

ZONING BYLAW AMENDING BYLAW

RURAL MUNICIPALITY OF RECIPROCITY NO. 32

BYLAW NO. 3-25

A BYLAW OF THE RURAL MUNICIPALITY OF RECIPROCITY NO. 32 TO AMEND BYLAW NO. 6-22, KNOWN AS THE ZONING BYLAW

The Council of the R.M. of Reciprocity No. 32, in the Province of Saskatchewan, enacts to amend Bylaw No. 6-22 as follows:

1. The definition of "Fence" in Section 2. shall be amended to the following:

Fence: An artificially constructed barrier used to enclose or screen areas of land according to Section 4.8 of this Bylaw.

Fence, Livestock: An artificially constructed barrier used to enclose and contain livestock constructed from barbed wire, smooth wire, welded wire, woven wire, or electric cord or tape. This may also include post and rail and pipe style fences that do not contain construction for the purposed of providing windbreak.

2. Section 5.6.1.c. shall be amended to read as follows:

c. All Mobile, RTM, and modular housing types shall be placed on a permanent foundation at a standard comparable to a detached dwelling such as a concrete slab or pilings.

3. Section 5.11.2. shall be removed and replaced with the following:

- a. The size and location of the commercial energy system shall not inordinately remove natural vegetation and productive agricultural lands, or detract from the amenity of the area.
- b. No commercial solar energy system shall be built within 300 metres (984.3 ft) of any residential dwelling as measured from the site boundary of the facility to the residence.
- c. Any potential nuisance including but not limited to noise, light, glare, or dust shall be disclosed to the R.M. with a plan to mitigate all nuisances to an acceptable level.
- d. Council may require professional validation or a detailed study that demonstrates the suitability of the land for the proposed use and that negative environmental impacts will be limited or mitigated to an acceptable level.
- e. All solar energy systems shall be enclosed with suitable fencing to provide security for the system and discourage trespassing.
- f. The development, operation, decommissioning, and reclamation of a commercial solar energy system shall comply will all federal and provincial regulations. The R.M. shall be provided with a copy of all required federal and provincial license, permits, and approvals.
- g. The site shall be kept in good repair through the life of the facility, including but not limited to being free from weeds and trash, and upkeep of the security fence and enclosed equipment.
- h. Council shall require the decommissioning, removal, and restoration of the lands to its natural condition should operations cease for one year and/or the system has reached the end of its useful life. A detailed decommissioning and reclamation plan, including cost estimates, must accompany the development application and a performance security, in a form satisfactory to Council, shall be furnished.
- i. An emergency response and fire suppression plan must be provided for use by the municipalities fire department and Emergency Management Organization coordinator.
- j. Other conditions deemed appropriate and necessary by Council with regards to public safety, environmental protection, or that are in the interest of the R.M.

4. Section 5.12. shall be removed and replaced with the following:



5.12 Wind Energy Developments

5.12.1

Any application for a proposed Private or Commercial Wind Energy System shall be forwarded to the Saskatchewan Ministry of Environment for comments. All comments shall be forwarded to the R.M.

5.12.2

A Private Wind Energy System shall be permitted as an accessory to an existing principal use provided that the system:

- a. Is located on the same site as the principal use;
- b. Consists of no more than two wind turbines of an output reasonable for domestic use;
- c. Complies with all regulations and standards of this Zoning Bylaw, and all applicable provincial and federal regulations.

5.12.3

A Commercial Wind Energy System (Wind Farm) shall only be permitted as a principal use provided that the system:

- a. Is not located on hazardous or environmentally sensitive lands.
- b. Does not inordinately remove natural vegetation and productive agricultural lands, or detract from the amenity of the area;
- c. Complies with all regulations and standards of this Zoning Bylaw, and all applicable provincial and federal regulations.

5.12.4

All applications shall be accompanied by:

- a. A manufacturer's engineering certificate of structural safety for each wind turbine;
- b. The manufacturer's specifications for each turbine that indicate the rated output in megawatts, the type of material used in the tower, blade, and rotor construction, safety features, sounds characteristics, and any other specifications deemed necessary by the manufacturer, R.M. or other regulating agency.
- c. Specifications on the foundation and/or anchor design for each turbine;
- d. Any potential nuisance including but not limited to noise, light, glare, or dust shall be disclosed with a plan to mitigate all nuisances to an acceptable level.

5.12.5

In addition to **Section 5.12.4** above, all Commercial Wind Energy Systems applications shall be accompanied by the following:

- a. Installation plans certified by a Saskatchewan Professional Engineer;
- b. The results of any public consultation process;
- c. A copy of an approved electrical permit from Sask Power;
- d. Details on what municipal infrastructure will be required during the construction, operation, and decommissioning phases and the potential impact to the infrastructure from these operations.
- e. A detailed decommissioning and reclamation plan, including cost estimates, must accompany the development application and a performance security, in a form satisfactory to Council, shall be furnished.

5.12.6

Minimum setbacks for wind turbines are as follows:

- a. From any property line - twice the turbine height;
- b. From any developed or undeveloped municipal road allowance – twice the turbine height;
- c. From a residence being serviced by a Private Wind Energy System – 500 metres (1,604 feet);
- d. From a residence to a Commercial Wind Energy System – 1,600 metres (5,249.4 feet)

5.12.7

The minimum setbacks in Section 5.12.6 above may be decreased or increased as a result of consultations or studies with/by the province or qualified agencies in consideration of the physical and environmental surroundings.



5.12.8

The operation of a Wind Energy System shall be subject to the following regulations:

- a. All components of the Wind Energy System shall be finished in a non-bright, non-glare finish;
- b. No lettering or advertising shall appear on the tower or blades. The manufacturer's identification may be placed on the wind turbine but shall be of a reasonable size and in a reasonable location.
- c. No ladder or permanent tower access device shall be located less than 3.7 metres (12 feet) from grade;
- d. Each wind turbine tower shall possess a lock that prevents access to the top of the tower.
- e. A security fence of a minimum height of 1.85 metres (6 feet) with a lockable gate may be required around each wind turbine.
- f. A security fence of a minimum height of 1.85 metres (6 feet) with a lockable gate shall be required around substations.
- g. At no time shall the cumulative sound level measured at the boundary of the site a Wind Energy System is located upon exceed 40dBa.
- f. An emergency response and fire suppression plan must be provided for use by the municipalities fire department and Emergency Management Organization coordinator.
- h. Upon ceasing of operations of a Wind Energy System, the site shall be decommissioned, all materials be removed from the site, and the land restored to its natural condition.

5.12.9

The development, operation, decommissioning and reclamation of a wind farm shall comply with all federal and provincial regulations. The R.M. shall be provided with a copy of all required licenses, permits, and approvals.

5.12.10

Any changes to the project as originally approved shall require a new development permit to be issued.

5. The following formatting errors shall be corrected:

- "In the definition of **Sight Triangle**, Figure 4 shall be changed to Figure 3 and Section 4.11.3 shall be changed to Section 4.13.3."
- "The reference to Section 4.11.3 in Section 4.8.3 shall be changed to Section 4.13.3."
- "The reference to Sections 4.14.1 and 4.14.2 in Section 4.15.3 shall be changed to Sections 4.15.1 and 4.15.2."
- "Within Table 5, Oil and gas activities, Section 5.18 shall be changed to Section 5.17."

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

Read a First Time the 13th day of February, 2025
 Read a Second Time the 20th day of March, 2025
 Read a Third Time and Adopted the 20th day of March, 2025

[Redacted Signature]

Reeve

[Redacted Signature]

Chief Administrative Officer



Certified a true copy of Bylaw No. 3-25, passed by three readings of Council on this 20th day of March, 2025.

[Redacted Signature]

Administrator (CAO)

R.M. Seal

