

BYLAW NO. 05 - 2025

RURAL MUNICIPALITY OF LAIRD NO. 404

**A BYLAW OF THE RURAL MUNICIPALITY OF LAIRD NO. 404 TO AMEND BYLAW
NO. 6-2008 KNOWN AS THE ZONING BYLAW**

The Council of the Rural Municipality of Laird No. 404 in open meeting hereby enacts as follows:

- 1. The RM of Laird No. 404 Zoning Bylaw** (in its entirety), is amended by replacing the return frequency period related to flooding, currently stated as "1:500", and replacing it with "1:200", in the following listed applicable portions of the Bylaw:
 - a) Section 3: General Regulations - 3.32
 - b) Section 5: Zoning Districts – Schedule H – 1.0 1. and 1.4 1.
 - c) Section 6: Definitions – "Flood Design Elevation"; and, "Flood Plain"
- 2. SECTION 4: DISCRETIONARY USE STANDARDS FOR DEVELOPMENT, Aggregate Extraction subsection 4.12**, is amended by deleting clause *i.* and replacing it with the following [subclauses and paragraphs thereto are to remain and are unchanged]:
"i. The Council may require an aggregate resource extraction operator to post a performance bond, letter of credit, or any other form of assurance the Council accepts or deems necessary to guarantee adherence to the above noted requirements or agreements."
- 3. SECTION 5: ZONING DISTRICTS, SCHEDULE A: Agricultural District (AG), 1.6 Supplementary Development Standards**, is amended by adding the following new subclause after clause 1.:
"i) In accordance with the agricultural subdivision policies in the Official Community Plan, and where suitable physical or legal access is provided to any resulting parcel, a subdivision involving the removal of parcel ties between parcels separated by a natural or man-made barrier may be allowable with the support of Council where the barrier, in the opinion of Council, prevents the practical use of the lands for a common use. In such instances, the prescribed site regulations in 1.5 for *All Discretionary Uses* shall apply. Non-agricultural development on the resulting individual parcels may be limited by other policies of the Official Community Plan and this Bylaw and may require rezoning to allow for the establishment of other uses."

4. SECTION 5: ZONING DISTRICTS, SCHEDULE C: Country Residential 1 District (CR1), 1.5 Subdivision and Site Regulations, is amended by deleting the subdivision and site regulation table, and clauses 1.5 1.-3., in their entirety and replacing them with the following:

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CR1 District	Site Development Standards (minimums unless otherwise stated)							
	Site Width (m)	Site Area (ha)	Maximum Site Area ⁴ (ha)	Front Yard ^{1,3} (m)	Side Yard (m)	Flanking Yard ^{2,3} (m)	Rear Yard (m)	Maximum Building Height (m)
Permitted Uses								
All Permitted Uses excepting Public Utilities	27	0.4	2.0	22.6	1.5	22.6	7.62	10
Public Utilities	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
Discretionary Uses								
All Discretionary Uses excepting the uses listed below	27	0.4	2.0	22.6	1.5	22.6	7.62	10
Recreational Use	N/A	N/A	N/A	22.6	1.5	22.6	7.62	10
Institutional Use	N/A	N/A	N/A	22.6	1.5	22.6	7.62	10
General Commercial Type 1	N/A	N/A	N/A	22.6	1.5	22.6	7.62	10

Footnotes to SCHEDULE C: Country Residential 1 District (CR1), 1.5 Subdivision and Site Regulations Table:

1. The Development Officer may require a greater setback for a permitted or discretionary use if it is deemed that the use may substantially interfere with the safety and amenity of adjacent sites.
2. Front and flanking yard setbacks are measured from the centerline of any public highway. Where adjacent to a provincial highway, all setbacks shall be the greater distance of the regulation of this District, or the setbacks of the provincial authority responsible for provincial highways.
3. In any yard abutting an internal subdivision or urban municipal roadway, a reduced front and flanking yard setback of 7.6 metres (25 feet) shall apply. This setback shall be measured from the building line to the property site line which abuts the internal subdivision or urban municipal roadway.
4. See 1.7 Supplementary Regulation or Special Provisions of this District for site area exemptions.

”

5. SECTION 5: ZONING DISTRICTS, SCHEDULE C: Country Residential 1 District (CR1), 1.6

Keeping of Livestock, is amended by deleting the subsection in its entirety (including the table) and replacing it with the following new subsection:

“

1.6 Keeping of Livestock

The keeping of livestock shall be permitted in the Country Residential 1 in accordance with the following regulations:

1. One animal unit will be permitted per 0.405 ha (1 ac) of site area, up to a maximum of 10 total animal units.
 - i) In addition, the number of individual livestock shall not exceed 100 animals regardless of species or size.”

6. SECTION 5: ZONING DISTRICTS, SCHEDULE C: Country Residential 1 District (CR1), 1.7

Supplementary Regulations or Special Provisions, is amended by:

- a. deleting clause 1. and replacing it with the following new clauses and subclauses:

“

1. Where located within an area designated for *Multiparcel Country Residential Development* on the *Official Community Plan Future Land Use Map*, the maximum site area for new residential subdivision may be increased to 12.14 ha (30 acres) where all of the following apply:

- i) The proposed subdivision is for the purpose of the re-orientation of existing parcel boundaries.
- ii) The proposed subdivision would not result in an increased number of parcels or sites.
- iii) Where applicable, any municipal reserve land dedication requirement is applied and addressed to the satisfaction of the subdivision approving authority and the RM.

Parcel and sites created as per 1. shall be deemed conforming with respect to site size for future development.”;

b. deleting clause 8. and its subclauses and replacing it with the following:

“
8. The floor area requirements for principal, accessory, and ancillary buildings shall be:
i) principal buildings shall have a minimum floor area of 74.32 m² (800 ft²).
ii) with the exception of garden (granny) suites which are separately regulated, the total area of all accessory and ancillary buildings and structures shall have a maximum building footprint area the lesser of 2.0 times the floor area of the principal residential building, or ten percent of the overall site area.”; and,

c. deleting clauses 9. – 11. in their entirety.

7. SECTION 5: ZONING DISTRICTS, SCHEDULE D: Country Residential 2 District (CR2), 1.6 Supplementary Regulations or Special Provisions, is amended by:

a. deleting subclause 8. ii) and replacing it with the following:

“
ii) the total area of all accessory and ancillary buildings shall have a maximum building footprint no greater in size than 1.5 times the floor area of the principal building.”;

b. deleting clause 9. in its entirety;

c. deleting clause 10. and replacing it with the following:

“
10. Detached accessory and ancillary buildings shall have a maximum building footprint area of 100 m² (1076 ft²).”

d. Deleting clauses 11. and 12. in their entirety.

8. SECTION 6: DEFINITIONS, is amended by adding the following new definition in the appropriate alphabetic sequence:

“
Building Footprint – the total surface area located below any building or structure as measured from the exterior of any exterior walls or other supporting elements.”

9. The **Zoning Map(s)** referred to in **SECTION 5**, and identified as being “Appendix A” to the Zoning Bylaw, is amended by rezoning from **Agricultural District (AG)** to **Country Residential 1 District (CR1)**, all of Blk/Par H-Plan 62S02679 Ext 0, and Lot 3-Blk/Par 3-Plan 102373376, both lying within NW ¼ 16-40-05-W3M, as shown within the bold-dashed outline on the plan of proposed subdivision prepared by Chance Rogers, SLS, or Midwest Surveys Inc., attached to and forming part of this bylaw as Schedule “A”.

10. Formatting of all amended content shall match that of existing.

11. The Table of Contents is hereby updated to reflect the amendments made pursuant to this bylaw.

This bylaw shall come into force on the date of final approval by the Minister of Government Relations.

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Reeve

(S E A L)

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Administrator

Read a first time this 11th day of Decemeber, 2025.

Read a second time this day of , 2026.

Read a third time and adopted this day of , 2026.

DRAFT

Schedule "A" to Bylaw No. 05-2025

