TOWN OF CUT KNIFE – BYLAW NO 193-2026

A BYLAW OF THE TOWN OF COUNCIL TO AMEND BYLAW 185-2015 KNOWN AS THE TOWN OF CUT KNIFE ZONING BYLAW

The Council of the Town of Cut Knife, in the Province of Saskatchewan hereby enacts to amend Bylaw No. 185-2015 as follows:

1. Sections 1.3.1 Purpose is replaced with the following:
    a. The purpose of this Bylaw is to regulate development and to control the use of land in the Town of Cut Knife in accordance with the Town of Cut Knife Official Community Plan Bylaw No 184-2015

2. Definitions

2. Definitions Section 2 is amended by replacing the following definitions:
    a. Introduction: Whenever the subsequent words or terms are used in the Official Community Plan Bylaw No 184-2015 and this Bylaw, they shall have the following definitions unless the context indicates otherwise.
    b. Demolition Permit: A permit issued by the Development Officer for the removal or dismantling of a building or structure within the Town's boundaries but does not include additional permits required by legislation.
    c. Development Appeal Board: Board appointed by Council as required under *The Planning and Development Act.*
    d. Development Officer: The Administrator of the Town.
    The Development Officer shall be the Administrator for the Town of Cut Knife and any other person authorized, in writing, by the Administrator to act as a Development Officer for the purposes of this Bylaw and The Act.
    e. Development Permit: A document issued by the Development Officer that authorizes development pursuant to this Bylaw, but does not include a building permit.
    f. District Plan: The District Plan for the Town of Cut Knife
    g. Fence: a structure used to enclose or screen areas of land and considered part of landscaping which does not require a development or building permit but is regulated under each zoning district. No barbed wire or razor fences shall be allowed within Town Limits other then within the Agricultural district.
    h. Future Land use map: In its projections, the map specifies certain areas for residential growth and others for agriculture, industry, commercial, community services and conservation. The map for Cut Knife is attached as an Appendix A in the Official Community Plan Bylaw No 184-2015
3. Definitions Section 2 is amended by adding in the following new definitions:
    a. Community Garden: A community garden is any piece of land (publicly or privately held) that is cultivated by a group of people rather than a single family or individual.
    b. Farmers Market: A market at which local farmers sell their agricultural products directly to consumers
    c. Farm Stand: A stand that sells farm produce

3. Administration and Interpretation

4. Section 3.1.2 is amended by adding the following:
    a. Review applications for: minor variances, discretionary uses, re-zoning, subdivisions,
    b. Review bylaw amendments, servicing agreements, mapping and other planning related matters such as annexations or district planning arrangements
    c. Report to Council on issues relating to this Bylaw and under *The Planning and Development Act.*
5. Sections 3.2.3 is replaced with the following:
    a. Council shall act on discretionary use, re-zoning, and subdivision applications in accordance with the procedures established by The Planning and Development Act, 2007 and in accordance with the Town of Cut Knife Official Community Plan.

6. Sections 3.3.2 remove the following:
    a. The Paynton and Cut Knife District Plan
7. Section 3.4.1 Development Not requiring a permit, Residential Zoning District is removed
8. Sections 3.4.2 Development Not requiring a permit, Commercial Zoning District is removed
9. A new paragraph of Section 3.4.1 is added with the following:
    a. Accessory buildings and structures under 10.0 m^2 in area
    b. Television antennae or radio antennae
10. Sections 3.4.3 Official Uses is replaced with the following paragraph:
    a. Residential Buildings:
       Internal alterations to a residential or accessory building, provided that such alterations do not result in a change of use or structure or an increase in the number of dwelling units within the building or on site;
    b. All Other Buildings
       Internal alterations and maintenance to other buildings, provided that the structure, use, or intensity of use of the building, does not change.
11. Sections 3.6.1 remove the following:
    a. The Paynton and Cut Knife District Plan
12. Replace Section 3.7.2 Development Procedures with the following:
    a. As soon as an application has been made for a development permit and prior to making a decision, the Development Officer may refer the application to whichever government agencies or interested groups Council may consider appropriate. The Development Officer may also require the application to be reviewed by planning, engineering, legal, or other professionals. Fees associated with additional review would be charged to the Developer in addition of the Development Permit Application Fee mentioned in Section 3.11.
13. Section 3.11.1 Development Permit Application Fees is amended by adding the following:
    a. Where an applicant starts or commences a development requiring a permit without applying or approval of said permit and a development permit is provided at a later time, the applicant shall pay the double amount of the required fee.
14. Section 3.11.2 Development Permit Application Fees is amended the following way:
    a. There shall be no development permit application required for: licenses for home occupations or other forms of business licenses.
15. By adding immediately after subsection 3.11 the following new subsection 3.12 Demolition Permit Application:
    3.12 Demolition Permit Application
    a. Where an owner wishes to remove or dismantle a building or structure an application for a Demolition Permit shall be obtained from the Development Officer
    b. A Demolition Permit shall be accompanied by a site plan, confirmation of disconnected utilities, confirmation of paid taxes, asbestos report
    c. As soon as an application has been made for a demolition permit and prior to making a decision, the Development Officer may refer the application to whichever government agencies or interested groups Council may consider appropriate. The Development Officer may also require the application to be reviewed by planning, engineering, legal, or other professionals. Fees associated with additional review would be charged to the Developer in addition of the Demolition Permit Application Fee.
    d. An applicant seeking the approval of a Demolition Permit application shall pay the required fee set out in a separate Fee Bylaw of the Municipality.
    e. An approved Demolition Permit shall be valid for six months from date of issuance
    f. Where an applicant starts or commences a demolition requiring a permit without applying or approval of said permit and a demolition permit is provided at a later time, the applicant shall pay the double amount of the required fee.

16. Sections 3.15.1 is replaced with the following: Council shall appoint a Development Appeals Board in accordance with *The Planning and Development Act.*

4. General Regulations

17. Section 4.18 is amended the following way: Remove the word sea out of header and description
18. By adding immediately after subsection 4.23.2 the following new subsection 4.24:
    4.24 Fences:
    a. Fences do not require a development or building permit but are regulated under each zoning district. No barbed wire or razor fences shall be allowed within Town Limits other then within the Agricultural – AR and Future Urban Development – FUD district.
19. By adding immediately after subsection 4.23.2 the following new subsection 4.25:
20. 4.25 Home Occupations
    Home Occupations (Home Based Businesses) are subject to the following conditions:
    a. Home-based occupations and businesses will be accommodated provided that they are clearly secondary to the principal residential use of the dwelling unit, compatible with the surrounding residential area, and not of a size that provide services or products that would detrimentally affect the viability of the neighborhood.
    b. One home occupation shall be allowed per dwelling unit. Home occupations shall be conducted entirely within the dwelling or accessory building.
    c. One advertising display sign shall be allowed on the site or premise from which the home occupation is conducted. No LED or neon signs shall be allowed.
    d. There shall be no exterior display or storage of any merchandise or material relating to the home occupation.
    e. No equipment or process used in the home occupation shall create dust, noise, vibration, glare, fumes, odour or air pollution that is detectable at or beyond the property lines of the lot where the home occupation or business is located.
    f. Up to two (2) persons other than a resident of the dwelling unit may be engaged in any home occupation as an employee or a volunteer.
    g. Parking: The home occupation shall hot cause or add to on-street parking congestion or cause an increase in traffic through residential zones.
    h. No more than one business vehicle, for which off-street parking is provided, shall be operated in connection with the home occupation.
    i. Parking of vehicles of employees hired for off-site jobs shall not be allowed at or in the vicinity of the dwelling unit.

5. Discretionary Use Standards for Development

21. Section 5.1 Home Occupations is removed

7. Residential District – R1

22. Sections 7.1 Permitted Uses for Residential District – R1 is amended by adding the following:
    a. Home occupations, home-based businesses (refer to Section 4.25)
    b. Community gardens
    c. Farm stands

23. Sections 7.2 Discretionary Uses for Residential District – R1 is amended by:
    a. removing the following: Home occupations, home-based businesses
    b. adding the following: Farmer's Market
24. Section 7.5 Fence and Hedge Heights for Residential Dwelling District – R1 is replaced by:
    7.5 Fence heights and hedges
    a. No hedge, fence or other structure shall be erected past any property line.

    Subject to traffic sight lines, the following height limitations shall apply to fences, walls, chain-link fences:
    a. In a required front yard, to a height no greater than 2.0 meter (6.5 feet) above grade level.
    b. In a required side or rear yard, to a height no greater than 2.44 meters (8 feet) above grade level.

8. Residential Multiple Dwelling District – R2

25. Sections 8.2 Permitted Uses for Residential Multiple Dwelling District – R2 is amended by adding the following:
    a. Home occupations, home-based businesses (refer to Section 4.25)
    b. Community gardens
    c. Farm stands

26. Sections.2 Discretionary Uses for Residential Multiple Dwelling District – R2 is amended by:
    a. removing the following: Home occupations, home-based businesses
    b. adding the following: Farmer's Market
27. Sections 8.3.1 Development Standards for Mobile Homes is amended by:
    a. Replace the word Hague with Cut Knife
28. Section 8.5 Fence and Hedge Heights for Residential Multiple Dwelling District – R2 is replaced by:
    8.5 Fence Heights and hedges
    a. No hedge, fence or other structure shall be erected past any property line.

    Subject to traffic sight lines, the following height limitations shall apply to fences, walls, chain-link fences:
    a. In a required front yard, to a height no greater than 2.0 meter (6.5 feet) above grade level.
    b. In a required side or rear yard, to a height no greater than 2.44 meters (8 feet) above grade level.

9. Centre Commercial District – C1

29. Section 9.1 Permitted Uses for Centre Commercial District – C1 is amended by adding the following:
    a. Community gardens
    b. Farmers Market's and Farm stands

30. Section 9.2 Discretionary Uses for Centre Commercial District – C1 is amended by adding the following:
    a. Sea Containers
    b. Car wash
    c. Public Garage
31. By adding immediately after subsection 9.2 the following new subsection 9.2.1:
    a. The use shall be located where practical, and if deemed necessary by Council, screened to avoid any adverse visual impact.
    b. Landscaping and screening acceptable to Council shall be provided in all yards facing a public roadway or properties in residential use.
32. By adding immediately after subsection 9.4 the following new subsection 9.5 Fence Heights and Hedges:
    b. No hedge, fence or other structure shall be erected past any property line.

    Subject to traffic sight lines, the following height limitations shall apply to fences, walls, chain-link fences:
    a. In a required front yard, to a height no greater than 2.44 meter (8 feet) above grade level.
    b. In a required side or rear yard, to a height no greater than 3.0 meters (10 feet) above grade level.
    c. Screen fences shall be consistent and complement the quality of building design and materials of the primary building. Screening shall be provided where a lot used for commercial or industrial purposes abuts a residential district without an intervening street or land. Such screening shall consist of a solid fence, hedge, or wall no more than 2.0 meters (6.5 feet) in height in a front, side, rear yard or front yard.

10. Highway Commercial District – C2

33. Section 10.1 Permitted Uses for Highway Commercial District – C2 is amended by adding the following:
    a. Farmers Market's and Farm stands
34. Section 10.2 Discretionary Uses for Highway Commercial District – C2 is amended by adding the following:
    a. Garage, Public
35. Section 10.6 Fence and Hedge Heights for Highway Commercial District – C2 is replaced by:

    10.6 Fence heights and hedges
    c. No hedge, fence or other structure shall be erected past any property line.

    Subject to traffic sight lines, the following height limitations shall apply to fences, walls, chain-link fences:
    a. In a required front yard, to a height no greater than 2.44 meter (8 feet) above grade level.
    b. In a required side or rear yard, to a height no greater than 3.0 meters (10 feet) above grade level.
    c. Screen fences shall be consistent and complement the quality of building design and materials of the primary building. Screening shall be provided where a lot used for commercial or industrial purposes abuts a residential district without an intervening street or land. Such screening shall consist of a solid fence, hedge, or wall no more than 2.0 meters (6.5 feet) in height in a front, side, rear yard or front yard.

11. Industrial District – IND

36. Section 11.1 Permitted Uses for Industrial District – IND is amended by adding the following:
    a. Community gardens
    b. Farmers Market's and Farm stands
    c. Car wash
    d. Garage, Public

37. Section 11.2 Discretionary Uses for General Industrial District – IND is amended by adding the following:
    a. Sea Containers
38. By adding immediately after subsection 11.2 the following new subsection 11.2.1: The use shall be located where practical, and if deemed necessary by Council, screened to avoid any adverse visual impact. Landscaping and screening acceptable to Council shall be provided in all yards facing a public roadway or properties in residential use.

39. Section 11.5 Fence and Hedge Heights for Industrial District – IND is replaced by:
    11.5 Fence heights and hedges
    a. No hedge, fence or other structure shall be erected past any property line.

    Subject to traffic sight lines, the following height limitations shall apply to fences, walls, chain-link fences:
    a. In a required front, side or rear yard, to a height no greater than 3.0 meters (10 feet) above grade level.
    b. Screen fences shall be consistent and complement the quality of building design and materials of the primary building. Screening shall be provided where a lot used for commercial or industrial purposes abuts a residential district without an intervening street or land. Such screening shall consist of a solid fence, hedge, or wall no more than 2.0 meters (6.5 feet) in height in a front, side, rear yard or front yard.

12. Community Service District – CS

40. Section 12.1 Permitted Uses for Town Community Services – CS is amended by adding the following:
    a. Farmers Market's and Farm stands
    b. Police, Ambulance Stations
41. Section 12.2 Discretionary Uses for Town Community Services – CS is amended by adding the following:
    a. Sea Containers
42. By adding immediately after subsection 12.2 the following new subsection 12.2.1:
    a. The use shall be located where practical, and if deemed necessary by Council, screened to avoid any adverse visual impact.
    b. Landscaping and screening acceptable to Council shall be provided in all yards facing a public roadway or properties in residential use.
43. By adding immediately after subsection 12.4 the following new subsection 12.5 Fence Heights and Hedges:
    12.5 Fence heights and hedges
    a. No hedge, fence or other structure shall be erected past any property line.

    Subject to traffic sight lines, the following height limitations shall apply to fences, walls, chain-link fences:
    a. In a required front yard, to a height no greater than 2.00 meter 6.5 feet) above grade level.
    b. In a required side or rear yard, to a height no greater than 2.44 meters (8 feet) above grade level.
    c. Screen fences shall be consistent and complement the quality of building design and materials of the primary building. Screening shall be provided where a lot used for commercial or industrial purposes abuts a residential district without an intervening street or land. Such screening shall consist of a solid fence, hedge, or wall no more than 2.0 meters (6.5 feet) in height in a front, side, rear yard or front yard.

13. Future Urban Development District - FUD

44. Section 13.1 Permitted Uses for Future Urban Development District – FUD is amended by adding the following:
    a. Community gardens
    b. Farmers Market's and Farm stands

45. Section 13.5.a. Future Urban Development District – FUD: Remove ii The Paynton and Cut Knife District Plan Replace *the Twin Rivers District Plan* with *the Town of Cut Knife Official Community Plan*
46. By adding immediately after subsection 13.4 the following new subsection 13.5 Fence Heights and Hedges:

    13.5 Fence heights and hedges

    a. No hedge, fence or other structure shall be erected past any property line.

    Subject to traffic sight lines, the following height limitations shall apply to fences, walls, chain-link fences:

    a. In a required front, side or rear yard, to a height no greater than 3.0 meters (10 feet) above grade level.
    b. Screen fences shall be consistent and complement the quality of building design and materials of the primary building. Screening shall be provided where a lot used for commercial or industrial purposes abuts a residential district without an intervening street or land. Such screening shall consist of a solid fence, hedge, or wall no more than 2.0 meters (6.5 feet) in height in a front, side, rear yard or front yard.

14. Agriculture Resource District – AR

47. Removing Agricultural Resource District 2 (AR2)
48. Section 14.1. Permitted Uses for Agriculture Resource District – AR is amended by adding the following:
    a. Farmers Market's and Farm stands

49. Section 14.1.d Permitted Uses for Agriculture Resource District – AR is amended by replacing d. with the following:

    Change including a single detached dwelling
50. Section 14.3 Site Development Regulations
    a. Change minimum site area to: 1 hectare (2.5 acre) for agricultural uses
51. Section 14.5.a Agriculture Resource District – AR:
    a. Remove ii The Paynton and Cut Knife District Plan
    b. Replace *the Twin Rivers District Plan* with *the Town of Cut Knife Official Community Plan*
52. By adding immediately after subsection 14.4 the following new subsection 14.5 Fence Heights and Hedges:

    14.5 Fence heights and hedges

    a. No hedge, fence or other structure shall be erected past any property line.

    Subject to traffic sight lines, the following height limitations shall apply to fences, walls, chain-link fences:

    a. In a required front, side or rear yard, to a height no greater than 3.0 meters (10 feet) above grade level.
    b. Screen fences shall be consistent and complement the quality of building design and materials of the primary building. Screening shall be provided where a lot used for commercial or industrial purposes abuts a residential district without an intervening street or land. Such screening shall consist of a solid fence, hedge, or wall no more than 2.0 meters (6.5 feet) in height in a front, side, rear yard or front yard.

Re-zoning

Re-zoning several properties as listed below and as per attached maps (A and B):

53. From Residential Single Dwelling District (R1) to Agricultural Resource District (AR)
    a. R343, 900 Cut Knife St, A59B00351

54. From Residential Single Dwelling District (R1) to Community Services District (CS)
    a. R345 200 Arthur St, A62B08581
    b. R160, 401 Battle Ave, 14 11 AJ4076
    c. R324, 506 Broad St, 7 7 87B01737
    d. R452 510 Broad St, 8 7 87B01737
    e. R290, 101 Dion Ave, 1-4 5 BT5363
    f. R288, 213 Dion Ave, 8-4 62B04056
    g. R340, 200 Dion Ave Primary Health Care, B AH3270 Ext 15
    h. R471, 200 Dion Ave Long Term Care, 7 9 86B11000 Ext 0
    i. R362, 300 Otter St, SW 32 43 21 W3, Plan No 102343395, SW 32 43 21 W3, Plan No 101531720 Description 26, SE 32 43 21 W3, Plan No 101531720 Description 24
    j. R432, 400 Park St, 1 31 86B0449
    k. R382, 103 Railway Ave, 1 25 AM3080

55. From Residential Single Dwelling District (R1) to Future Urban Development District (FUD)
    a. R361 Park St, PCL B & C PLAN 101531708 ISC PCL# 135630592 & 135630615
    b. R356, Park Street Hay Land, C80B01258, ISC PCL# 130622149 & 130622150

56. From Residential Single Dwelling District (R1) to General Industrial District (IND)
    a. R339, 100 Dion Ave, C 101548043

57. From Residential Single Dwelling District (R1) to Residential Multiple Dwelling District (R2)
    a. R123, 201 Battle Ave 1-20 Forest Court, 6 9 78B03270
    b. R306, 301-311 Del Ave, 8-11 6 78B06117

58. From Agricultural Resource District (AR) to Community Services District (CS)
    a. R364, North Part Tomahawk Park, C101531764
    b. R365, South Part Tomahawk Park, B101531775

59. From Centre Commercial District (C1) to Community Services District (CS)
    a. R20, 103 Broad St, 8-10 2 H376
    b. R26, 113 Broad St, 17-18 2 H376
    c. R27, 115 Broad St, 19-20 2 H376
    d. R81, 218 Broad St, 19-20 6 H376
    e. R82, 216 Broad St, 21-22 6H376
    f. R91, 217 Broad St, 13-16 7H376
    g. R77, 211 Steele St, MR1 102343395
    h. R78, 213 Steele St, MR2-MR5 102343395

60. From Centre Commercial District (C1) to Residential Single Dwelling District (R1)
    a. R97, 217 Broad St, 13-16 7 H376
    b. R68, 213 Otter St, 15-16 5 H376
    c. R2, 207 Railway Ave, 4-8 1 H376
    d. R13, 301 Railway Ave, 1-2 2 H376
    e. R14, 303 Railway Ave, 3-4 2 H376
    f. R16, 305 Railway Ave, 5-7 2 H376
    g. R36, 405 Railway Ave, 6-8 3 H376
    h. R37, 407 Railway Ave, 9-10 3 H376
    i. R51, 505 Railway Ave, 5-6 4 H376
    j. R52, 507 Railway Ave, 7-8 4 H376
    k. R53 509 Railway Ave, 9-10 4 H376
    l. R69, 214 Steele St, 17-18 5 H376
    m. R74, 205 Steele St, 4-9 & 34 6 H376

61. From General Industrial District (IND) to Residential Single Dwelling District (R1)
    a. R347, 107 Cut Knife Cres, G, H, J 64B02653
    b. R346, 109 Cut Knife Cres, F 64B02653

62. From General Industrial District (IND) to Community Services District (CS)
    a. R387, 104 Cut Knife St., 4 25 66B07748
    b. R388, 106 Cut Knife St., 5 25 66B07748
    c. R389, 108 Cut Knife St., 6 25 66B07748
    d. R390, 110 Cut Knife St., 7 25 66B07748
    e. R391, 112 Cut Knife St., 8 25 66B07748
    f. R392, 202 Cut Knife St., 9 25 66B07748
    g. R393, 204 Cut Knife St., 10-12 25 66B07748
    h. R394, 210 Cut Knife St. N, 13 25 66B07748

63. From Residential Single Dwelling District (R1) to Community Services District (CS) as per attached map B and C (Surveyor Plan of proposed Subdivision)
    a. R175, 204 Otter St & 205 Orton St, all of Parcel A, Plan H376 & Parcel B, Plan AJ4076

Misc.

64. Repeal of Bylaws
    a. Bylaw 03-2019 (a Bylaw to amend the 185-2015 Zoning Bylaw)
    b. Bylaw 05-2020 (a Bylaw to amend the 185-2015 Zoning Bylaw)
    c. Bylaw 06-2020 (a Bylaw to amend the 185-2015 Zoning Bylaw)

Read a first time on this	9th of March, 2026
Read for a second time on this	20th of April, 2026
Read for a third time and passed on this	20th of April, 2026

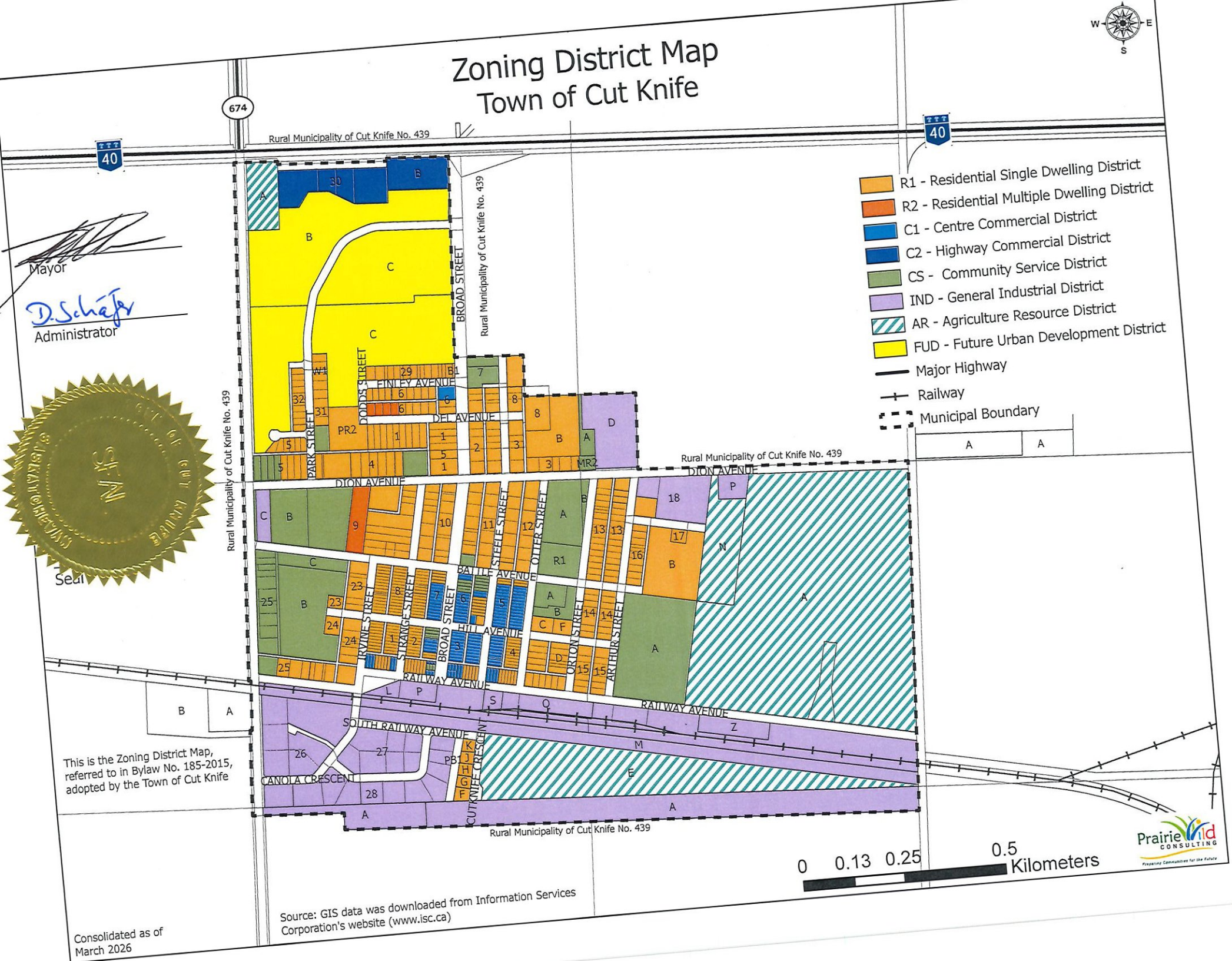
This bylaw shall come into force and take effect when adopted by Council and approved by the Community Planning Branch.

Mayor Don McCallum

D. Schaefer

Administrator Deborah Schaefer

Zoning District Map
Town of Cut Knife



Mayor

D. Schäfer
Administrator

Seal

This is the Zoning District Map, referred to in Bylaw No. 185-2015, adopted by the Town of Cut Knife

Consolidated as of March 2026

Source: GIS data was downloaded from Information Services Corporation's website (www.isc.ca)

B

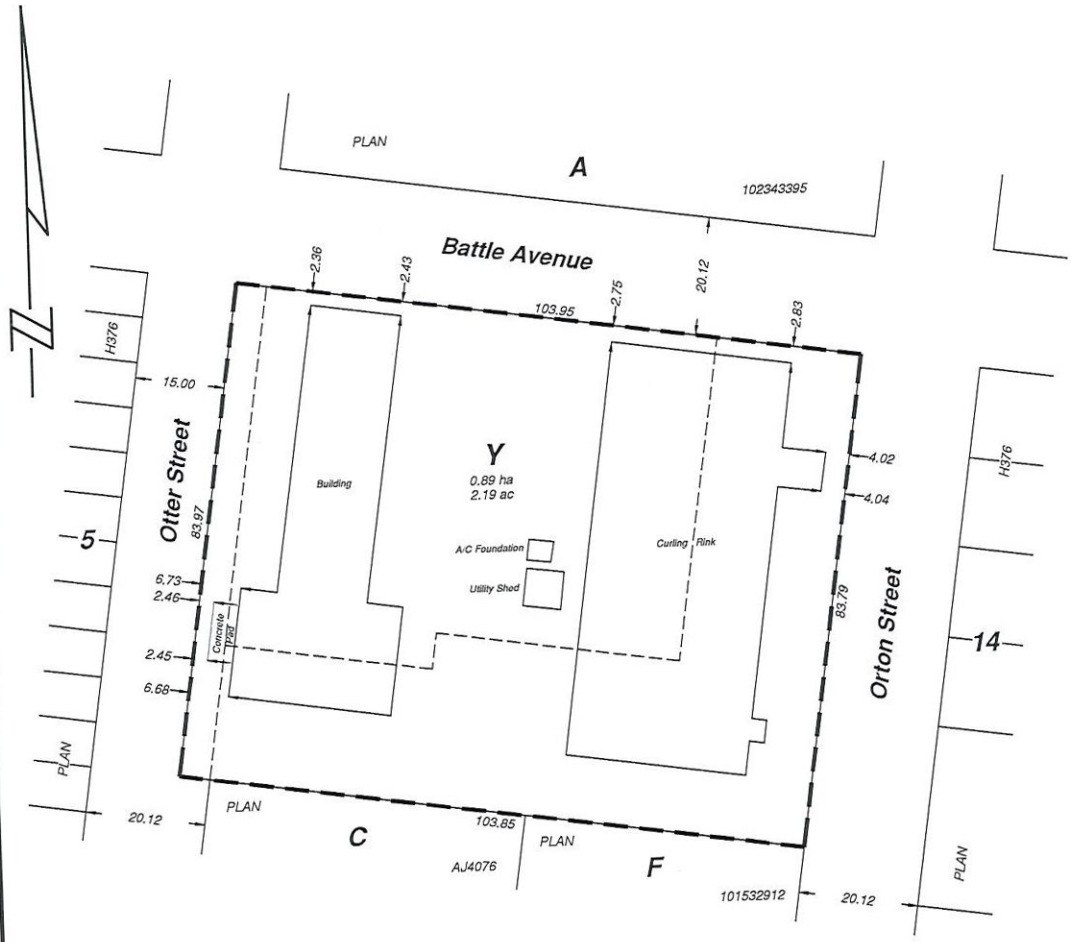
PLAN OF PROPOSED SUBDIVISION

OF ALL OF

PARCEL A, PLAN H376 & PARCEL B, PLAN AJ4076
TOWN OF CUT KNIFE

2025

SCALE 1:5000



NOTES

PORTION TO BE SURVEYED IS OUTLINED IN A HEAVY DASHED LINE, AND CONTAINS **0.89 ha. (2.19 acres).**
MEASUREMENTS ARE IN METRES AND DECIMALS THEREOF.
DISTANCES ARE APPROXIMATE AND MAY VARY BY ± 1 METRES.
STANDARD ROAD ALLOWANCE SHOWN ARE 20.117m IN WIDTH.
PRELIMINARY SURVEY DONE ON SEPTEMBER 5, 2025.

Ministry of Government Relation
Community Planning Branch
Approval

SASKATCHEWAN LAND SURVEYORS' ASSN. M. G. RADOUX 279 SLS

Murray G. Radoux
Saskatchewan Land Surveyor

D. Schäfer

Town of Cut Knife
Approval: Owner Parcel A, Plan H376 & Parcel B, Plan AJ4076

No.	REVISIONS	DATE	DR.	CH.
0	Preliminary Plan	September 8,	SJS	SES
FILE: NB253517		DWG.: NB253517(PPS)		

Meridian Surveys Ltd.

3

PLAN OF PROPOSED SUBDIVISION

OF ALL OF

PARCEL A, PLAN H376 & PARCEL B, PLAN AJ4076
TOWN OF CUT KNIFE

2025

SCALE 1:5000

NOTES

PORTION TO BE SURVEYED IS OUTLINED IN A HEAVY DASHED LINE, AND CONTAINS **0.89 ha. (2.19 acres).**
MEASUREMENTS ARE IN METRES AND DECIMALS THEREOF.
DISTANCES ARE APPROXIMATE AND MAY VARY BY ± 1 METRES.
STANDARD ROAD ALLOWANCE SHOWN ARE 20.117m IN WIDTH.
PRELIMINARY SURVEY DONE ON SEPTEMBER 5, 2025.

No.	REVISIONS	DATE	DR.	CH.
0	Preliminary Plan	September 8,	SJS	SES
FILE: NB253517		DWG.: NB253517(PPS)		

Meridian Surveys Ltd.