



## BYLAW NO. 2020-07

### A BYLAW TO AMEND BYLAW NO. 2008-08, KNOWN AS THE ZONING BYLAW.

The Council of the Town of Rosthern, in the Province of Saskatchewan, enacts to amend the Zoning Bylaw as follows:

- Section 2 – Interpretation** - is amended by adding the following new definitions immediately after the definition for “Building Site Line”:

“**Cannabis Grow Operation:** a facility, approved under federal and provincial regulations, that is used in whole or in part for the planting, cultivation, harvest, and management 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.”

- Section 4.8.1 Signs**, is amended by adding the following two new subsections:

“(6) Signs for Cannabis Grow Operations and Cannabis Retail Stores shall not contain any images but may include the business name in alpha-numeric characters and are subject to the additional regulations in Section 4.8.

(7) Off-site signage is prohibited.”

- Section 6.6.3 Highway Commercial Discretionary Use**, is amended by adding the following new subsection:

“(17) Cannabis Retail Stores”

- Section 6.6.6 Standards for Discretionary Use**, is amended by adding the following new subsection:

“(14) Cannabis Retail Stores:

- Cannabis Retail Stores must maintain a minimum setback of 60 metres from schools and playgrounds and licensed daycares.”

- Table 6-6 – Highway Commercial District Development Standards**, is amended by adding the following new use and development standards:

TABLE 6-6: C2 HIGHWAY COMMERCIAL DISTRICT DEVELOPMENT STANDARDS					
Principal Use	Minimum site area (m <sup>2</sup> )	Minimum site width (m)	Minimum Front Yard (m)	Minimum Rear Yard (m)	Minimum Side Yard
Cannabis retail stores	550	15	6	10% of site depth	3

6. **Section 6.8.3 Industrial District Discretionary Uses**, is amended by adding the following new subsection to subsection “*industrial / Commercial*”:

“(11) Cannabis Grow Operation”

7. **Table 6-8 – Industrial District Development Standards**, is amended by adding the following new use and development standards:

<b>TABLE 6-6: INDUSTRIAL DISTRICT DEVELOPMENT STANDARDS</b>					
<b>Principal Use</b>	<b>Minimum site area (m<sup>2</sup>)</b>	<b>Minimum site width (m)</b>	<b>Minimum Front Yard (m)</b>	<b>Minimum Rear Yard (m)</b>	<b>Minimum Side Yard</b>
Cannabis grow operations	1115	25	4.5	(1)	3 <sup>(2)</sup>

8. **Section 4.6.8 Permanent Membrane Covered Structure**, is amended by deleting subsection (a) in its entirety and replacing it with the following new subsection:

“(a) In all residential and mixed-use districts anchored membrane covered structures up to 26.8 m2 are allowed.”

9. **Section 6.8.6 Standards for Discretionary Uses** is amended by adding the following subsection:

“(9) Freight handling facilities, warehouses, and cannabis grow operations are subject to the following criteria:

(a) The location of the use will only be favourably 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. Consideration may be given, but is not limited to, the following effects:

- (i) municipal servicing capacity;
- (ii) anticipated levels of noise, odor, 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.

(b) All materials and goods used in conjunction with trades shall be stored within an enclosed building, or within an area hidden from view by screening.

- (c) Warehouses and freight handling facilities shall be accessible from a major road network to avoid heavy traffic volumes on access roads. Consideration shall be given to the location of entry and exit points to the site and their interrelation with existing intersections or land constraints; and,
- (d) No outside storage is permitted for a wholesale establishment or Cannabis Grow Operation.”

**10.** This bylaw shall come into force and take effect when approved by Council.

Read a first time this 8th day of September, 2020  
Read a second time this \_\_\_\_\_ day of \_\_\_\_\_, 2020  
Read a third time this \_\_\_\_\_ day of \_\_\_\_\_, 2020

SEAL

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Dennis Helmuth, Mayor

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Nicole Lerat, CAO