

The Reservoir Development Area Regulations

Repealed

by [Chapter W-8.1 Reg 1](#) (effective August 21, 2015).

Formerly

Chapter E-10.2 Reg 1 (effective September 9, 1985) as amended by Saskatchewan Regulations [90/87](#), [23/89](#), [52/90](#), [12/92](#), [76/95](#), [7/96](#), [28/2001](#), [81/2004](#), [28/2006](#), [24/2009](#), [39/2010](#) and [40/2011](#).

NOTE:

This consolidation is not official. Amendments have been incorporated for convenience of reference and the original statutes and regulations should be consulted for all purposes of interpretation and application of the law. In order to preserve the integrity of the original statutes and regulations, errors that may have appeared are reproduced in this consolidation.

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CHAPTER E-10.2 REG 1

The Environmental Management and Protection Act

TITLE AND INTERPRETATION

Title

- 1 These regulations may be cited as *The Reservoir Development Area Regulations*.

Interpretation

- 2 In these regulations:

- (a) **“accessory structure”** means a subordinate detached structure appurtenant to, and located on the same site with, a main structure or main use;
- (b) **“accessory use”** means a use that is customarily incidental and subordinate to, and located on the same site with, a main structure or main use;
- (c) **“Act”** means *The Saskatchewan Watershed Authority Act, 2005*;
- (d) **“alter”** means to structurally change a structure;
- (e) **“applicant”** means a person who applies for a development permit pursuant to section 4;
- (f) **“building”** means a structure used for the shelter or accommodation of persons, animals, goods or chattels;
- (g) **“construct”** means to build, erect or place a structure;
- (h) **“development permit”** means a development permit issued pursuant to section 5, 6 or 7;
- (i) **“dwelling unit”** means one or more habitable rooms constituting a self-contained unit and used or intended to be used together for living and sleeping purposes by one or more persons;
- (j) **“floor area”** means the maximum habitable area contained within the outside walls of a building, but, in the case of a dwelling unit, does not include any private garage, porch, veranda, sunroom, unfinished attic or unfinished basement;
- (k) **“land use district”** means a land use district in a reservoir development area that is designated in the Appendix to these regulations;
- (l) **“main structure”** means a structure in which the main or primary use of the site on which the structure is located is conducted and includes a private garage that is attached to a main structure by a substantial roof;
 - (l.1) **“motor home”** means a self-propelled vehicle that is utilized or designed to be utilized as a dwelling unit or sleeping place for one or more persons;
- (m) **“off-street parking space”** means a space within a structure or parking lot for the parking of one automobile;

- (n) **“one-family dwelling”** means a detached building consisting of one dwelling unit and occupied or intended to be occupied as the residence of one family;
- (o) **“prejudicial”** means prejudicial in the opinion of the minister;
- (p) **“project”** means a project that is designated in the Appendix to these regulations as a project for a reservoir development area;
- (q) **“reservoir development area”** means a reservoir development area designated in the Appendix to these regulations;
- (r) **“residential site”** means any parcel of land that is:
- (i) whole, continuous and undivided;
 - (ii) at least 0.8 hectares in area;
 - (iii) free from slumping, subsidence, erosion or any other in-stability; and
 - (iv) not susceptible to flooding;
- (s) **“restricted building area”** means an area that is designated in the Appendix to these regulations as a restricted building area in a reservoir development area;
- (t) **“site”** means an area of land considered as a unit and devoted to a certain use or occupied by a structure or group of structures that are united by a common interest or use, and includes the customary accessory uses or structures and open spaces belonging to the unit;
- (u) **“street or road”** means a public thoroughfare, shown on a plan registered under an Act, which affords the principal means of access to abutting property;
- (v) **“structure”** means anything:
- (i) that is constructed; and
 - (ii) the employment of which requires that it be located on the ground or attached to something located on the ground;
- and includes a building;
- (w) **“trailer coach”** means a vehicle that has no motive power of its own but is drawn or designed to be drawn on a road by a motor vehicle and utilized or designed to be utilized as a dwelling unit or sleeping place for one or more persons, whether or not the vehicle is mounted on wheels or dismantled from wheels and detached from its conveying vehicle;
- (x) **“trailer court”** means a site occupied or designed to be occupied by two or more trailer coaches either as the main or secondary use, and includes any structure or enclosure utilized or intended to be utilized as part of the operation of a trailer court;
- (y) **“under construction”** means, with respect to a structure, incomplete but constructed to a point where the value of the partially completed structure is at least 5% of the value of the structure when completed;

(z) “use” means the purpose for which or the manner in which a site is employed.

13 Sep 85 cE-10.2 Reg 1 s2; 10 Sept 2004 SR
81/2004 s3; 13 Apr 2006 SR 28/2006 s3; 16 Apr
2010 SR 39/2010 s3.

DEVELOPMENT PERMIT

Requirement for permit

3(1) No person shall:

- (a) construct or alter a structure within a reservoir development area;
- (b) move a structure into or within a reservoir development area; or
- (c) employ a structure or land for any purpose within a reservoir development area;

without obtaining a development permit.

(2) Notwithstanding subsection (1), a development permit is not required for:

- (a) the construction of a highway by the Government of Saskatchewan;
- (b) the construction of a grid road or a municipal road by a municipality;
- (c) the construction of facilities to provide electricity, gas, water, sewer, telephone or other service on a site in respect of which a development permit has been issued, or is not required pursuant to these regulations;
- (d) archaeological exploration;
- (e) the construction of an historical marker or monument;
- (f) the employment of land or the construction or alteration of a structure in a construction district for any purpose with respect to the construction of a project where the employment, construction or alteration is undertaken by or pursuant to a contract with the federal or provincial government or a Crown corporation, department or other agency of the federal or provincial government;
- (g) the employment of land or the construction or alteration of a structure in a public recreation district, where the employment, construction or alteration is undertaken by the Department of Environment, by a regional park authority established or continued pursuant to *The Regional Parks Act, 1979* or by a municipality;
- (h) the employment of land in a large acreage agricultural district or in a small acreage agricultural district for an agricultural purpose or, except in a restricted building area, the construction or alteration in those districts of a structure for an agricultural purpose;
- (i) the location in a large acreage agricultural district or in a small acreage agricultural district of not more than one trailer coach on a site for a period not exceeding six months in a 12-month period.

13 Sep 85 cE-10.2 Reg 1 s3; 10 Sept 2004 SR
81/2004 s4.

Application

- 4(1) An applicant shall submit to the minister:
- (a) an application for a development permit in a form prescribed by the minister; and
 - (b) two copies of a layout or site plan, drawn to a scale that is considered appropriate by the minister, showing:
 - (i) the dimensions of the site with respect to which a development permit is requested; and
 - (ii) the size and location on the site mentioned in subclause (i) of any existing structures and any main or accessory structures to be placed on the site.
- (2) The minister may refuse to consider an application that is not, in his opinion, properly completed by the applicant or that is not accompanied by the information described in clause (1)(b).

13 Sep 85 cE-10.2 Reg 1 s4.

Issuance

- 5(1) Where the minister receives an application pursuant to section 4, he may:
- (a) issue a development permit, where he is satisfied that the use for which the applicant proposes to employ the site in respect of which the permit is requested is a use that:
 - (i) is permitted by these regulations for the land use district in which the land is located; and
 - (ii) is not otherwise prescribed by law; or
 - (b) refuse to issue a development permit where:
 - (i) he is satisfied that the use for which the applicant proposes to employ the land in respect of which the permit is requested is not a use permitted by these regulations for the land use district in which the land is located; or
 - (ii) the employment of land for the use applied for would be prejudicial to the safe and orderly development of the reservoir development area.
- (2) The minister may place any terms and conditions that he considers appropriate in a development permit.
- (3) A development permit is deemed to be issued subject to an implied condition that the holder of the development permit shall not do any of the following contrary to any provision of these regulations or of any other regulations made pursuant to the Act:
- (a) construct any structure on the site;
 - (b) make any alteration to any structure on the site;
 - (c) move any structure onto the site.

(4) A development permit issued for the construction or alteration of a structure in a restricted building area is deemed to be issued subject to the implied condition that the applicant waives all claims with respect to any loss or damage caused to the building or structure by the construction or operation of a project unless:

- (a) the development permit otherwise specifies; or
- (b) the structure is moved from a site purchased for reservoir flooding.

13 Sep 85 cE-10.2 Reg 1 s5; 12 May 89 SR 23/89 s3; 10 Sept 2004 SR 81/2004 s5.

Development permits for special uses

6(1) Notwithstanding any limits placed on the uses of a land use district in these regulations, the minister may issue a development permit with respect to the development within a land use district of:

- (a) an observation point or picnic area for public use in connection with observation of a project;
- (b) a recreation area, where the applicant has maintained and operated a recreation area on lands that will be flooded by the reservoir;
- (c) a recreation area, where the applicant proposes to establish:
 - (i) a regional park pursuant to *The Regional Parks Act, 1979*;
 - (ii) an institutional camp; or
 - (iii) an area for the parking or placing, on a temporary basis, of recreational vehicles, trailers or other camping accommodation or equipment together with any:
 - (A) accessory uses; or
 - (B) accessory structures;

that the minister may specify in the permit;

and the minister is satisfied:

- (iv) that the applicant can formulate and carry out plans for development of the area to a standard acceptable to the minister;
- (v) that a recreation area of the type proposed is desirable in the reservoir development area; and
- (vi) that investigations have progressed to a point where sufficient data is available to permit selection of a suitable site;
- (d) a provincial park established or continued pursuant to *The Provincial Parks, Protected Areas, Recreation Sites and Antiquities Act*;
- (e) all or any part of a waterworks, sewage works, power system, a system for the transmission of electricity, sound or light, a pipeline or any buildings or structures related to a pipeline; or
- (f) mineral exploration and production.

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(2) Where a development permit for an institutional camp is issued pursuant to subsection (1), it is deemed to be issued subject to the implied condition that the site will be developed in accordance with a site plan approved by the minister.

13 Sep 85 cE-10.2 Reg 1 s6; 12 May 89 SR 23/89 s4.

Undue hardship

7(1) Where the minister is satisfied that, because of the shape or topographical features of a site, a provision of these regulations would impose undue hardship on an applicant, he may issue to the applicant a development permit that authorizes the applicant to contravene the provision.

(2) The minister shall not issue a development permit pursuant to subsection (1) where, in his opinion:

- (a) the actions of the applicant have caused or will cause the undue hardship on the applicant;
- (b) the use authorized by the development permit would injuriously affect neighbouring sites or constitute a privilege not available to owners of neighbouring sites having a similar shape or similar topographical features;
- (c) the issuance of a development permit would be contrary to the spirit and intent of these regulations; or
- (d) the provision described in subsection (1) authorizes the establishment of the use that the applicant proposes to employ on the site.

13 Sep 85 cE-10.2 Reg 1 s7.

Prohibition re permits

8(1) No holder of a development permit shall contravene or fail to comply with a term or condition in his development permit.

(2) For the purposes of subsection (1), every implied condition to which a development permit is subject is deemed to be contained in the development permit.

13 Sep 85 cE-10.2 Reg 1 s8.

Cancellation

9(1) The minister may cancel a development permit where the holder of the development permit:

- (a) employs the site with respect to which the development permit was issued for a use not authorized by the development permit or any implied condition to which the development permit is deemed to be subject;
- (b) contravenes any provision of these regulations respecting the location of a building or structure on a site;
- (c) contravenes any term or condition in the development permit;

- (d) constructs or alters a structure on the site in respect of which the development permit was issued in a manner that contravenes these regulations or any other regulations made pursuant to the Act;
 - (e) moves a structure constructed in a manner that contravenes these regulations or any other regulations made pursuant to the Act onto the site with respect to which the development permit was issued;
 - (f) fails, within a period of two years from the date on which the development permit was issued, to employ the site for the use for which the development permit is issued.
- (2) Before cancelling a development permit the minister shall serve the holder of the development permit with a written notice stating:
- (a) the manner in which the minister considers the holder to be at fault or in contravention of these regulations or of a term or condition in the development permit;
 - (b) the measures the holder is required to take to avoid cancellation of the development permit; and
 - (c) the date prior to which the holder is required to take the measures described in clause (b).
- (3) Where all of the measures specified pursuant to clause (2)(b) are carried out in a manner satisfactory to the minister prior to the date specified pursuant to clause (2)(c), the minister shall not cancel the development permit.
- (4) Where a development permit is cancelled, the holder of the development permit, unless otherwise authorized by the minister, shall remove from the site, within 90 days of the date of cancellation of the permit, all structures constructed or altered in contravention of these regulations or the conditions of the development permit, as the case may be.
- (5) The minister may issue instructions to the holder of the development permit directing the manner in which a removal pursuant to subsection (4) is to be accomplished, and the holder of the development permit shall follow the instructions.

13 Sep 85 cE-10.2 Reg 1 s9; 10 Sept 2004 SR
81/2004 s6.

LAND USE DISTRICTS

Categories of land uses

10 For the purpose of controlling the uses established in a land use district, the following categories of land use districts are established:

- (a) commercial;
- (b) commercial recreation;
- (c) construction;
- (d) forestry;

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- (e) highway commercial;
- (f) industrial;
- (g) institutional recreation;
- (h) large acreage agricultural;
- (i) limited commercial;
- (j) mining;
- (k) public recreation;
- (l) residential;
- (m) residential recreation;
- (n) small acreage agricultural;
- (o) temporary industrial service.

13 Sep 85 cE-10.2 Reg 1 s10; 13 Apr 2006 SR
28/2006 s4.

Prohibition re land use districts

11(1) No person shall establish any use in a land use district other than a use that is permitted for that category of land use district in these regulations.

(2) No person shall place more than one main structure on a site in any land use district.

13 Sep 85 cE-10.2 Reg 1 s11.

Certain uses to be continued

12(1) Notwithstanding any other provision in these regulations, where, on the day before these regulations come into force, any structure or land was being employed for a purpose that is not a use authorized pursuant to these regulations in the land use district in which the structure or land is located, but that is not contrary to *The Reservoir Development Area Regulations, 1976*, being Saskatchewan Regulations 212/76, as those regulations existed on the day before the coming into force of these regulations, or any other Act or regulations made pursuant to that Act, that use may be continued.

(2) Notwithstanding any other provision in these regulations, where:

(a) on the day a land use district is established or its boundaries altered, any structure or land in the land use district is being employed for a purpose that is not a use authorized pursuant to these regulations for that land use district; and

(b) the use described in clause (a) was, on the day before the land use district is established or its boundaries altered, a use not contrary to these regulations or any other Act or regulations made pursuant to that Act for the site on which it is located;

that use may be continued.

- (3) Notwithstanding any other provision in these regulations, where:
- (a) on the day a land use district is established or its boundaries altered, a structure is under construction, or a development permit has been issued for the construction, alteration or moving of a structure, in the land use district for a use that is not authorized pursuant to these regulations for that land use district; and
 - (b) the use described in clause (a) was, on the day before the land use district is established or its boundaries altered, a use not contrary to these regulations or any other Act or regulations made pursuant to that Act for the site on which it is located;

that use may be continued subject to the following conditions:

- (c) the structure is to be completed in accordance with the building or site plan approved by the minister; and
- (d) where, in the opinion of the minister, a reduction in the size of the site is in the interest of the orderly development of the reservoir development area, the minister may authorize, in writing, a reduction in the size of the site required by the law in effect prior to the day the land use district is established or its boundaries altered.

- (4) Notwithstanding any other provision in these regulations, where:
- (a) on the day a reservoir development area is designated, any structure or land in the reservoir development area is being employed for a purpose that is not a use authorized pursuant to these regulations for that reservoir development area; and
 - (b) the use described in clause (a) was, on the day before the reservoir development area is designated, a use not contrary to these regulations or any other Act or regulations made pursuant to that Act;

that use may be continued.

- (5) Where a use is continued pursuant to subsection (1), (2), (3) or (4):
- (a) the use is to be limited to the use being exercised on the day before the coming into force of these regulations, the day the land use district is established or its boundaries altered or the day the reservoir development area is designated, as the case may be;
 - (b) the use is to be limited to that part of the structure or land being employed on the day before the coming into force of these regulations, the day the land use district is established or its boundaries altered or the reservoir development area is designated, as the case may be;
 - (c) any structure that is part of the use is not to be altered; and

- (d) the use is to be discontinued where:
 - (i) the structures used are damaged by fire, or by an occurrence other than fire, to the extent of at least 50% of their assessed value; or
 - (ii) all or any part of the structures or land have ceased to be employed for that use for a period of at least nine months.

13 Sep 85 cE-10.2 Reg 1 s12.

Large acreage agricultural districts

13(1) Subject to subsection (2), in a large acreage agricultural district, no person shall establish any use other than:

- (a) the cultivation of field crops, the operation of a dairy farm, the raising of animals and poultry, ranching, grazing, the growing of trees, shrubs or vegetables or a similar use customarily carried on in the field of agriculture;
- (b) an observation point or picnic area for public use in connection with observation of a project on a site designated by the minister;
- (c) a regional park established or continued pursuant to *The Regional Parks Act, 1979* or an institutional camp on a site designated by the minister;
- (d) a provincial park established or continued pursuant to *The Provincial Parks, Protected Areas, Recreation Sites and Antiquities Act* on a site designated by the minister;
- (e) a garbage disposal area, where the use would not be prejudicial to other uses in the area;
- (f) a cemetery, where the use would not be prejudicial to other uses in the area;
- (g) an air strip or landing field for aircraft licensed under regulations made pursuant to the *Aeronautics Act* (Canada), as amended from time to time, where the use would not be prejudicial to other uses in the area;
- (h) a place of worship or religious institution on a site designated by the minister;
- (i) works designed, constructed, operated or maintained by the Saskatchewan Watershed Authority;
- (j) a boat launching site, pier or dock on a site approved by the minister;
- (k) a sand and gravel excavation area, where the use would not be prejudicial to other uses in the area;
- (l) a private landing strip for aircraft;
- (m) an accessory use, including the storage of materials, equipment or produce;

- (n) an accessory structure, including a dwelling unit accessory to the main agricultural use;
 - (o) a dwelling unit that is not an accessory structure, where:
 - (i) the dwelling unit is located on a residential site;
 - (ii) the quarter section on which the dwelling unit is located has no more than three other dwelling units located on it that are not accessory structures;
 - (iii) the residential site on which the dwelling unit is located is, by reason of its location or physical characteristics, unsuitable for agricultural purposes; and
 - (iv) access to the residential site on which the dwelling unit is located is provided by an all-weather road; or
 - (p) the use of a site developed and maintained as a guest ranch, together with any accessory uses that the minister may specify in the development permit, where the use or accessory use is not prejudicial to the other uses of the large acreage agricultural district pursuant to these regulations.
- (2) In a large acreage agricultural district, no person shall:
- (a) employ a site of less than 16 hectares for an agricultural use;
 - (b) construct more than two dwelling units or place more than two trailer coaches on a site employed for agricultural purposes; or
 - (c) locate a building on a site so that any part of the building is less than 60 metres from the centre line of a road.

13 Sep 85 cE-10.2 Reg 1 s13; 22 Mar 96 SR 7/96
 s2; 25 May 2001 SR 28/2001 s2; 10 Sept 2004
 SR 81/2004 s7.

Small acreage agricultural districts

14(1) Subject to subsection (2), in a small acreage agricultural district, no person shall establish any use other than:

- (a) the cultivation of field crops, the operation of a dairy farm, the raising of animals and poultry, ranching, grazing, the growing of trees, shrubs or vegetables or a similar use customarily carried on in the field of agriculture;
- (b) a one-family dwelling;
- (c) a sports field, park or golf course;
- (d) a trailer court;
- (e) a propane gas establishment;

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- (f) a cemetery, where the use would not be prejudicial to other uses in the area;
 - (g) an air strip or landing field for aircraft licensed under regulations made pursuant to the *Aeronautics Act* (Canada), as amended from time to time, where the use would not be prejudicial to other uses in the area;
 - (h) a private landing strip for aircraft;
 - (i) an accessory use, including the storage of materials, equipment or produce; or
 - (j) an accessory structure including a dwelling unit accessory to the main agricultural use.
- (2) In a small acreage agricultural district, no person shall:
- (a) employ a site of less than 1.2 hectares for an agricultural use;
 - (b) employ a site of less than 0.4 hectares for a dwelling unit; or
 - (c) locate a building on a site so that any part of the building is less than 60 metres from the centre line of a road.

13 Sep 85 cE-10.2 Reg 1 s14.

Construction districts

15 In a construction district, no person shall establish any use other than:

- (a) the construction, maintenance or operation of a project undertaken by, or pursuant to a contract with, the federal or provincial government or a Crown corporation, department or other agency of the federal or provincial government;
- (b) an observation point or picnic area for public use in connection with observation of a project, on a site designated by the minister; or
- (c) an accessory structure or accessory use.

13 Sep 85 cE-10.2 Reg 1 s15.

Residential districts

16(1) Subject to subsection (2), in a residential district, no person shall establish any use other than:

- (a) a one-family dwelling;
- (b) an office in a dwelling unit, where the office is used by the occupant in connection with the practice of his profession as a duly qualified medical practitioner, dentist or other professional or in connection with a business where it is customary for the occupant to locate his office in his dwelling unit;
- (c) a school or educational institution;
- (d) a place of worship or religious institution;
- (e) a hospital or clinic;

- (f) a lodge or fraternal hall;
 - (g) a library or cultural institution;
 - (h) a sports field, park or similar recreation use;
 - (i) a trailer coach for a temporary period not exceeding six months in any 12-month period;
 - (j) a cemetery, where the use would not be prejudicial to other uses in the area; or
 - (k) an accessory structure or accessory use, including one trailer coach that is occupied for a period not exceeding three months in any 12-month period or is unoccupied.
- (2) In a residential district, no person shall:
- (a) employ for a permitted use a site having an area of less than 460 square metres or a frontage of less than 15 metres, except for a trailer coach;
 - (b) locate a main building on a site so that any part of the building is less than:
 - (i) 7.5 metres from the front boundary of the site;
 - (ii) nine metres from the rear boundary of the site; and
 - (iii) 1.5 metres from a side boundary of the site;
 - (c) erect a sign or billboard, but:
 - (i) the occupant of a dwelling unit who uses part of the dwelling unit for an office pursuant to clause (1)(b) may erect on a wall of the building a sign that:
 - (A) contains his name, qualifications, the name of his profession or employment and hours of business; and
 - (B) is not illuminated and is not more than two square metres in area;
 - (ii) the occupant of a dwelling unit may erect a sign that:
 - (A) bears his name, the name of the dwelling unit, if any, and the street address; and
 - (B) is not illuminated and is not more than 0.6 square metres in area;
 - (iii) the occupant or his agent may erect a sign that:
 - (A) bears a notice of sale, lease or other information relating to a temporary condition affecting the premises; and
 - (B) is not illuminated and is not more than four square metres in area; and
 - (iv) a sign, that is not more than four square metres in area, may be erected respecting any use authorized by clauses (1)(c), (d), (e), (f), (g) or (h).

Commercial districts

17(1) Subject to subsection (2), in a commercial district, no person shall establish any use other than:

- (a) a bank or office;
 - (b) a bakery;
 - (c) a bus passenger terminal or ticket office;
 - (d) a hotel or motel;
 - (e) a lumber or building supply establishment with retail sales;
 - (f) a medical or dental office;
 - (g) a personal service establishment, including a barber shop, beauty salon, laundry or dry cleaning establishment, shoe repair shop or other similar establishment providing a personal service;
 - (h) a post office;
 - (i) a restaurant, confectionery or other establishment for the sale or consumption of food and related items;
 - (j) a retail store;
 - (k) a service station or establishment for the sale of fuel for motor vehicles or the servicing, storage or sale of motor vehicles, trailers, farm machinery or farm equipment;
 - (l) a theatre, assembly hall or recreation establishment operated on a commercial basis;
 - (m) a place of worship, a hall associated with a place of worship or religious institution;
 - (n) a library or cultural institution;
 - (o) a lodge or fraternal hall; or
 - (p) an accessory structure or accessory use, including one dwelling unit that is to be occupied by the caretaker or manager of a business or use.
- (2) In a commercial district, no person shall:
- (a) employ for a permitted use a site having an area of less than 230 square metres;
 - (b) locate a motel or service station on a site that has a frontage of less than 30 metres or in a manner so that any part of the building or structure is less than 7.5 metres from the front boundary of the site; or
 - (c) with respect to any permitted use other than a motel or service station, locate the use on a site that has a frontage of less than 7.5 metres.

Highway commercial districts

18(1) Subject to subsection (2), in a highway commercial district, no person shall establish any use other than:

- (a) a hotel or motel;
 - (b) a restaurant, confectionery or other establishment for the sale or consumption of food or related items;
 - (c) a service station or establishment for the sale of fuel for motor vehicles or the servicing, storage or sale of motor vehicles, trailers, farm machinery or equipment; or
 - (d) an accessory structure or accessory use, including one dwelling unit occupied by the caretaker or manager of the business.
- (2) In a highway commercial district, no person shall:
- (a) locate a structure on a site so that any part of the structure is less than:
 - (i) 60 metres from the centre line of any road; and
 - (ii) six metres from a side boundary of the site;
 - (b) subject to section 28, construct a sign or billboard; or
 - (c) employ a site for a permitted use without providing off-street parking space.

13 Sep 85 cE-10.2 Reg 1 s18.

Limited commercial districts

19(1) Subject to subsection (2), in a limited commercial district, no person shall establish any use other than:

- (a) a bank;
 - (b) a barber shop or beauty salon;
 - (c) a laundry or dry cleaning branch office, where no laundry or dry cleaning operations are carried out on the premises;
 - (d) a motor vehicle service station;
 - (e) a post office;
 - (f) a restaurant, confectionery or other establishment for the sale and consumption of food and related items; or
 - (g) an accessory structure or accessory use, including one dwelling unit occupied by the caretaker or manager of the business.
- (2) In a limited commercial district, no person shall:
- (a) locate a structure on a site so that any part of the structure is less than:
 - (i) 15 metres from the front boundary of the site; and
 - (ii) six metres from a side boundary of the site;

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- (b) subject to section 28, construct a sign or billboard; or
- (c) use a site for a permitted use without providing off-street parking space.

13 Sep 85 cE-10.2 Reg 1 s19.

Industrial districts

20(1) Subject to subsection (2), in an industrial district, no person shall establish any use other than:

- (a) a bulk oil storage establishment;
- (b) a grain elevator, feed mill, flour mill or seed cleaning plant;
- (c) a lumber or building supply establishment;
- (d) a machine shop, foundry or boiler works;
- (e) a manufacturing or processing plant;
- (f) a service station or establishment for the sale of fuel for motor vehicles or the servicing, storage or sale of motor vehicles, trailers, farm machinery or farm equipment;
- (g) a stockyard;
- (h) a tannery or hide storage building;
- (i) a warehouse or supply depot;
- (j) a yard for the storage of lumber, coal, gravel or other produce or equipment; or
- (k) an accessory structure or accessory use.

(2) In an industrial district, no person shall:

- (a) utilize for a permitted use a site that has an area of less than 1,100 square metres; or
- (b) locate a structure on a site so that any part of the structure is less than:
 - (i) 7.5 metres from the front boundary of the site; and
 - (ii) six metres from a side boundary of the site.

13 Sep 85 cE-10.2 Reg 1 s20.

Temporary industrial service districts

21(1) Subject to subsection (2), in a temporary industrial service district, no person shall establish any use other than:

- (a) a temporary industrial service establishment for maintaining, repairing, servicing or parking any vehicle, machinery or equipment for a project; or
- (b) an accessory structure or accessory use.

(2) Where a development permit is issued authorizing the temporary employment of a site in a temporary industrial service district for a building, structure, vehicle, machine or piece of equipment, the holder of the development permit shall remove the building, structure, vehicle, machine or piece of equipment on or before the date specified for removal in his development permit.

13 Sep 85 cE-10.2 Reg 1 s21.

Public recreation district

22(1) In a public recreation district, no person shall establish any use other than:

- (a) subject to subsection (2), a public recreation facility including:
 - (i) a boat launching site, pier or dock;
 - (ii) a restaurant, confectionary or other establishment for the sale or consumption of food and related items;
 - (iii) a service station for the sale of fuel for motor vehicles or boats;
 - (iv) a marina, boat rental or service establishment;
 - (v) a residential accommodation related to recreational uses;
 - (vi) a seasonal trail or campground; or
 - (vii) any other facility designed for public recreation purposes; or
- (b) an accessory use or structure.

(2) No person shall establish a public recreation facility described in clause (1)(a) unless, where the public recreation facility is to be located:

- (a) on land administered by the Department of Environment, the Department of Environment consents to the facility;
- (b) in a regional park established or continued pursuant to *The Regional Parks Act, 1979*, the appropriate regional park authority consents to the facility;
- (c) on land owned by a municipality, the municipality consents to the facility.

(3) In a public recreation district, the Department of Environment, a regional park authority or a municipality may establish:

- (a) a public recreation facility of the type described in clause (1)(a); or
- (b) an accessory use or structure.

13 Sep 85 cE-10.2 Reg 1 s22; 10 Sept 2004 SR
81/2004 s8.

Institutional recreation district

23(1) In an institutional recreation district, no person shall establish any use other than:

- (a) an institutional camp on a site designated by the minister; or
- (b) an accessory structure or accessory use.

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(2) Unless the written approval of the minister is obtained, no person shall, in an institutional recreation district:

- (a) sell or otherwise dispose of land or structures within an institutional camp; or
- (b) lease land or structures within an institutional camp for which a permit has been obtained to any person for his use.

13 Sep 85 cE-10.2 Reg 1 s23.

Residential recreation district

24(1) In a residential recreation district, no person shall establish any use other than:

- (a) a one-family dwelling;
- (b) a commercial building, if the use would not be prejudicial to other uses in the area;
- (c) a boat-house, pier, boat launching ramp or beach structure, if the use would not be prejudicial to other uses in the area;
- (d) a park;
- (e) a place of worship or religious institution; or
- (f) an accessory structure or accessory use.

(2) Notwithstanding any other provision of these regulations or any other regulations made pursuant to the Act, the minister may issue a development permit for any of the following structures, and the holder of the development permit may construct, alter or move any of the following structures, in a residential recreation district:

- (a) a multi-family living unit;
- (b) one motor home or one trailer coach.

(3) The development permit mentioned in subsection (2) that is issued for a motor home or trailer coach may allow for a variance of the lot size used for the motor home or trailer coach.

16 Apr 2010 SR 39/2010 s4.

Commercial recreation district

25(1) Subject to subsection (2), in a commercial recreation district, no person shall establish any use other than:

- (a) a golf course, marina, boat rental or service establishment;

- (b) a rental establishment for cabins or rooms or facilities for trailers, tents, houseboats, cabin boats or any other acceptable form of accommodation on land or water;
 - (c) an establishment for the performance of winter sports, with associated facilities, and facilities for the consumption of food and related items;
 - (d) a restaurant or similar establishment for the sale and consumption of food and related items;
 - (e) an establishment for the rental or sale of sporting articles and facilities for the use of such articles; or
 - (f) an establishment or facility for the purpose of summer sports with associated facilities, and facilities for the consumption of food and related items.
- (2) In a commercial recreation district, no person shall:
- (a) locate a structure on a site so that any part of the structure is less than:
 - (i) 15 metres from the front boundary of the site; and
 - (ii) six metres from a side boundary of the site;
 - (b) subject to section 28, construct a sign or billboard; or
 - (c) use a site for a permitted use without providing off-street parking space.

13 Sep 85 cE-10.2 Reg 1 s25.

Forestry district

- 26** In a forestry district, no person shall establish any use other than:
- (a) logging, processing of timber and associated forestry uses;
 - (b) public recreation facilities on a site designated by the minister;
 - (c) a garbage disposal area, where the use would not be prejudicial to other uses in the area;
 - (d) a sand and gravel excavation area, where the use would not be prejudicial to other uses in the area;
 - (e) a private landing strip for aircraft;
 - (f) an accessory use, including the storage of materials, equipment or produce; or
 - (g) an accessory structure.

13 Sep 85 cE-10.2 Reg 1 s26.

Mining district

- 27** In a mining district, no person shall establish any use other than:
- (a) coal mining, processing of coal and associated mining activities;

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- (b) the cultivation of field crops, the operation of a dairy farm, the raising of animals and poultry, ranching, grazing, the growing of trees, shrubs or vegetables and any other similar use customarily carried on in the field of agriculture;
- (c) public recreation facilities on a site designated by the minister;
- (d) a garbage disposal area, where the use would not be prejudicial to other uses in the area;
- (e) a sand and gravel excavation area, where the use would not be prejudicial to other uses in the area;
- (f) a private landing strip for aircraft;
- (g) an accessory use, including the storage of materials, equipment or produce; or
- (h) an accessory structure.

13 Sep 85 cE-10.2 Reg 1 s27.

OTHER**Permitted billboards and signs**

28 Notwithstanding any other provision of these regulations, in a land use district other than a residential district, where a person is not permitted to construct a sign or billboard, he may construct a sign or billboard on the site with an area of not more than 6.5 square metres on each side of the billboard or sign or two signs with an area of not more than 3.75 square metres on each side of each billboard or sign, where:

- (a) no portion of the sign is more than six metres above the ground;
- (b) the sign is located between the front wall of a building or the extension of the line of the front wall of the building and the front boundary of the site;
- (c) the sign advertises only the use of the site or the principal products offered for sale on the site; and
- (d) the sign, if illuminated, is illuminated by a source of light that is steady and suitably shielded.

13 Sep 85 cE-10.2 Reg 1 s28.

Parking spaces

29(1) Where a person is required by these regulations to provide off-street parking in a land use district, he shall provide one off-street parking space:

- (a) in the case of a restaurant, for every four seats in the restaurant;
- (b) in the case of a drive-in food establishment, for each nine square metres of building floor area;
- (c) in the case of a hotel or motel, for each guest sleeping room or each unit;

- (d) in the case of dwelling units, for each dwelling unit;
 - (e) in the case of a general store, for each nine square metres of building floor area;
 - (f) in any case other than those described in clauses (a) to (e), for each 55 square metres of building floor area.
- (2) Where a person operates a business composed of two or more uses described in subsection (1), the required off-street parking is equal to the sum of the number of off-street parking spaces required by this section for each separate use.

13 Sep 85 cE-10.2 Reg 1 s29.

Provision of these regulations to prevail

30 Where a provision of these regulations that affects a reservoir development area conflicts with a zoning bylaw of a municipality located in the reservoir development area, the provision of these regulations prevails with respect to the reservoir development area.

13 Sep 85 cE-10.2 Reg 1 s30.

Applications under *The Planning and Development Act*

31(1) No person shall apply, pursuant to *The Planning and Development Act, 1983*, to the Minister of Rural Development, the Minister of Urban Affairs or the council of the municipality within whose boundaries the land lies for the approval of a plan of subdivision of land lying within a reservoir development area, unless the application is accompanied by the minister's written approval of the uses proposed in the subdivision plan.

(2) The minister may refuse to issue a development permit for the use of land in a subdivision where the application for approval of the subdivision plan is not accompanied by his written approval.

13 Sep 85 cE-10.2 Reg 1 s31.

Repeal

32 The Reservoir Development Area Regulations, 1976, being Saskatchewan Regulations 212/76, are repealed.

13 Sep 85 cE-10.2 Reg 1 s32.

Appendix

RESERVOIR DEVELOPMENT AREAS

Avonlea Creek Reservoir Development Area

Designation of reservoir development area

1(1) The following lands, all west of the Second Meridian, as shown on the map mentioned in subsection (2), are hereby designated as the Avonlea Creek Reservoir Development Area:

- (a) Range 22:
 - (i) Township 11, the north half of Section 22;
 - (ii) Township 12:
 - (A) Section 5;
 - (B) north half of Section 6;
 - (C) Section 7;
 - (D) the south-west quarter of Section 8;
 - (E) the west half of Section 18;
- (b) Range 23, Township 12:
 - (i) the east half of Section 12;
 - (ii) east half of Section 13.

(2) The boundaries of the Avonlea Creek Reservoir Development Area are as shown on a map on file in the office of the Director of the Land Protection Branch of the department, entitled "General Plan, Reservoir Development Area, Avonlea Creek Reservoir", drawn July 1, 1985 and signed by the Deputy Minister of the Environment.

13 Sep 85 cE-10.2 Reg 1; 21 Aug 87 SR 90/87 s2.

Project

2 The dam and reservoir as shown on Plans 42279-8 and 42279-9 on file in the office of the Saskatchewan Water Corporation, are hereby designated as the project for the Avonlea Creek Reservoir Development Area.

13 Sep 85 cE-10.2 Reg 1.

Restricted building area

3 The area that lies between the Avonlea Reservoir and the restricted building area boundary, as shown on the map mentioned in subsection 1(2), is hereby designated as the restricted building area for the Avonlea Creek Reservoir Development Area.

13 Sep 85 cE-10.2 Reg 1.

Land use districts

4(1) The Avonlea Creek Reservoir Development Area is hereby divided into the following land use districts:

- (a) large acreage agricultural district;
- (b) public recreation district;
- (c) residential recreation district.

(2) The boundaries of the land use districts described in subsection (1) are as shown on the map mentioned in subsection 1(2).

13 Sep 85 cE-10.2 Reg 1.

Blackstrap Reservoir Development Area**Designation of reservoir development area**

1(1) Subject to subsection (2), the following lands, all west of the Third Meridian, as shown on the map described in subsection (3), are hereby designated as the Blackstrap Reservoir Development Area:

- (a) Range 3:
 - (i) Township 32, Sections 30, 31 and 32;
 - (ii) Township 33, Sections 5, 6, 7, 8, 9, 16, 17, 18, 19, 20, 21, 28 and 29;
- (b) Range 4:
 - (i) Township 32:
 - (A) the east half of Section 10;
 - (B) Sections 11, 12, 13 and 14;
 - (C) the south-east quarter of Section 15;
 - (D) Sections 23, 24, 25 and 26;
 - (E) the east half of Section 34;
 - (F) Sections 35 and 36;
 - (ii) Township 33:
 - (A) Sections 1, 2 and 3;
 - (B) the south half of Section 10;
 - (C) the south half of Section 11;
 - (D) the south half of Section 12.

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(2) The following lands, all west of the Third Meridian in Range 4, lying to the west of Provincial Highway No. 11, are excluded from the Blackstrap Reservoir Development Area:

- (a) Township 32, the east half of Section 34;
- (b) in Township 33:
 - (i) Section 3;
 - (ii) the south half of Section 10.

(3) The boundaries of the Blackstrap Reservoir Development Area are as shown on a map entitled "General Plan, Reservoir Development Area, Blackstrap Reservoir", drawn January 28, 2011, signed by the President of the Saskatchewan Watershed Authority, and on file in the office of the Director of the Basin Operations Branch of the Saskatchewan Watershed Authority.

13 Sep 85 cE-10.2 Reg 1; 12 May 89 SR 23/89 s5; 10 Sept 2004 SR 81/2004 s9; 27 Mar 2009 SR 24/2009 s2; 10 Jne 2011 SR 40/2011 s2.

Project

2 The Saskatoon-Southeast Water Supply Project approved by Order in Council 629/66, dated March 29, 1966, is hereby designated as the project for the Blackstrap Reservoir Development Area.

13 Sep 85 cE-10.2 Reg 1.

Restricted building area

3 The area that lies between the Blackstrap Reservoir and the restricted building area boundary, as shown on the map mentioned in subsection 1(3), is hereby designated as the restricted building area for the Blackstrap Reservoir Development Area.

13 Sep 85 cE-10.2 Reg 1.

Land use districts

4(1) The Blackstrap Reservoir Development Area is hereby divided into the following land use districts:

- (a) large acreage agricultural district;
- (b) public recreation district;
- (c) institutional recreation district;
- (d) residential recreation district;
- (e) commercial recreation district;
- (f) highway commercial district;
- (g) small acreage agricultural district.

(2) The boundaries of the land use districts mentioned in subsection (1) are as shown on the map mentioned in subsection 1(3).

13 Sep 85 cE-10.2 Reg 1; 10 Sept 2004 SR 81/2004 s9.

Bradwell Reservoir Development Area

Designation of reservoir development area

1(1) The following lands, all west of the Third Meridian in Range 2, Township 34, as shown on the map mentioned in subsection (2), are hereby designated as the Bradwell Reservoir Development Area:

- (a) the north half of Section 14;
- (b) the north half of Section 15;
- (c) Sections 22 and 23.

(2) The boundaries of the Bradwell Reservoir Development Area are as shown on a map on file in the office of the Director of the Land Protection Branch of the department, entitled "General Plan, Reservoir Development Area, Bradwell Reservoir", drawn July 1, 1985 and signed by the Deputy Minister of the Environment.

13 Sep 85 cE-10.2 Reg 1; 21 Aug 87 SR 90/87 s2.

Project

2 The Saskatoon-Southeast Water Supply Project approved by Order in Council 629/66, drawn March 9, 1966, is hereby designated as the project for the Bradwell Reservoir Development Area.

13 Sep 85 cE-10.2 Reg 1.

Restricted building area

3 The area that lies between the Bradwell Reservoir and the restricted building area boundary, as shown on the map mentioned in subsection 1(2), is hereby designated as the restricted building area for the Bradwell Reservoir Development Area.

13 Sep 85 cE-10.2 Reg 1.

Land use district

4 All the land in the Bradwell Reservoir Development Area is hereby designated as a large acreage agricultural land use district.

13 Sep 85 cE-10.2 Reg 1.

Brightwater Reservoir Development Area

Designation of reservoir development area

1(1) The following lands, all west of the Third Meridian in Range 4, Township 30, as shown on the map mentioned in subsection (2), are hereby designated as the Brightwater Reservoir Development Area:

- (a) the north-east quarter of Section 9;
- (b) the north half of Section 10;

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- (c) Sections 15 and 16;
- (d) the north half of Section 17;
- (e) the east half of Section 19;
- (f) Sections 20 and 21;
- (g) the south-west quarter of Section 22;
- (h) Section 29;
- (i) the east half of Section 30;
- (j) the east half of Section 31;
- (k) Section 32.

(2) The boundaries of the Brightwater Reservoir Development Area are as shown on a map on file in the office of the Director of the Land Protection Branch of the department, entitled "General Plan, Reservoir Development Area, Brightwater Reservoir", dated September 1, 1985 and revised March 25, 1987 and signed by the Deputy Minister of the Environment.

13 Sep 85 cE-10.2 Reg 1; 21 Aug 87 SR 90/87 s2.

Project

2 The Saskatoon-Southeast Water Supply Project approved by Order In Council 629/66, dated March 29, 1966, is hereby designated as the project for the Brightwater Reservoir Development Area.

13 Sep 85 cE-10.2 Reg 1.

Restricted building area

3 The area that lies between the Brightwater Reservoir and the restricted building area boundary, as shown on the map mentioned in subsection 1(2), is hereby designated as the restricted building area for the Brightwater Reservoir Development Area.

13 Sep 85 cE-10.2 Reg 1.

Land use district

4(1) Subject to subsection (2), all the land in the Brightwater Reservoir Development Area is hereby designated as a large acreage agricultural land use district.

(2) The north-east quarter of Section 32, in Range 4, in Township 30, west of the Third Meridian, described as the most northerly 792 feet in perpendicular width throughout the most easterly 660 feet in perpendicular depth throughout, is hereby designated as a small acreage agricultural land use district.

13 Sep 85 cE-10.2 Reg 1; 21 Aug 87 SR 90/87 s2.

Dellwood Reservoir Development Area

Designation of reservoir development area

1(1) The following lands, all west of the Second Meridian in Range 24, as shown on the map mentioned in subsection (2), are hereby designated as the Dellwood Reservoir Development Area:

- (a) Township 32, Sections 33 and 34;
- (b) Township 33:
 - (i) Sections 3 and 4;
 - (ii) the east half of Section 9;
 - (iii) Section 10;
 - (iv) the north-west quarter of Section 14;
 - (v) Section 15;
 - (vi) the south-east quarter of Section 16;
 - (vii) the south-east quarter of Section 22;
 - (viii) the west half of Section 23.

(2) The boundaries of the Dellwood Reservoir Development Area are as shown on a map on file in the office of the Director of the Land Protection Branch of the department, entitled "General Plan, Reservoir Development Area, Dellwood Reservoir", drawn July 1, 1985 and signed by the Deputy Minister of the Environment.

13 Sep 85 cE-10.2 Reg 1; 21 Aug 87 SR 90/87 s2.

Project

2 The Saskatoon-Southeast Water Supply Project approved by Order in Council 629/66, dated March 29, 1966, is hereby designated as the project for the Dellwood Reservoir Development Area.

13 Sep 85 cE-10.2 Reg 1.

Restricted building area

3 The area that lies between the Dellwood Reservoir and the restricted building area boundary, as shown on the map mentioned in subsection 1(2), is hereby designated as the restricted building area for the Dellwood Reservoir Development Area.

13 Sep 85 cE-10.2 Reg 1.

Land use district

4 All the land in the Dellwood Reservoir Development Area is hereby designated as a large acreage agricultural land use district.

13 Sep 85 cE-10.2 Reg 1.

Lake Diefenbaker Reservoir Development Area

Designation of reservoir development area

1(1) Subject to subsection (2), the following lands, all west of the Third Meridian, as shown on the map mentioned in subsection (3), are hereby designated as the Lake Diefenbaker Reservoir Development Area:

- (a) Range 3, Townships 22, 23 and 24;
- (b) Range 4, Townships 22, 23, 24 and 25;
- (c) Range 5:
 - (i) Townships 22, 23, 24 and 25;
 - (ii) Township 26, Sections 4, 5, 6, 7, 8, 9, 16, 17, 18, 19, 20, 21, 28, 29, 30, 31, 32 and 33;
 - (iii) Townships 27, Sections 4, 5, 6, 7, 8, 9, 16, 17, 18, 19, 20, 21, 28, 29, 30, 31, 32 and 33;
- (d) Range 6, Townships 22, 23, 24, 25, 26 and 27;
- (e) Range 7, Townships 20, 21, 22, 23, 24, 25, 26 and 27;
- (f) Range 8:
 - (i) Townships 20, 21, 22 and 23;
 - (ii) Township 24, Sections 1, 2, 11, 12, 13, 14, 23, 24, 25, 26, 35 and 36;
 - (iii) Township 25, Sections 1, 2, 11, 12, 13, 14, 23, 24, 25, 26, 35 and 36;
 - (iv) Township 26, Sections 1, 2, 11, 12, 13, 14, 23, 24, 25, 26, 35 and 36;
 - (v) Township 27, Sections 1, 2, 11, 12, 13, 14, 23, 24, 25, 26, 35 and 36;
- (g) Range 9, Townships 20 and 21;
- (h) Range 10, Townships 19, 20 and 21;
- (i) Range 11, Townships 19 and 20;
- (j) Range 12, Townships 19 and 20;
- (k) Range 13, Townships 19 and 20;
- (l) Range 14, Townships 19 and 20;
- (m) Range 15, Townships 19 and 20;
- (n) Range 16, Townships 19 and 20;
- (o) Range 17, Townships 19, 20 and 21;
- (p) Range 18, Townships 20, 21, 22 and 23;
- (q) Range 19, Townships 21, 22 and 23; and
- (r) Range 20, Townships 22 and 23.

(2) The following lands are excluded from the Lake Diefenbaker Lake Reservoir Development Area:

- (a) all land within the boundaries of the Villages of Birsay, Lawson, Riverhurst, Stewart Valley and Tugaske;
- (b) the following lands all west of the Third Meridian in Township 25, Range 5 which contain the village of Elbow:
 - (i) Legal Subdivisions 1, 2, 3, 6, 7, 8, 9, 10, 11, 12 (except Parcel N), 13, 14, 15 and 16, in Section 11; and
 - (ii) the south half of Section 14;
- (c) the following lands all west of the Third Meridian in Range 10, which contain the Hamlet of Main Centre:
 - (i) Township 18, the north half of Section 32;
 - (ii) Township 19:
 - (A) the east half of Section 5;
 - (B) the west half of Section 4;
- (d) the south half of Section 11, Township 26, Range 7, west of the Third Meridian, which contains the Hamlet of Dunblane.

(3) The boundaries of the Lake Diefenbaker Reservoir Development Area are as shown on a map entitled “General Plan, Reservoir Development Area, Lake Diefenbaker”, drawn September 9, 2009, signed by the President of the Saskatchewan Watershed Authority, and on file in the office of the Director of the Basin Operations Branch of the Saskatchewan Watershed Authority.

13 Sep 85 cE-10.2 Reg 1; 21 Aug 87 SR 90/87 s2; 6 Mar 92 SR 12/92 s3; 5 Jan 96 SR 76/95 s2; 27 Mar 2009 SR 24/2009 s2; 16 Apr 2010 SR 39/2010 s5

Project

2 The South Saskatchewan River Project, the works of which are described in Appendix A to the Schedule of *The South Saskatchewan River Development Commission Act, 1959*, Statutes of Saskatchewan 1959, chapter 100, as that Act existed on November 30, 1964, is hereby designated as the project for the Lake Diefenbaker Reservoir Development Area.

13 Sep 85 cE-10.2 Reg 1.

Restricted building area

3 The area within the Lake Diefenbaker Reservoir Development Area that lies between the South Saskatchewan River and the restricted building area boundary, as shown on a map mentioned in subsection (3), is hereby designated as the restricted building area for the Lake Diefenbaker Reservoir Development Area.

13 Sep 85 cE-10.2 Reg 1.

Land use districts

4(1) The Lake Diefenbaker Reservoir Development Area is hereby divided into the following land use districts:

- (a) large acreage agricultural district;
- (b) small acreage agricultural district;
- (c) residential district;
- (d) commercial district;
- (e) highway commercial district;
- (f) limited commercial district;
- (g) industrial district;
- (h) public recreation district;
- (i) residential recreation district;
- (j) institutional recreation district; and
- (k) commercial recreation district.

(2) The boundaries of the land use districts mentioned in subsection (1) are as shown on the following maps on file with the Director of the Basin Operations Branch of the Saskatchewan Watershed Authority:

- (a) "General Plan, Reservoir Development Area, Gardiner Dam", drawn July 1, 1985;
- (b) "General Plan, Reservoir Development Area, Qu'Appelle Dam", drawn July 1, 1985;
- (c) "General Plan, Reservoir Development Area, Riverhurst", drawn July 1, 1985 and revised February 20, 1990;
- (d) "General Plan, Reservoir Development Area, Saskatchewan Landing", drawn July 1, 1985;
- (e) "General Plan, Reservoir Development Area, Birsay", drawn September 9, 2009;
- (f) "General Plan, Reservoir Development Area, Elbow", drawn December 15, 2008;
- (g) "General Plan, Reservoir Development Area, Antelope Creek", drawn July 1, 1985;
- (h) "General Plan, Reservoir Development Area, Eston", drawn July 1, 1985;
- (i) "General Plan, Reservoir Development Area, Herbert Ferry", drawn July 1, 1985;
- (j) "General Plan, Reservoir Development Area, Snakebite", drawn December 15, 2008.

Zelma Reservoir Development Area

Designation of reservoir development area

1(1) Subject to subsection (2), the following lands all west of the Second Meridian, as shown on the map mentioned in subsection (3), are hereby designated as the Zelma Reservoir Development Area:

- (a) Range 27, Township 33, Sections 7, 18 and 19;
- (b) Range 28, Township 33:
 - (i) the north-east quarter of Section 11;
 - (ii) Sections 12, 13, 14, 23 and 24.

(2) The following lands all west of the Second Meridian lying to the south and west of a certain surveyed road as shown on a Plan of Record in the Saskatoon Land Titles Office as No. CW 3623, are excluded from the Zelma Reservoir Development Area:

- (a) Range 27, Township 33, Section 7;
- (b) Range 28, Township 33, Sections 11, 12 and 14.

(3) The boundaries of the Zelma Reservoir Development Area are as shown on a map on file in the office of the Director of the Land Protection Branch of the department, entitled "General Plan, Reservoir Development Area, Zelma Reservoir", drawn July 1, 1985 and signed by the Deputy Minister of the Environment.

13 Sep 85 cE-10.2 Reg 1; 21 Aug 87 SR 90/87 s2.

Project

2 The Saskatoon-Southeast Water Supply Project approved by Order in Council 629/66, dated March 29, 1966, is hereby designated as the project for the Zelma Reservoir Development Area.

13 Sep 85 cE-10.2 Reg 1.

Restricted building area

3 The area that lies between the Zelma Reservoir and the restricted building area boundary, as shown on the map mentioned in subsection 1(3), is hereby designated the restricted building area for the Zelma Reservoir Development Area.

13 Sep 85 cE-10.2 Reg 1.

Land use district

4 All the land in the Zelma Reservoir Development Area is hereby designated as a large acreage agricultural land use district.

13 Sep 85 cE-10.2 Reg 1.

