to in Section 5 is amended by rezoning from C2-Highway Commercial to R1-Residential that land described as Parcel F, Plan No. BG5683, ISC Parcel No. 152599955 and Title No. 135510500; shown within the bold dashed line on the attached plan, which forms part of the bylaw.
2. This bylaw shall come into force and take effect when adopted by Council.



Mayor *Thilo Bauer*

Administrator *R. Haessler*



This map forms part  
Of Bylaw No. 2/2014

*R. Haessler*  
Administrator  
Village of Muenster





## VILLAGE OF MUENSTER

### BYLAW NO. 2/2016

#### **A BYLAW OF THE VILLAGE OF MUENSTER TO AMEND BYLAW NO. 7/86 KNOWN AS THE ZONING BYLAW, TO PROVIDE REGULATIONS FOR THE USE OF SHIPPING CONTAINERS.**

The Council of the Village of Muenster, in the Province of Saskatchewan, enacts to amend Bylaw No. 7/86 as follows:

1. Section 2 – INTERPRETATION is amended by adding the following immediately after subsection (2.43):

(2.43.1) Shipping Container – A prefabricated metal container or box specifically constructed for the transport of goods by rail, ship or transport truck. This term shall also apply to metal storage containers that are commonly known as cargo containers, roll off containers, sea cans, freight containers, intermodal containers but specifically excludes dumpsters or recycling receptacles.

2. That Section 4 – GENERAL REGULATIONS is amended by adding the following immediately after 4.8:


4.9 Shipping Containers shall be allowed as an accessory use in all Zoning Districts with the following provisions:

- (1) Shipping containers are considered an accessory building and shall only be used for storage purposes that are directly related to the permitted or discretionary use of the primary building.
- (2) Shipping containers may be used as an accessory use in all Zoning Districts.
- (3) No shipping containers may exceed 3 meters in height, 2.5 meters in width and 6.1 meters in length.
- (4) The total number of shipping containers on a site shall not exceed one, and the total area of the shipping container shall not exceed 5% of the gross floor area of the principle building.
- (5) Shipping containers shall be located in the side or rear yard only, they may not project beyond the front line of the primary building. In addition the containers must comply with the rear and side yard setbacks as required.
- (6) The exterior of the shipping container must have a finish that matches or compliments the exterior finish of the other buildings on the site.
- (7) The shipping container must be kept in a clean, orderly manner and placed on a level, secure surface.
- (8) Shipping containers are prohibited from being used as a dwelling.
- (9) Shipping containers are prohibited from being plumbed or electrified in any manner.
- (10) Shipping containers are prohibited from storage of junk, trash or other forms of refuse.

- (11) Shipping containers must comply with all provincial and national acts and regulations including the National Building Code and the Uniform Building and Accessibility Standards Act.
  - (12) Shipping containers shall not be used for the purpose of display or advertising.
  - (13) Shipping containers shall not block or obstruct any exits, windows, parking spaces, driveways or access to public utilities and/or right of ways.
  - (14) Shipping containers may be temporarily placed in any district under the following circumstances:
    - (a) During construction when the container is used solely for the storage of supplies and equipment that are used for the site, provided a building permit has been issued for construction on the site.
    - (b) For the purpose of loading and unloading items associated with the principal use for a period of not more than 10 days. The Building Official may grant one extension of up to 10 days for extreme circumstances. All temporary shipping containers must be located a minimum of 1.2 meters from any property line.
3. This bylaw shall come into force and take effect on the day it is approved by the Local Government Committee.



  
\_\_\_\_\_  
Mayor

  
\_\_\_\_\_  
Administrator

VILLAGE OF MUENSTER

BYLAW NO. 3/2019

**A BYLAW OF THE VILLAGE OF MUENSTER TO AMEND BYLAW NO. 7/86 KNOWN AS THE ZONING BYLAW:**

The Council of the Village of Muenster, in the Province of Saskatchewan, enacts to amend Bylaw No. 7/86 as follows:

1. The Zoning District Map referred to in Section 5 is amended by rezoning from Urban Holding (UR) to C2-Highway Commercial that land described as Proposed Parcel E, of part of Parcel D, Plan No. 101732587, SE ¼ Section 19 Twp.37 Rge.21 W.2<sup>nd</sup>.M and shown within the bold dashed line on the attached plan, of proposed subdivision signed by W.C. Soroski, Saskatchewan Land Surveyor of George, Nicholson, Franko and Associates, a division of Meridian Surveys which forms part of the bylaw.
2. This bylaw shall come into force and take effect upon ministerial approval of Bylaw No. 2/209 and Council.



Deputy

Mayor

Richard Blechinger

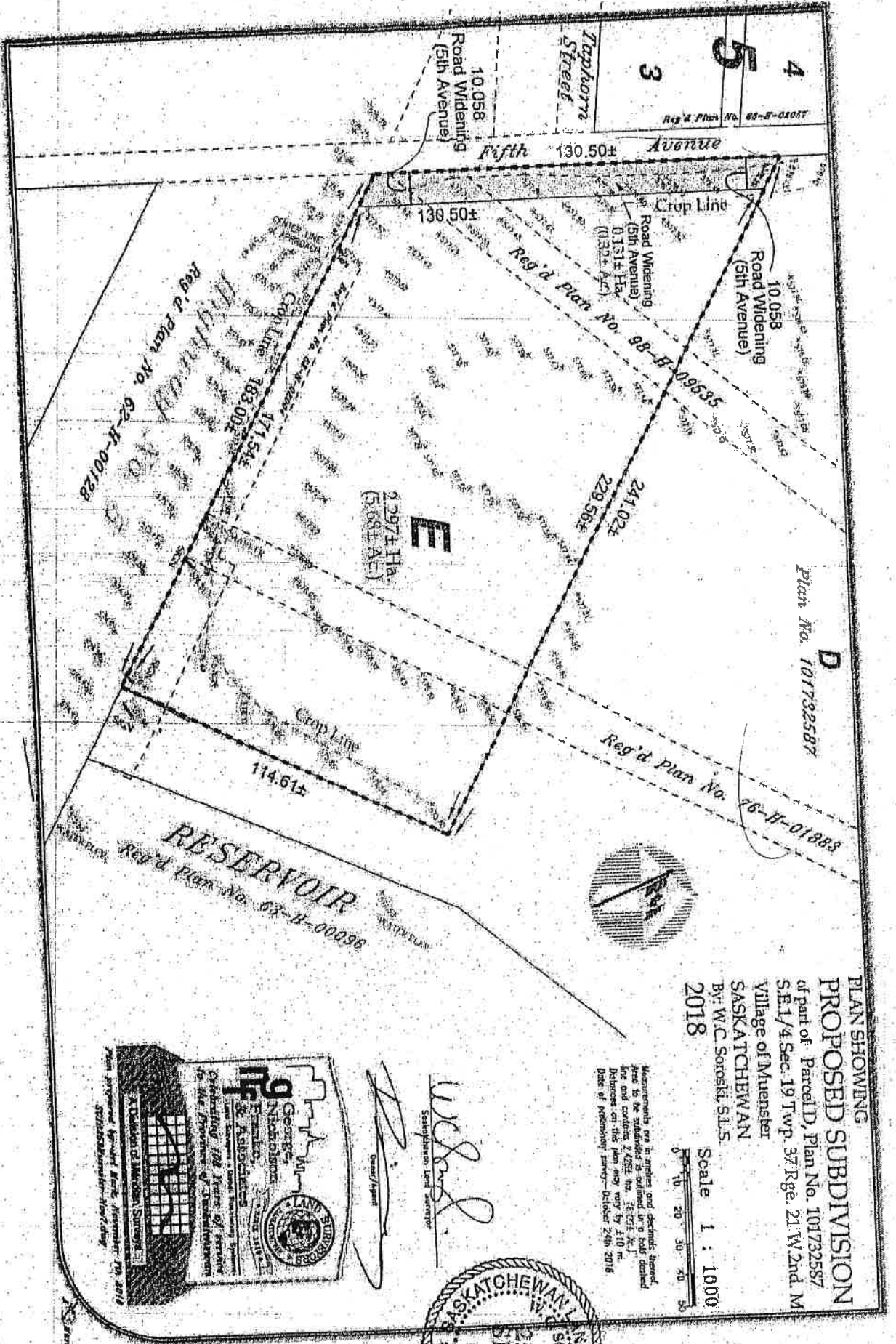
Administrator

Jan Sylvester

Certified a true copy of a Resolution passed by Council  
on Feb 19<sup>th</sup>, 2019 A.D.

Jan Sylvester  
Administrator





Plan No. D  
101732587

PLAN SHOWING  
**PROPOSED SUBDIVISION**  
of part of Parcel D, Plan No. 101732587  
S.E. 1/4 Sec. 19 Twp. 37 Rge. 21 W 2nd M.  
Village of Muenster  
SASKATCHEWAN  
By: W.C. Sosolik, S.L.S.  
2018

Scale 1 : 1000

Measurements on bearings and distances, bearing  
to be subdivided is contained in a field, closed  
line and contains 2.4285 Ha, 5625.76 sq. m.  
Distances on the plan may vary by 2/10  
Date of preliminary survey—October 24th 2018

*[Signature]*  
W.C. Sosolik  
Saskatchewan Land Surveyor

