

Proposed Changes to the RM of Springfield Zoning  
By-law No. 08-01  
(Public Hearing of 24 June 2009)

The Council of the RM of Springfield gave the RM of Springfield Zoning By-law No. 08-01 first reading on 06 August 2008;

The Council of the RM of Springfield held the first public hearing on 04 November 2008 and 18 November 2008 to receive representations from any person regarding the RM of Springfield Zoning By-law No. 08-01;

The Council of the RM of Springfield are holding a second public hearings on 24 June 2009 to receive representations from any person regarding the proposed alterations to the RM of Springfield Zoning By-law No. 08-01;

The Council of the RM of Springfield are proposing the following textual and mapping changes to RM of Springfield By-law No. 08-01

- I. The following textual provisions contained in the RM of Springfield Zoning By-law No. 08-01, are hereby amended:
  - 1) That the following definition in Subsection 7.4 [Industrial Use Classes] on Page 41 be revised to read as follows:
    - “7) **Small Scale Industrial** means light manufacturing, assembly or distribution of ready made products on a small scale that are generally used to diversify active farming operations.”
  - 2) That the following definition in Subsection 7.7 [Basic Service Use Classes] on Page 44 be revised to read as follows:
    - “3) **Government Service** means a development providing Municipal, Provincial or Federal government services directly to the public. Typical uses include municipal recreation facilities and services, government offices, taxation offices, courthouses, postal distribution offices, correctional centres and jails, manpower and employment offices, and social service offices.”
  - 3) That Subsection 12.2 15) [Class B Developments (Permitted Use)] on Page 55 be revised to read as follows:
    - "15) A building location certificate, if required by the Development Officer."
  - 4) That Subsection 24.4 [Fences] on Page 66 be revised to read as follows:

**24.4 Fences in the AR: Agriculture Restricted, AG: Agriculture General and AI: Agriculture Intensive Zoning Districts**

- 1) An electric fence is allowed in the AR: Agriculture Restricted, AG: Agriculture General and AI: Agriculture Intensive Zoning Districts where an approved Equestrian Establishment, Game Farm, Livestock Operation or Residential Related Farm Use Class development is located but shall not include electrified barbed wire fences.
- 5) That under Subsection 24.4 [Fences] on Page 66, the following regulation be added:

**24.5 Fences in the RR: Rural Residential Zoning District**

- 1) An electric fence is allowed in the RR: Rural Residential Zoning District where an approved Equestrian Establishment, Game Farm, Livestock Operation or Residential Related Farm Use Class development is located but shall not include electrified barbed wire fences.
- 2) 2) Shall not be higher than:
  - a) 1.22 m. (4.00 ft.) in a required front yard; and
  - b) 2.00 m. (6.56 ft.) in a required side or rear yard.
- 6) That Subsection 25.0 [Accessory Uses, Buildings and Structures] on Pages 67 and 68 be revised to read as follows:

**"25.0 Accessory Uses, Buildings and Structures**

Accessory Uses, Buildings and Structures shall comply with the following regulations:

- 1) Accessory developments are permitted when accessory to a permitted use.
- 2) Accessory developments are conditional when accessory to a conditional use.
- 3) Where any building or structure on site is attached to a principal building on the site by a roof, an open or enclosed structure above grade, a floor or a foundation which is above grade, or any structure below grade allowing access between the buildings such as a parking

- 4) Excluding Farm Buildings and related structures, no accessory building or structure shall be constructed on any site prior to the time of construction of the principal building to which it is accessory.
- 5) No accessory building or structure shall be used as a dwelling unit.
- 6) Accessory buildings and structures shall be located on a site as follows:
  - a) Where the accessory building is attached to a main building, it shall be subject to, and shall conform to, all regulations of this By-law applicable to the principal building; and
  - b) Where the accessory building is detached from the principal building, it shall not be closer than 3.00 m. (9.84 ft.) clear of all projections to the principal building, nor shall it be located closer to a public roadway than the front wall of the principal building.
- 7) Accessory buildings or structures shall be subject to the regulations for the applicable Zoning District.
- 8) Notwithstanding Section 25.7) of this By-law, the maximum height of accessory buildings or structures on a site which abuts a site in the RS: Residential Single Family, RT: Residential Two Family, RM: Residential Multiple Family, and RC: Residential Comprehensive Zoning Districts shall not be greater than the height of the principal building permitted in the said abutting Zoning District.
- 7) That Subsection 46.7) [Planned Unit Developments] on Page 99 be revised to read as follows:
 

"7) The further subdivision of lands shall not be permitted and any public reserve areas shall be dedicated to the Municipality."
- 8) That Subsection 50.4) [Residential Related Farms] on Page 102 be revised to read as follows:
 

"4) Farm buildings or structures shall be a minimum distance of 15.24 m. (50.00 ft.) from any lot line."
- 9) That Subsection 50.5) [Residential Related Farms] on Page 102 be deleted.
- 10) That Subsection 54.1) f) [Natural Resource Developments-Development Permit Applications] on Page 109 be revised to read as follows:

- "f) Operational Plan specifying: security; proposed hours of operation; anticipated noise, dust and vibration levels, means to control noise, dust and vibration, and proof of compliance with *The Environment Act* and *The Mines and Mineral Act*; and insurance coverage;"
- 11) That under Subsection 57.3 [RS: Residential Single Family Zoning District – Conditional Uses] on Page 117 and [RT: Residential Two Family Zoning District – Conditional Uses] on page 119, the reference to “Home Industry” be deleted.
- 12) That under Subsection 75.3 [SNR: Sensitive and Natural Resource Zoning District – Conditional Uses] on Page 149, the reference to “Agricultural Activities” be changed from "Conditional Use" to a "Permitted Use".
- 13) That under Subsection 83.4 [AR: Agricultural Restricted Zoning District – Site Regulations for Agricultural and Residential Use Classes: Permitted and Conditional Uses] on Page 162, 84.4 [AG: Agricultural General Zoning District – Site Regulations for Agricultural and Residential Use Classes: Permitted and Conditional Uses] on Page 166 and 85.4 [AI: Agricultural Intensive Zoning District – Site Regulations for Agricultural and Residential Use Classes: Permitted and Conditional Uses] on Page 170, the following be added:
- “7) Dwelling Area min. 55.74 sq. m. (600.00 sq. ft.)”
- 14) That the reference to the "The Highways Protection Act" in Subsection 38.7 [Dwelling Setbacks] on Page 89, in Subsection 62.6 6) [Rural Residential Zoning District] on Page 128, in Subsection 65.6 6) [Commercial Highway Zoning District] on Page 133, in Subsection 75.6 4) [Sensitive and Natural Resource Zoning District] on Page 149, in Subsection 79.6 2) [Hamlet Area Zoning District] on Page 155, in Subsection 83.7 7) [Agricultural Limited Zoning District] on Page 163, and in Subsection 85.7 10) [Agricultural Intensive Zoning District] on Page 171 be revised to read "The Highways and Protection Act".
- 15) That under Subsection 84.7 [AG: Agricultural General Zoning District – Additional Regulations for Permitted and Conditional Uses] on Pages 167 and 168, the following regulation be added:
- 15) Buildings, structures and hedges adjacent to Provincial Highways, Provincial Roads and Provincial Access Roads shall be setback in accordance with *The Highways and Protection Act* and *The Highways and Transportation Act*."

- II. The following mapping provisions contained in the RM of Springfield By-law No. 08-01 (Part IV Zoning District Maps), are hereby amended:
- 1) Area 1 which is legally described as "Lot 4, Plan 46160 WLTO within NW 33-10-5E" from "MX: Industrial Extractive Zoning District" to "AG: Agricultural General Zoning District".
  - 2) Area 1 which is legally described as "Part of NW 32-11-5E" from "RR: Rural Residential Zoning District" to "AG: Agricultural General Zoning District".
  - 3) Area 3 which is legally described as "Lot 5, Block 6, Plan 13677 WLTO within SE 21-11-5E" from "RS: Residential Single Family Zoning District" to "PR: Parks and Recreation Zoning District".
  - 4) Area 4 which is legally described as "Lots 1, 2, 3 and 4, Block 6, Plan 12583 and Lot 30,, Block 6, Plan 13171 WLTO from "RS: Residential Single Family Zoning District" to "PR: Parks and Recreation Zoning District".
  - 5) Area 5 which is legally described as "Public Reserve within Plan 42198 in SW 21-11-5E" from "RS: Residential Single Family Zoning District" to "PR: Parks and Recreation Zoning District".
  - 6) Area 6 which is generally described as "East Part of Lot 21, Block 1, Plan 43725 WLTO within SW 22-11-5E from "CC: Central Commercial Zoning District" to "RC: Residential Comprehensive Zoning District".