

*THE RESORT VILLAGE
OF THE
DISTRICT OF KATEPWA*

ZONING BYLAW

EXHIBIT "B"

BYLAW NO. 2-06

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OF THE
DISTRICT OF KATEPWA*

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PART I – INTRODUCTION

Under the authority granted by *The Planning and Development Act, 1983*, the Council of the District of Katepwa in the Province of Saskatchewan, in open meeting, hereby enacts as follows:

1. Title

This Bylaw shall be known as the Zoning Bylaw of the District of Katepwa.

2. Purpose

The purpose of this Bylaw is to control the use of land in the District of Katepwa so as to provide for the amenity of the area and for the health, safety and general welfare of the inhabitants of the municipality and to implement the policies of the Basic Planning Statement.

3. Scope

No development shall hereafter be permitted within the limits of the District of Katepwa except in the conformity with the provisions of this Bylaw, the Basic Planning Statement and the Act.

4. Severability

A decision of a Court that one or more provisions of this Bylaw are invalid in whole or in part does not affect the validity, effectiveness or enforceability of the other provisions or part of the provision in this Bylaw.

PART II – DEFINITIONS

Whenever the following words or terms are used in this Bylaw, they shall, unless the context indicates otherwise, have the following meaning:

<u>Accessory Building</u>	A separate building or structure normally incidental, subordinate and exclusively devoted to the principal use building or structure located on the same property and includes a guest house, boathouse, a garage and a storage garage.
<u>Act</u>	<i>The Planning and Development Act, 1983.</i>
<u>Administrator</u>	The Municipal Administrator of the District of Katepwa.
<u>Bed & Breakfast Dwelling</u>	An owner-occupied dwelling unit where short-term lodging rooms and meals are provided.
<u>Boathouse</u>	A building or part thereof normally located near the edge of the lake, intended exclusively for the storage or parking of boats, watercraft and other items associated with water recreation.
<u>Building</u>	Any structure constructed or placed on, in or over land but does not include a public highway.
<u>Building Principal</u>	A building in which the main or primary use of the lot is conducted.
<u>Building Regulation Bylaw</u>	A bylaw adopted by the District of Katepwa to regulate the erection, alteration, repair, occupancy or maintenance of buildings and structures within the District of Katepwa pursuant to <i>The Uniform Building and Accessibility Standards Act</i> .
<u>Camper Trailer</u>	See “Recreational Vehicle”
<u>Council</u>	The Council of the District of Katepwa.

<u>Development</u>	The carrying out of any building, engineering, mining or other operations in, on or over land or the making of any material change in the use or intensity of the use of any building or land.
<u>Development Permit</u>	A document authorizing a development, issued pursuant to this bylaw, but does not include a building permit.
<u>Discretionary Use</u>	A use of land or a building that may be permitted in a district only at the discretion of the Council and which may be subject to specific development standards.
<u>District</u>	The District of Katepwa.
<u>Dwelling</u>	A building or part of a building or mobile home that may be used as a residence.
<u>Dwelling Unit</u>	One or more rooms that may be used as a residence with each unit having separate sleeping, cooking and toilet facilities.
<u>Dwelling, Multiple</u>	A building containing three or more dwelling units.
<u>Dwelling, Two-Unit or Duplex</u>	A building divided into two dwelling units.
<u>Dwelling, Single Detached</u>	A building containing only one dwelling unit.
<u>Garage</u>	A building or part thereof intended for the storage or parking of motor vehicles, garden equipment and other recreational items.
<u>Gas Bar</u>	A retail outlet comprised of gas pumps and a cashier building, which sells motor fuels, and as an accessory use, lubricating oils and automobile accessories.
<u>Guest House</u>	A separate building or structure located on the same lot as the principal use building or structure and used for accommodation, excepting cooking facilities.

<u>Home Occupation</u>	An occupation, trade, profession or craft conducted for gain in a dwelling unit or a conforming accessory building by the resident or residents and which is incidental and secondary to the residence.
<u>Hotel</u>	A building or structure or part of a building or structure in which sleeping accommodation with or without meals is provided for tourists or travelers, and where a guest register or record is kept.
<u>Institutional Camp</u>	A seasonal camp operated by any society or corporation which is incorporated under <i>The Non-Profit Corporations Act</i> . Only one building shall be designated by the society or corporation as the principal use on the lot.
<u>Lakefront Lot</u>	A property where a lot line is adjacent to the edge of the lake.
<u>Lot</u>	An area of land with fixed boundaries which is of record in the Information Services Corporation by Certificate of Title.
<u>Lot Line, Front</u>	The line separating the lot from the street; for a corner lot, the shorter line abutting a street.
<u>Lot Line, Rear</u>	The lot line at the rear of the lot and opposite the front lot line.
<u>Lot Line, Side</u>	A lot line other than a front or rear lot line.
<u>Minister</u>	The Member of the Executive Council to whom is assigned the administrator of the Act.
<u>Mobile Home</u>	A trailer coach that may be used as a dwelling all the year round; has water faucets and a shower or other bathing facilities that may be connected to a water distribution system; and has facilities for washing and a water closet or other similar facility that may be connected to a sewage system. Each mobile home installation shall comply with the latest issues of the CSA Series Z240 Standards.
<u>Mobile Home Park</u>	A lot under single management for the placement of two or more mobile homes.

<u>Mobile Home Site</u>	An area within a mobile home park intended for the placement of a mobile home.
<u>Motel</u>	A hotel for temporary use by automobile tourists or travelers.
<u>Motor Home</u>	See “Recreational Vehicle”
<u>Overlay Zone</u>	An area designated on the Zoning District Map in addition to the existing land use zoning designation for the purpose of defining geographic areas with potentially hazardous conditions for development.
<u>Parking Lot</u>	Open space, other than a street, used for temporary parking of more than four vehicles and available for public use, or as accommodation for clients, employees or customers.
<u>Parking Space</u>	A space for the parking of one vehicle, exclusive of a driveway, ramps or columns, but including convenient access to a public lane or street, which shall be no less than 2.7 metres (9’) in width and a minimum length of 6.5 metres (20’).
<u>Permitted Use</u>	A use of land or buildings that shall be permitted in a district where all requirements of the bylaw are met.
<u>Planned Group of Dwellings</u>	A development of more than one residential building on a lot.
<u>Public Works</u>	<ol style="list-style-type: none">i) systems for the production or distribution of electricity;ii) systems for the distribution of natural gas or oil;iii) facilities for the storage, transmission, treatment, distribution or supply of water;iv) facilities for the collection, treatment, movement or disposal of sanitary sewage; orv) telephone or light distribution lines that are owned or operated by the Crown or the District of Katepwa.
<u>Recreational Vehicle</u>	A vehicle for short term use during casual travel and recreational camping, including a Camper Trailer, Travel Trailer and Motor Home, usually with fixed running gear and subject to licensing for normal highway travel.

<u>Service Station</u>	A building or part of a building used for the retail sale of lubricating oils and gasolines, automobile accessories, and the servicing and minor repairing of motor vehicles, which may include a restaurant, car wash, or car sales lot as accessory uses.
<u>Sign</u>	Any figures, numbers, emblems, pictures, devices, marks or designs intended to be visible from other than inside a building, for the purpose of making known any individual, association, business, industry or service, or for advertisement or for directing or obtaining attention.
<u>Single Story Building</u>	A building with the main floor not more than one metre (1 m) above grade.
<u>Storage Garage</u>	See “Garage”
<u>Street</u>	The whole and entire width of every highway, public road, or road allowance vested in Her Majesty in right of the Province of Saskatchewan and shown as such on a plan of survey registered with the Information Services Corporation.
<u>Structural Alteration</u>	The construction or reconstruction of the supporting elements of a building.
<u>Townhouse or Row House</u>	A building divided into three or more dwelling units located side by side under one roof and sharing common walls.
<u>Travel Trailer</u>	See “Recreational Vehicle”
<u>Vehicle</u>	Any vehicle defined as such by <i>The Highway Traffic Act</i> .
<u>Yard</u>	Open, uncovered space unoccupied by buildings or structures on a lot except as specifically permitted elsewhere in this Bylaw.
<u>Yard, Front</u>	That part of a lot extending across the full width of a lot between the front lot line and the nearest wall or supporting member of a principle building or structure.
<u>Yard, Rear</u>	That part of a lot extending across the full width of the lot between the rear lot line and the nearest wall or supporting member of a principal building or structure.

Yard, Side

That part of a lot extending from the front yard to the rear yard between the side lot line and the nearest wall or supporting member of a principal building or structure except where the wall or supporting member is supporting an uncovered patio or uncovered sun deck.

Yard, Side Exception

For semi-detached dwellings, townhouses, rowhouses, duplex dwellings, multi unit dwellings no side yard shall be required along the common party wall where dwelling units share a common party wall.

PART III – ADMINISTRATION

1. Development Officer

The Municipal Administrator or Clerk shall be the Development Officer responsible for the administration of this bylaw.

2. Development Permit

- A. Except where a particular development is specifically exempted by Part III, Section 5, no person shall undertake a development or commence a use without a development permit first being obtained. No person shall continue a development or use for which a development permit has been suspended.
- B. A development permit shall not be issued in contravention of any provision of this Bylaw.
- C. A building permit, where required, shall not be issued unless a development permit has been issued.

3. Development Permit Procedure

- A. An application for a development permit shall be made in writing to the development officer in the form prescribed by Council.
- B. Where an application for a development permit is made for a permitted use, the development officer shall issue a permit where the development is in conformity with this Bylaw.
- C. Where an application for a development permit is made for a discretionary use, the development officer shall present the application to the Council as soon as practicable.
- D. As soon as practicable after Council is presented with the application for a development permit for a discretionary use, Council shall consider the application. Prior to making a decision, Council may refer the application to whichever Government Agency or interested groups as Council may consider appropriate.

For all discretionary use applications being considered by Council the following public notice process shall be followed:

- a) The Council shall, not later than 10 days before the date fixed for a public meeting to discuss the discretionary use application, give notice by ordinary mail to each assessed owner of adjacent property or property within a radius of 75 metres from the property in respect of which the application for discretionary use is being considered.
- E. Upon approval of a discretionary use by resolution of Council the development officer shall issue a development permit subject to any development standards prescribed by Council based on the guidelines in Part IV, Section 11.
- F. Where a development permit application includes a building plan or lot diagram and the Council or the development officer issues a permit in conformity with this bylaw, a copy of that plan or diagram shall be attached to and form part of the permit. Where the plan or diagram does not conform to the regulations of the Bylaw, the necessary corrections shall be specified as a condition of the permit.
- G. Every decision shall be in writing and a copy shall be sent to the applicant.
- H. A development permit is valid for a period of six months and may be extended for one or more additional six month period when presented to the development officer before its date of expiry.
- I. Where the holder of a valid development permit proposes a deviation to any building plan or lot diagram forming part of the permit, and the deviation is minor in the opinion of the development officer and would not result in a contravention of the Bylaw, the development officer shall amend the permit accordingly. Any such deviation shall not extend the term of the permit as described in Subsection 3.H. A proposed deviation which is not considered minor shall be placed before Council for consideration at its next meeting.
- J. Where the development officer determines that a development is being carried out in contravention of any condition of a development permit or any provision of this Bylaw, the development officer shall suspend the development permit and notify the permit holder that the permit is no longer in force.

- K. Where the Council is satisfied that a development, the permit for which has been suspended, will be carried out in conformity with the conditions of the permit and the requirement of this Bylaw, the Council may reinstate the development and notify the permit holder that the permit is valid and in force.
 - L. No building, residential or otherwise, shall be moved within or into the area covered by this Bylaw without obtaining a development permit from the development officer.
 - M. No building, residential or otherwise, shall be demolished within the area covered by this bylaw without obtaining a Demolition Permit from the Development Officer. Where Council requires, such permit will not be issued unless a proposal for the redevelopment of the site is also submitted.
4. Referral to Department of Health
- The development officer shall forward a copy of all approved development permit applications involving installation of water or sanitary services to the local office of the Department of Health.
5. Development Not Requiring a Permit
- A development permit is not required for the following:
- A. Maintenance, construction or installation of any public works.
 - B. Fences less than 1.8 m (6 ft.) in height.
 - C. Accessory buildings or structures less than 9 square metres (100 sq.ft.) in area.
 - D. Maintenance or repair of any building or structure not including structural alterations.
 - E. Signs (for residential uses) which conform to Part IV, Section 7.
 - F. Driveways provided they are not in flood, erosion or slump hazard areas as shown in the Basic Planning Statement and this Bylaw.
6. Development Appeals Board
- A. A Development Appeals Board is hereby established.
 - B. The Development Appeals Board shall be appointed in accordance with Sections 92 and 93 of the Act.

C. An appeal to the Development Appeals Board and therefrom to the Provincial Planning Appeals Board may be taken in accordance with Section 96 of the Act.

7. Fee for Zoning Amendment Application

When an application is made to the Council for an amendment to this Bylaw, the application shall be accompanied by an application fee of \$100.00.

8. Offences and Penalties

Any person who violates this Bylaw is guilty of an offence and liable on summary conviction to the penalties under the Act.

PART IV – GENERAL REGULATIONS

The following regulations shall apply to all Zoning Districts in this Bylaw.

1. Licences, Permits and Compliance with Other Bylaws and Legislation

Nothing in this Bylaw shall exempt any person from complying with the requirements of a building bylaw or any other bylaw in force within the District of Katepwa or from obtaining any licence, permission, permit, authority or approval required by this or any other bylaw of District of Katepwa. Where requirements in this Bylaw conflict with those of any other municipal requirements, the more stringent requirements shall prevail.

2. Use of Recreational Vehicles

Upon the issuance of a development permit in respect of the construction of a dwelling, the owner may utilize one recreational vehicle as a temporary residence pending completion of construction, during the term of the development permit and any extension thereof, to a maximum of 18 months.

3. Front Yard Reduction

Notwithstanding the minimum depth of front yard required by this Bylaw where a lot is situated between two lots each of which contains a principal building which projects beyond the standard requirement for front yard depth, the front yard required on the said lot may be reduced to an average of the two established front yards on the adjacent lots.

4. Permitted Yard Encroachments

- A. Access ramps, lifts, etc. for the disabled or uncovered balconies, porches, verandahs and decks may project 1.8 metres (6 ft.) into any required front or rear yard.
- B. Window sills, eaves, gutters, bay windows, chimneys and similar non-structural alterations may project a distance of 0.6 metres (2 ft.) into any required yard but not closer to a lot line than 0.15 metres (0.5 ft.).

5. Number of Principal Buildings Permitted on a Lot

Not more than one principal building shall be placed on any one lot, with the exception of institutional and recreational uses. The development officer shall advise the applicant, in writing, that adherence to the Bylaw Regulations will be necessary if any future application for subdivision is made.

6. Non-Conforming Buildings and Uses

- A. Any lawful use of land, an existing building or of any building lawfully under construction at the date of approval of this Bylaw, although such use or building does not conform to the regulations of this Bylaw, shall be carried on in accordance with the provisions of Sections 113 to 118 inclusive, of the Act.
- B. No existing use or building shall be deemed to be non-conforming by reason only of the conversion of this Bylaw from the Imperial System of measurement to the Metric System of Measurement where such non-conformity is resultant solely from such change and is reasonable equivalent to the metric standards herein established.
- C. The imperial measurements shown in brackets throughout this Bylaw are for clarification only. Permitted and discretionary uses listed in this Bylaw shall conform to the regulations shown in the Metric System of Measurement.
- D. No existing lot shall be deemed to be non-conforming by reason only of its dimensions or area failing to at least equal the standards prescribed for new lots in the zoning district in which it is located. A development permit may be issued for any such lot provided all other relevant regulations of this Bylaw are met.

7. Grading and Leveling of Lots

- A. Any lot proposed for development shall be graded and leveled at the owner's expense to provide for adequate surface drainage which does not adversely affect adjacent property or the stability of the land.
- B. All excavations or filling which constitute a development shall require a development permit.
- C. All excavations or filling shall be revegetated with a suitable ground cover as may be necessary to prevent erosion.
- D. Where excavation or filling is proposed for any development in a flood hazard subzone, the Council may request the comments of the Saskatchewan Watershed Agency prior to making a decision on the development permit application.
- E. A development permit shall be required for the placement of any excavated material on any land where that material originates from a development elsewhere within the municipality or is transported to that land from any location outside the municipality. All permits issued under this Section shall conform to the requirements of Part IV, Section 11.
- F. The bottom of floor joists of the first floor or the bottom surface of the slab on grade of any building or structure shall be a minimum of 0.3 metres (1 ft.) above the 1:500 design flood level (479.81 metres [1574.2 ft.] above sea level).

8. Signs

- A. No sign shall be located in any manner that may obstruct or jeopardize the safety of the public.
- B. Temporary signs not exceeding one (1) square metre (10 sq. ft.) advertising the sale or lease of the property or other information relating to a temporary condition affecting the property are permitted.
- C. For Commercial and Institutional Uses:
 - i) no more than two permanent signs are permitted per principal use
 - ii) the facial area of a sign may not exceed 3 square metres (32.3 sq.ft.)
 - iii) a sign may be double faced

- iv) no sign shall exceed 4.6 metres (15 ft.) in total height above the ground
- v) signs advertising the principal use or the principal products offered for sale on the premise are permitted

D. For Residential Uses: (Including Bed & Breakfast Operations)

- i) one permanent sign is permitted per lot
- ii) in the case of a home occupation, an additional permanent sign is permitted in a window of the dwelling
- iii) the facial area of a sign may not exceed 0.5 square metres (5 sq.ft.)

9. Accessory Buildings or Structures

- A. Accessory buildings shall not be located less than 1.5 metres (5 ft.) from a lane or street. Accessory buildings used as a garage, with the door facing the lane or street shall not be located less than 3 metres (10 ft.) from a lane or street.
- B. Accessory buildings are limited to one story except as noted in Part V, Section 4, C, (xvii).
- C. Accessory buildings shall not be located in a required side yard.
- D. Accessory buildings in a front or rear yard shall not be located less than 0.75 metres (2.5 ft.) from the side lot line.
- E. Accessory buildings located in such a fashion that any portion of the finished structure is less than 6 metres (20 ft.) from the rear lot line shall not exceed 4.26 metres (14 ft.) in height measured from ground level at the lowest point of the building perimeter to the highest ridge of the roof.
- F. Accessory buildings located in such a fashion that no portion of the finished structure is 6 metres (20 ft.) or less from the rear lot line shall not exceed 6 metres (20 ft.) in height measured from ground level at the lowest point of the building perimeter to the highest ridge of the roof.
- G. Guesthouses shall be limited to sleeping and washroom facilities only.
- H. The minimum distance for exterior decks from the side lot line shall be 15 centimetres (6 in.).

- I. Roof decks are permitted to be constructed atop accessory buildings, provided that any permanent structures erected thereon shall not exceed the height restrictions set out in E. and F. above.

10. Uses Subject to Special Regulations

A. Home Occupations:

- i) Home occupations may only be located in single-detached, two-unit dwellings or mobile homes, or in a building accessory to the dwelling.
- ii) Home occupations shall be conducted entirely within the dwelling or accessory building.
- iii) Other than the one permitted business sign, there shall be no exterior display, no exterior storage of material, and no other variation from the residential character of the building.
- iv) Only one (1) business vehicle may be parked on the residential lot, and that vehicle must be less than 3500 kg (7716 lbs.) in net weight.

B. Service Stations:

- i) Minimum lot areas: 92.9 square metres (1000 sq.ft.)
- ii) Minimum lot frontage: 30 metres (100 ft.)
- iii) Minimum front yard: 7.5 metres (25 ft.)
- iv) Fuel pumps and other accessory equipment shall be located at least 6 metres (20 ft.) from any lot line

C. Gas Bars:

- i) Minimum front yard: 7.5 metres (25 ft.)
- ii) Fuel pumps and other accessory equipment shall be located at least 6 metres (20 ft.) from any lot line

11. Outdoor Storage

- A. Only outdoor storage incidental to the principal use shall be permitted.
- B. No outdoor storage shall be permitted in the required front yard of any lot but this shall not limit the customary display of any goods permitted to be sold on the lot.

- C. All machinery, building supplies, automobile parts, dismantled vehicles and similar articles shall be stored within a building or screened so as not to be visible from a street or adjacent lots.

12. General Development Standards Applicable to Discretionary Uses

- A. Sites shall be landscaped and fenced where necessary to maintain the character and amenity of the neighbourhood.
- B. Adequate on-site parking shall be provided and maintained.
- C. Parking, storage and other non-landscaped areas shall be suitably screened from adjacent properties and streets.
- D. Adequate receptacles for refuse and litter shall be supplied by the property owner.
- E. No sound, light, glare, heat, dust or other emission shall be transmitted beyond the lot lines if in Council's opinion it would detract from the amenity of the neighbourhood. To minimize or prevent such effects, Council may attach special conditions to the development permit.
- F. Vehicle access points shall be provided in suitable locations so as to minimize traffic congestion and possible hazards.
- G. The size, height and location of principal or accessory structures shall be regulated so as not to detract from the character and amenity of the neighbourhood.

13. Off-Street Parking

Off-street shall be provided as follows:

	<u>Use</u>	<u>Parking Spaces Required</u>
i)	Dwellings	1 for each dwelling
ii)	Bed & Breakfast Dwelling	1 for each unit
iii)	Hotels, Motels	1 for each unit
iv)	Restaurants, Theatres Halls, Social Clubs, places of Worship	1 for every 10 seats
v)	Other uses	1 for every 70 sq. metres (753 sq.ft.) or portion thereof of gross floor area of the principal building

14. Area Prohibited for Development

- A. In addition to any other provision of this Bylaw, where a proposed development is located in a flood plain, water course, or is characterized by poor drainage, erosion, steep slopes, rock formations, slumping, subsidence or other instability, which in the opinion of the Council would cause prohibitive costs of municipal or public works, the Council shall not be required to recommend a subdivision for approval or to issue a development permit.

- B. Where such conditions exist, the Council may require the applicant to pay for a geotechnical or hydrological evaluation of the lot by a qualified professional consultant. If such an evaluation is not done, or having been done and the Council determines that excessive remedial or servicing measures are necessary to safely and efficiently accommodate the proposed development, the Council shall not be required to recommend a subdivision for approval or issue a development permit.

PART V – ZONING DISTRICTS AND ZONING MAPS

1. Zoning Districts

- A. For the purpose of this Bylaw, the District of Katepwa is divided into the following Zoning Uses and Special Regulatory Districts which may be referred to by the appropriate symbols:

<u>Zoning Use Districts</u>	<u>Symbols</u>
Urban Reserve	UR
R1 – Residential	R1
Local Commercial	C
Recreational	REC

<u>Special Regulatory Districts</u>	
Slump Hazard District	s (or shown by shading)
Flood Hazard District	f (or shown by shading)

- B. The locations and boundaries of the zoning districts are shown on the Zoning District Map.

2. Zoning Map

The map, bearing the statement “This is the Zoning District Map referred to in Bylaw No.2-06”, adopted by the District of Katepwa and signed by the Mayor and the Administrator under the Seal of the District of Katepwa, shall be known as the “Zoning District Map” and such map is hereby declared to be an integral part of this Bylaw.

3. UR – Urban Reserve District

A. Intent

The purpose of this district is to reserve unsubdivided and/or undeveloped lands within the municipality for future development.

B. Permitted Uses

The following are permitted uses in the UR District:

- i) Agricultural cropping
- ii) Public recreational uses including sports fields, campgrounds, parks, golf courses
- iii) Public works

- iv) Natural areas
- v) Single detached dwellings existing at the date of approval of this Bylaw

C. Discretionary Uses

- i) Radio and Television buildings, transmitters and other similar communication uses

D. Regulations

- i) Minimum lot area 1 ha (2.5 acres) except no minimum for public works
- ii) Minimum front yard 6 metres (20 ft.) except no minimum for public works

E. Rezoning of Land

Rezoning of land from UR-Urban Reserve District to another district shall be considered only where the rezoning would be in conformity with the Basic Planning Statement. The proposal shall constitute orderly and economic development with regard to adjacent land uses and future service requirements such as roads and public works.

4. R1 – Residential

A. Intent

The purpose of this district is to provide for residential development with some provision for related recreational and institutional uses.

B. Permitted Uses

The following are permitted uses in the R1 District:

- i) Single detached dwellings
- ii) Mobile Homes
- iii) Accessory buildings
- iv) Public parks, playgrounds and sports fields
- v) Public recreational facilities
- vi) Public Works

C. Discretionary Uses

Subject to the policies contained in the Basic Planning Statement and Part IV of this Bylaw, the following uses may be permitted in the R1 District at the discretion of Council, but only in the locations and under the conditions specified by resolution of the Council:

- i) Home occupations (subject to the special regulations contained in Section 9)
- ii) Institutional camps
- iii) Duplex dwellings
- iv) Bed and Breakfast dwellings
- v) Group Care facilities
- vi) Multiple Unit dwellings
- vii) Planned Group of dwellings
- viii) Campgrounds
- ix) Commercial recreational establishments such as miniature golf facilities
- x) Convenience stores
- xi) Marinas
- xii) Theatres, halls, social clubs
- xiii) Day care centres (subject to Department of Social Services Regulations)
- xiv) Schools, libraries, cultural institutions
- xv) Churches, religious institutions
- xvi) 2 Story Boathouse
- xvii) 2 Story Accessory Building
- xviii) Townhouses or row houses

D.2 <u>Regulations</u>		<u>Single Detached Dwelling</u>	<u>Duplex Dwelling</u>	<u>Multiple Unit Dwelling</u>	<u>Other</u>
Requirements					
i)	Minimum lot area	325 sq. m. (3498 sq.ft.)	250 sq. m (2691sq. Ft) per unit with a lane, otherwise 275 sq. m (3960 sq. ft) per unit	750 sq.m (8073 sq. ft.)	450 sq.m (4844 sq. ft.)
ii)	Lot frontage, minimum for rectangular lots	15 m. (50 ft.)	9 m (30ft) per unit with lane, otherwise 10m per unit	23m (75ft.)	15m (49ft.)
iii)	Lot frontage, minimum for non-rectangular lots	11 m. (36 ft.) with a mean width of 15 m.			
iv)	Minimum area of a dwelling	65 sq.m. (700 sq.ft.)	45sq.m (484 sq. ft) per unit	45 sq. m (484 sq. ft) per unit	45 sq. m (484 sq. ft) per unit
v)	Minimum front yard				

	-Principal building	6 m. (20 ft.)	6m (20ft.)	6m (20ft.)	6m (20ft.)
	-Accessory Building	3 m. (10 ft.)	3m (10ft)	3m (10ft)	3m (10ft)
vi)	Minimum rear yard				
	-Principal building	6 m. (20 ft.)	6m (20ft.)	6m (20ft.)	6m (20ft.)
	-Accessory building	1.5m (5 ft.)	1.5m (5 ft.)	1.5m (5 ft.)	1.5m (5 ft.)
vii)	Minimum side yard				
	-Principal building	1.2 m. (4 ft.) (See xiii. below)	1.2m (4ft.)	3.5m or 1/2 the average wall height whichever is greater	3.0m (10ft.)
	- Accessory building	0.75 m. (2.5 ft.) unless vehicle access to the garage crosses that lot line in which case a 1.5 m. (5 ft.) setback is required.	0.75 m. (2.5 ft.) unless vehicle access to the garage crosses that lot line in which case a 1.5 m. (5 ft.) setback is required.	0.75 m. (2.5 ft.) unless vehicle access to the garage crosses that lot line in which case a 1.5 m. (5 ft.) setback is required.	0.75 m. (2.5 ft.) unless vehicle access to the garage crosses that lot line in which case a 1.5 m. (5 ft.) setback is required.
viii)	Minimum standard - mobile homes	Compliance with Canadian Standards Association documents CAN/Z240 series standards latest edition			
ix)	Maximum Height				
	- Principal Residence	10m (33ft)	10m (33ft)	10m (33ft)	10m (33ft)
	Maximum Height - 2 Story Boathouse and - 2 Story Accessory Buildings	6.71 m (22 ft.) measured from the lowest point of the perimeter of the building to the ridge of the roof	6.71 m (22 ft.) measured from the lowest point of the perimeter of the building to the ridge of the roof	6.71 m (22 ft.) measured from the lowest point of the perimeter of the building to the ridge of the roof	6.71 m (22 ft.) measured from the lowest point of the perimeter of the building to the ridge of the roof
x)	There are no minimum requirements for parks, playgrounds, sports fields and public works.				
xi)	For lakefront lots with side property lines less than 30 metres (98 ft.) in length, the minimum front and rear yard dimensions may be reduced to 3 metres (10 ft.).				
xii)	In the case of applications for discretionary use concerning two story boathouses & Accessory Buildings:				
	a) the Council shall consider, among other things, whether in its opinion the topography is such that the proposed two story boathouse and/or accessory buildings shall unduly block the view of the lake for neighbouring properties; and				
	b) the Council shall not, in any case, approve a two story boathouse or accessory building of a height exceeding 6.71 meters (22ft.) measured from ground level at the lowest point of the building perimeter to the highest ridge of the roof				
xiii)	If area of unprotected openings (Doors and Windows) in walls facing property line exceeds 7% of wall area this distance must be increased to comply with spatial separation requirements of National Building Code.				
xv)	In the case of Multi Family Dwelling with no residential property on either side the side yard may be permitted at 1.4 meters				

5. C – Local Commercial District

A. Intent

The purpose of this district is to serve the recreational, personal service and commercial needs of the residents without adversely affecting the primary resort character of the municipality.

B. Permitted Uses

The following are permitted uses in the C District:

- i) Offices
- ii) Bakeries with retail sales
- iii) Banks and financial institutions
- iv) Restaurants
- v) Retail stores
- vi) Hotels, motels, rental cabins
- vii) Personal service establishments
- viii) Service or repair shops
- ix) Theatres, halls, social clubs
- x) Service stations (subject to the special regulations contained in Section 9)
- xi) Public works
- xii) Gas bars
- xiii) Campgrounds
- xiv) Golf Courses

C. Discretionary Uses

Subject to the policies contained in the Basic Planning Statement, and Part IV of this Bylaw, the following uses may be permitted in the C District, at the discretion of Council, but only in the locations and under the conditions specified by resolution of the Council:

- i) Sales, service or rental of automobiles or recreational vehicles
- ii) Commercial recreational establishments
- iii) Day care centres (subject to Department of Social Services Regulations)

D. Regulations

- | | | |
|-------|---|--|
| i) | Minimum lot area | 325 sq.m. (3498 sq.ft.) |
| ii) | Lot frontage, minimum for rectangular lots | 12 m. (40 ft.) |
| iii) | Lot frontage, minimum for non-rectangular lots | 11 m. (36 ft.) with a mean width of 12m. |
| iv) | Minimum building area | None |
| v) | Minimum front yard (principal buildings) | 6 m. (20 ft.) or as outlined in Part IV for gas bars and service stations |
| vi) | Minimum rear yard | 6 m. (20 ft.) |
| vii) | Minimum side yard | None except for a minimum 3m. (10 ft.) yard where a proposed commercial use directly adjoins a residential lot |
| viii) | There are no minimum requirements for public works. | |
| ix) | In addition to the above regulations, in approving a discretionary use the Council may prescribe specific development standards based on the general development standards contained in Part IV | |

6. REC – Recreation District

A. Intent

The purpose of this district is to provide for recreational development and related uses.

B. Permitted Uses

The following are permitted uses in the REC District:

- i) Parks
- ii) Beaches
- iii) Picnic sites
- iv) Public works (excluding offices and warehouses)
- v) Hiking trails

C. Permitted Uses

The following are permitted uses in addition to those in any district affected by this regulatory district:

- i) Public parks
- ii) Picnic sites
- iii) Playgrounds
- iv) Golf courses

D. General Regulations

Notwithstanding Part IV, no excavations shall occur and no structures shall be constructed, placed or erected on lands designated as Slump Hazard without the submission of such further geotechnical information as the Council may require and the subsequent issuance of a development permit. In assessing such information once requested and submitted, the Council shall have regard to Part IV, Section 14 of this Bylaw.

E. Special Development Standards

The following table shows development standards, which may be applied at Council's discretion, to any necessary development permit in a Slump Hazard District. The Council shall only prescribe a more specific development standard as part of a development permit where that standard is either based on and consistent with the development standards listed or is recommended in a report supplied to the Council by a qualified professional.

Table A

<u>Use</u>	<u>Special Development Standard</u>
- All uses in this district	- Excavation size and depth, site drainage; foundation type and subgrade preparation for any structure; type, size and installation of sewer and water services; landscaping, grading and re-vegetation of lots.

8. Flood Hazard District – “F” Overlay

A. Intent

To provide for orderly development and to reduce potential for flood damage in areas subject to flood hazards. In implementing the provisions of this subzone, the Council may consult the Saskatchewan Water Corporation for assistance.

B. Application

In any district designated as flood hazard on the Zoning District Map, all permitted or approved discretionary uses in that district and the following permitted uses shall also be subject to the regulations and standards of this section.

C. Permitted Uses

The following are permitted uses in addition to those in any district affected by this regulatory district:

- i) Public parks
- ii) Picnic sites
- iii) Playgrounds

D. General Regulations

- i) No basement shall be permitted in flood zone areas.
- ii) Notwithstanding Part IV, no excavations shall occur and no structures shall be constructed, placed or erected on lands designated as Flood Hazard without the submission of such further hydrological information as the Council may require and the subsequent issuance of a development permit. In assessing such information once requested and submitted, the Council shall have regard to Part IV, Section 13 of this Bylaw.

E. Special Development Standards

The following development standards may be applied at Council's discretion to any necessary development permit in a Flood Hazard District. The Council shall only prescribe a more specific development standard as part of a development permit where that standard is either based on and consistent with the following development standards or is recommended in a report supplied to the Council by a qualified professional.

i) At its discretion, the Council may consider the alternate method of floodproofing described in subsection (ii) following, where the regulatory features of subsection D (above) would produce either a negative visual impact or the resultant drainage would adversely affect neighbouring land due to the floodproofing of all or part of a lot through the use of fill.

ii) Alternate Floodproofing Method

- all heating plants, air conditioning and plumbing fixtures or electrical service shall be located 0.5 m. (1.64 ft.) above the 479.81m.(1574.2 ft.) design flood level.

- foundations and walls of any building or structure shall be flood proofed to an elevation of 0.5 m. (1.64 ft.) above the 479.81m.(1574.2 ft.) design flood level and all plans for such shall be certified by a qualified professional.

Mayor

(Seal)

Administrator