R.M. of Good Lake No.274 Zoning Bylaw No. 2 – 1984 as amended

Consolidated version
as of November 2011

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Part 1 INTRODUCTION

Under the authority granted by The Planning and Development Act, the Reeve and Council of The Rural Municipality of Good Lake No. 274 in the Province of Saskatchewan, in open meeting, hereby enact as follows:

TITLE

The Bylaw shall be known and may be cited as the "Zoning Bylaw" of The Rural Municipality of Good Lake No. 274.

PURPOSE

The purpose of this Bylaw is to regulate development in The Rural Municipality of Good Lake No. 274 so as to provide for the amenity of the area and for the health, safety and general welfare of the inhabitants of the Municipality. The intent of this Bylaw is to enable Council to manage land use, the provision of services and the natural environment within the Municipality.

SCOPE

Development shall hereafter be permitted within the limits of The Rural Municipality of Good Lake No. 274 only when in conformity with the provisions of this Bylaw.

VALIDITY

If any section, clause, or provision of this Bylaw, including anything shown on the Zoning Map, is for any reason declared by a court of competent jurisdiction to be invalid, the same shall not affect the validity of the Bylaw as a whole or any part thereof, other than the section, clause, or provision, including anything shown on the Zoning Map, so declared to be invalid.

Part 2 INTERPRETATION / DEFINITIONS

Accessory Building or Use - A use, separate building or separate structure normally incidental and subordinate to, and located on the same site as the principal use, building or structure, and shall include private garages and sheds but shall not include a building or structure used for human habitation incidental and subordinate to the principal use.

Agricultural Holding – The total of all sites owned by an agricultural operator and designated Agricultural within the Municipality and does not include a hobby farm or country residence.

Agricultural Operator – A farmer or a person who derives a principal source of income from the agricultural production of his/her agricultural holding.

Act - The Planning and Development Act, 2007.

Administrator - The Administrator of The Rural Municipality of Good Lake No. 274.

Ancillary Use – A use that is secondary and subordinate in size, extent and purpose to the principal use on the same site but is not necessary for the operation of the principal use on that site.

Animal Unit (A.U.) - shall mean the kind and number of animals calculated in accordance with the following table:

Kind of Animal		**Number of Animals = 1 Animal Unit**
Poultry	Hens, cockerels, capons	100
	Chicks, broiler chickens	200
	Turkeys, geese, ducks	50
	Exotic birds	25
Hogs	Boars and sows	3
	Gilts	4
	Feeder pigs	6
	Weanling pigs	20
Sheep	Rams or ewes	7
	Lambs	14
Goats, etc.	all (including llamas, alpacas, etc.)	7
Cattle	Cows and bulls	1
	Feeder cattle	1
	Replacement heifers	2
	Calves	4
Horses	Colts and ponies	2
	other horses	1
Other	domesticated native ungulates	
	- Bison	1
	- elk, reindeer	4
	- deer	7

Building - A structure constructed or placed on, in or over land, but does not include a public highway.

Building Height – The vertical distance measured from the grade level in front of the building to:

a) the highest point of a flat roof exclusive of a chimney;
b) the highest point of pitched roof exclusive of a chimney; or
c) the deck line of a mansard roof exclusive of a chimney.

Council - The Council of The Rural Municipality of Good Lake No. 274 .

Development - 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 use of any building or land.

Development Permit - A document authorizing a development, issued pursuant to this Bylaw.

Discretionary Use or Development - A use or development specified in this Bylaw, which may be allowed following application to and approval of the Council; and which complies with the development standards, as required by Council, contained in this Bylaw.

Dwelling, Duplex - a building consisting of two separate dwelling units as herein defined, and occupied or intended to be occupied as a residence, and constructed one above the other

Dwelling, Semi Detached - a building containing two separate dwelling units as herein defined, and occupied or intended to be occupied as a residence, and constructed with a common wall.

Dwelling, Single Detached - A detached building consisting of one dwelling unit as herein defined, and occupied or intended to be occupied as a residence, but shall not include a mobile or modular home as herein defined.

Dwelling Group – a group of principal buildings used as dwellings, located on a single parcel, developed as a project, that may include condominium or bare land condominium forms of tenure.

Dwelling Unit - One or more rooms constituting a self-contained unit that may be used as a residence, each unit having provision for sleeping, cooking and access to toilet facilities.

Garage, Private - A building or part of a building used or intended to be used for the storage of motor vehicles for the dwelling unit to which the garage is accessory.

Home-Based Business - An occupation, trade, profession or craft conducted entirely within a dwelling unit and carried on by the inhabitants thereof, which use is clearly incidental and secondary to the residential use of the dwelling and does not change the exterior character of the dwelling unit.

Hotel – shall mean a building or structure or part of a building or structure used or advertised as a place where sleeping accommodation, with or without meals, is provided for transient lodgers, but does not include a motel, lodging house, or tourist home.

Intensive Livestock Operation (I.L.O.) – shall mean the operation of facilities for the permanent or temporary rearing, confinement or feeding of poultry, hogs, sheep, goats, cattle,

horses, or domesticated game animals in such numbers that the facility and portion of a site used for the operation:
a) will contain 100 or more animal units, and
b) provides less than 370 square metres (4000 sq. ft.) of space for each animal unit contained therein.
Lot or Parcel or Site – shall mean an existing area of land with fixed boundaries which is on record in the ISC Land Registry as a surface parcel, and may include adjacent surface parcels that are legally tied together in the ISC Land Registry.

Lot Line, Front - The line that divides the lot from the street. In the case of a corner lot, the front lot line shall mean the line separating the narrowest street frontage of the lot from the street.

Lot Line, Rear - The line at the rear of the lot and opposite the front lot line.

Lot Line, Side - A lot line other than a front or rear lot line.

Minister - The member of the Executive Council to whom, for the time being, the administration of the Act is assigned.

Mobile Home - A trailer coach or modular home that contains a complete dwelling unit and is certified by the manufacturer that it complies with the Canadian Standards Association Code CSA-Z240 standard or revisions thereto.

Modular Home - a complete dwelling or structure designed and constructed in 2 or more sections to be transported and located on a site separate from the site of their construction, and is certified by the manufacturer that it complies with the Canadian Standards Association Code CSA-A277 standard or revisions thereto.

Motel – shall mean a series of dwelling units intended for the use of transient lodgers.

Non-Conforming Building - A building:
(a) that is lawfully constructed or lawfully under construction, or in respect to which all required permits have been issued, on the date that this Bylaw or any amendment to the Bylaw affecting the building or land on which the building is situated or will be situated, becomes effective, and
(b) that on the date this Bylaw or any amendment hereto becomes effective does not or when constructed will not comply with this Bylaw.

Non-Conforming Use - A lawfully specific use:
(a) being made of land or a building or intended to be made of a building lawfully under construction, or in respect to which all required permits have been issued, on the date this Bylaw or any amendment hereto becomes effective, and
(b) that on the date this Bylaw or any amendment hereto becomes effective does not, or in the case of a building under construction or in respect of which all required permits have been issued, will not comply with this Bylaw.

Organized Hamlet – means any provincially designated Organized Hamlet within The Rural Municipality of Good Lake No. 274 and the respective elected Hamlet Board; including the Organized Hamlet of Burgis Beach and the Organized Hamlet of Good Spirit Acres.

Permitted Use or Development - Uses or developments allowed in a zoning district, subject to the regulations contained in this Bylaw.

Principal Building - The building which is used for the principal use of the lot on which the building is situated.

Principal Use – The main activity conducted on a site.

Public Work
(a) systems for the production or distribution of electricity;
(b) systems for the distribution of natural gas or oil;
(c) facilities for the storage, transmission, treatment, distribution or supply of water;
(d) facilities for the collection, treatment, movement or disposal of sanitary sewage; or
(e) telephone or light distribution lines;
that are owned or operated by the Crown or a municipality.

Reeve - The Reeve of The Rural Municipality of Good Lake No. 274 .

Rural Municipality - The Rural Municipality of Good Lake No. 274

Seasonal campground - a campground or trailer court for the provision of space for trailer coaches and tents as short term living accommodation for daily, weekly or annual rental fees.

Sign - Any device, letters, figures, symbols, emblems, or picture which is affixed to, or represented directly or indirectly upon a building or structure, which identifies or advertises any object, product, place, activity, person, organization or business in such a way as to be visible to the public on any street or thoroughfare.

Street - A public thoroughfare which affords the primary means of access to the abutting property.

Structural Alteration - The alteration of the size or the construction or reconstruction of supporting elements of a building.

Trailer Coach - Any vehicle used or constructed in such a way as to enable it to be used as a conveyance upon public streets or highways and includes a self-propelled or non-self-propelled vehicle designed, constructed or reconstructed in such a manner as to permit the occupancy thereof as a dwelling or sleeping place for one or more persons notwithstanding that its running gear is removed or that it is jacked up.

Yard - Any part of a lot unoccupied or unobstructed by any building.

Yard, Front - A yard extending across the full width of a lot between the front lot line and the nearest main wall of the principal building or structure on the lot.

Yard, Rear - A yard extending across the full width of the lot between the rear lot line and the nearest main wall of the principal building.

Yard, Required - The minimum yard or yards required by this Bylaw in a part of a lot within which, unless specifically allowed, no building or part of a building shall be located.

Yard, Side - A yard extending from the front yard to the rear yard between the side lot line and the nearest main wall of a building.

Part 3 ADMINISTRATION

3.1 DEVELOPMENT OFFICER

The Administrator of The Rural Municipality of Good Lake No. 274 or such other official of The Rural Municipality of Good Lake No. 274 designated from time to time by resolution of Council shall be the Development Officer responsible for the administration of this Bylaw.

3.2 DEVELOPMENT PERMIT

(1) Except as provided in Section 3.2(3), no person shall undertake a development or commence a use unless he obtains a Development Permit for that development or use. A Development Permit is not valid unless it conforms with this Bylaw and the Act.

(2) An application for a Development Permit shall be made in Form A attached to and forming part of this bylaw as adopted, or as amended by resolution of council. The application shall have attached a layout or site plan.

(3) A Development Permit is not required for the following uses, provided all other provisions and regulations of this Bylaw are complied with.
- (a) the maintenance of a public work;
- (b) the construction of a public work by The Rural Municipality of Good Lake No. 274 or an Organized Hamlet;
- (c) the installation of public works on any street or other public right-of-way;
- (d) the construction of fences less than 1.22 metres (4 feet) in height;
- (e) maintenance and repairs that do not include structural alterations;
- (f) farm buildings and structures accessory to agricultural operations such as barns and graneries.
- (g) principal agricultural uses, exclusive of any Intensive Livestock Operation (ILO) or intensive agricultural use
- (h) “Signs not requiring a permit” as listed in Section 4.11 .

(4) If the development authorized by a Development Permit is not commenced within twelve (12) months from the date of its issue, and completed within twenty-four (24) months of its issue, the permit is deemed to be void, unless an extension to this period shall first have been granted.

(5) Development applications within the boundaries of an Organized Hamlet shall be referred to the current Organized Hamlet board for their review and input prior to a decision being rendered.

(6) Decision:

(a) Every decision of Council or the Development Officer on an application for a development permit shall be in writing, and a copy shall be sent to the applicant.

(b) Upon completion of the review of an application for a permitted use or development, the Development Officer shall:

(i) where the application conforms to all provisions and regulations of this Bylaw, issue a development permit, or;

(ii) where the application complies with this bylaw and is subject to special regulations, performance standards or development standards specified in this Bylaw, issue a development permit incorporating the special regulations, performance standards or development standards, or;

(iii) where the application does not comply with a provision or regulation of this Bylaw, issue a refusal stating the reason for the refusal.

(c) Where an application is made for a discretionary use or development, the Development Officer shall submit the application to the Council for review. Upon completion of its review, Council shall pass a resolution directing the Development Officer to:

(i) issue a development permit incorporating any development standards set forth by Council in accordance with the provisions of this Bylaw; or

(ii) issue a notice of refusal to the applicant, stating the reasons for the refusal.

(d) The development officer may submit any application to Council for a decision on the interpretation of the bylaw, or upon special conditions provided for in the bylaw, and shall inform the applicant of this action.

3.3 DEVELOPMENT APPEALS

(1) *Development Appeals Board*
A Development Appeals Board of The Rural Municipality of Good Lake No. 274 is appointed in accordance with Sections 213 through 216 of the Act.

(2) Where an application for a permitted use or development has been refused, the applicant shall be advised of the right of appeal to the Development Appeals Board of The Rural Municipality of Good Lake No. 274.

(3) Where an application for a discretionary use or development has been approved with prescribed development standards, the applicant shall be advised of his right to appeal any development standards considered excessive to the Development Appeals Board.

(4) An application for a Development Permit shall be deemed to be refused when a decision therein is not made within forty (40) days after the receipt of the application in its complete and final form by the Development Officer, and an appeal may be made as provided in Section 3.3(2) as though the application had been refused.

3.4 FEES AND ADVERTISING

3.4.1 Amendment of the Zoning Bylaw

Where a person makes a request to Council that requires an amendment of the zoning bylaw, that person shall pay to the municipality a fee equal to the costs associated with the public advertisement of the proposed amendment.

3.4.2 Public Notice of a discretionary use application.

(1) As per the Act, at least seven days before a discretionary use application is to be considered by council, public notice of the discretionary use shall be provided to the assessed owners of property within 75 meters of the boundary of the applicant's land where the discretionary use is being applied for.

(2) The notice shall describe the use applied for, describe the location of the use, and specify the date, time, and location of the council meeting at which the application will be considered.

3.4.3 Application fees

An applicant for a development permit shall pay an application fee in accordance with the following:

(a) Development Permit Application Fee - $25.00
(b) Development Permit Application Fee for a discretionary use - $50.00
(c) Development Appeal Fee - $50.00

3.5 OFFENCES AND PENALTIES

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

Part 4 GENERAL REGULATIONS

4.1 LICENSES, PERMITS AND COMPLIANCE WITH OTHER BYLAWS AND LEGISLATION

Nothing in this Bylaw shall exempt any person from complying with the requirement of any other municipal or provincial regulations or legislation or from obtaining any license, permission, permit, authorization or approval required by such requirements or regulations.

4.2 CONSTRUCTION OF ACCESS ROAD

No development permit shall be issued unless the site in question is directly adjacent to an existing constructed all-weather road located on a public road allowance, unless the applicant agrees to pay for the cost of construction and maintenance of the access road as determined by the Rural Municipality.

4.3 ONE PRINCIPAL BUILDING OR USE PERMITTED ON A PARCEL

Not more than one principal building or use shall be permitted on any one parcel, except that: a principal agricultural or industrial use, public use, mobile court use, private institution or grouped residence may be conducted in more than one principal building or structure on the same parcel.

4.4 NON-CONFORMING BUILDINGS AND USES

Non-conforming buildings and uses shall be dealt with subject to the provisions of the Act.

4.5 REQUIRED YARDS

Where minimum required front, side or rear yards are required in any district, no building or part of a building shall be located in the required yard unless the required yard separation distance is provided for between the lot line and the adjacent wall of the building or part of a building located in the required yard.

4.6 PROJECTIONS IN YARDS

Where minimum required front or rear yards are required in any district, such minimum requirements shall not apply to prevent the construction or location of an open deck or open terrace (no roof or walls) having a maximum projection of 2 metres into the required front or rear yard. Where minimum required yards are required in any district, such requirements shall not apply to prevent the construction or location of a chimney of .5 metres or less into the required yard.

4.7 MINOR VARIANCES

(1) That the Council be authorized to provide for minor variances in the minimum required distance of a building from the lot line that do not exceed a 10% variation of the bylaw requirements as per the conditions and procedures outlined in the Act.

(2) Applications for a minor variance may be made in writing, giving specifics as to the request, and that application shall be brought to the next regular meeting of The Rural Municipality of Good Lake No. 274.

(3) A record shall be maintained by the municipality of all minor variance applications in accordance with the Act.

4.8 DEVELOPMENT PERMIT REQUIRED TO MOVE IN OR DEMOLISH BUILDINGS

No building shall be moved into or within the Rural Municipality or demolished without first obtaining a Development Permit from the Development Officer. An exception is accessory agricultural buildings in the Agricultural district.

4.9 RELOCATING BUILDINGS INTO THE R.M.

(1) All buildings that are to be re-located in or into The Rural Municipality of Good Lake No. 274 boundaries, whether from an original location within or outside of The Rural Municipality of Good Lake No. 274 boundaries, shall be of a size and nature consistent with the existing buildings situated in the immediate neighborhood the building(s) are to be re-located into.

(2) Buildings that are, in the opinion of the Development Officer, dilapidated, derelict, in a state of disrepair or unsuitable for the intended use shall not be re-located within The Rural Municipality of Good Lake No. 274 boundaries. Approval by the Development Officer shall not be unreasonably withheld.

(3) When making an application to move an existing building into or within the Rural Municipality, the applicant must provide at least 2 photographs of the outside of the building to be re- located.

(4) For mobile homes proof of compliance with C.S.A. standard Z240 or CSA standard - A277 for modular homes.

4.10 MOBILE HOMES

All mobile homes shall be equipped with a skirting, the hitch shall be removed and the wheels taken off / trailer blocked up within 30 days of the mobile home being placed on the site.

4.11 SIGNS AND BILLBOARDS

All signs and billboards shall be subject to the following requirements:

(1) no more than one permanent sign is permitted on any residential lot, and no more than two permanent signs are permitted on any commercial lot;

(2) additional temporary signs bearing notice of sale or lease, sale of produce, or other information relating to a temporary condition affecting the lot are permitted as long as that condition exists on the lot;

(3) no residential or home occupation sign shall have a facial area exceeding 1.5 square metres, and no commercial sign shall have a facial area in excess of 4.6 square metres;

(4) no sign shall be located in any manner that may obstruct or jeopardize the safety of the public.

Signs not requiring a permit include: government signs, directional signs, memorial signs, address designation signs, and temporary signs including elections signs, construction signs and real estate signs as long as that condition exists on the lot.

4.12 PARKING REQUIREMENTS

Provision of off-street parking spaces is required when a new development is applied for.

(1) Parking site standards: parking stall dimensions shall be a minimum of 3 metres (10 feet) wide, 5.5 metres (18 feet) long, and 15 square meters (161 square feet) in area.

(2) Number of spaces required:
Residential – 1 per dwelling unit
All other uses – 1 per 10 square meters of building floor space

4.13 LOADING FACILITIES REQUIREMENTS

(1) For any new commercial development or when such an existing use is changed or enlarged, a minimum of one off-street vehicular loading and unloading spaces shall be provided abutting the building containing the use, but not within its minimum front yard.
(2) Standards: The minimum size of an off-street loading space shall be 17 square metres minimum area, with a 3 metre minimum width.

4.14 HOME-BASED BUSINESS

All home-based businesses are subject to the following conditions:

(1) Only the residents of the dwelling and one assistant shall be employed in the business.
(2) The use shall be restricted to the dwelling or accessory building.
(3) There shall be no variation in the normal character of the dwelling, the accessory building and the land, including outside storage of materials or equipment.
(4) The character of the zoning district shall not be disturbed by dust, noise, smell or smoke generated by the use.
(5) The use shall only be permitted for the period of time that the property is occupied by the applicant for the use.
(6) All permits issued for home-based business shall be subject to the condition that the permit may be revoked at any time if, in the opinion of the Rural Municipality, the conditions under which the permit was originally issued are no longer met.

4.15 DEVELOPMENT ON HAZARD LANDS

Council may require the applicant of a proposed subdivision or development site to submit sufficient topographic and/or geotechnical information to determine if a proposed development will be within 50 m of any areas that may be unstable, within the flood plain of any river, lake or stream, or any other land that may be subject to flooding or poor drainage.

Actions to avoid, prevent, mitigate or remedy hazards may be incorporated as conditions of a subdivision approval or development permit. Council shall refuse a subdivision application or permit for any development where, in Council's opinion, the actions proposed are inadequate to address the adverse conditions or will result in excessive municipal costs.

4.16 SERVICING AGREEMENTS / OFF-SITE SERVICING LEVIES

Where a development involves the subdivision of land, The Rural Municipality of Good Lake No. 274 may require the applicant to enter into a servicing agreement pursuant to the Act, and will require off-site servicing levies as per policy set by resolution of Council.

4.17 WATER AND SEWAGE

All buildings in the SR Districts shall have a system for collection of all waste water that is permanently connected to an approved sewage holding tank.

4.18 HOLDING PROVISION

The holding provision under the Act allows the Council to designate the future use of land. The holding provision ensures that:

a) development is orderly, phased and timely;
b) subdivision, land use, environmental, development, servicing and other concerns are addressed by the developer to the Council's satisfaction before development proceeds;
c) that Council has opportunities to review the development as each phase proceeds.

The holding provision is represented by the symbol "H" in any zoning district.

To begin a phase of a development, the developer must apply to Council to have the holding provision removed from that phase and have the phase rezoned. Council will not remove a holding provision and allow development to proceed until:

a) Council is satisfied with the developer's proposed development phases and proposed order of development
b) The developer has addressed subdivision, land use, environmental, development, servicing and any other concerns that Council may have to Council's satisfaction.

4.19 CAMPGROUNDS AND TRAILER COURTS

Where permitted Campgrounds and Trailer Courts shall conform to the following regulations:

(1) The operator of a trailer court shall provide the development officer with a plan of the trailer court, identifying any buildings, uses of land and the location of all roadways and trailer coach sites with dimensions. The addition or rearrangement of sites, the construction or moving of buildings, the material change in use of portions of land, or the filling or clearing of land shall require a development permit, and the operator shall submit for approval an amended plan incorporating the development.
(2) A seasonal campground shall have within its boundaries a buffer area abutting the boundary of not less than 4.5 metres, which shall contain no buildings.
(3) The operator of a trailer court shall designate a site for each trailer coach and each dwelling or campsite permitted on the court.
(4) Each site shall have a minimum area of not less than 150 square metres, unless the site is restricted to tents only where the minimum area shall be 60 square metres, and shall have its corners clearly marked upon the ground.
(5) No portion of any site shall be located within a roadway or required buffer area.
(6) Each site shall have direct and convenient access to a developed roadway, which is not located in any required buffer area.
(7) Each trailer coach shall be located at least 4.5 metres from any other trailer coach, and each site shall have dimensions sufficient to allow such location of trailer coaches.
(8) The operator may designate an area for the harbouring of mobile homes on a year to year lease. The minimum dimensions of each site within the area shall provide a site of not less than 400 square metres for each mobile home.
(9) The space provided for roadways within a seasonal campground shall be at least 7.5 meters in width, or 15 metres in width where the roadway is located between mobile home sites. No portion of any site, other use or structure shall be located in any roadway within the seasonal campground.
(10) A seasonal campground may include an accessory Laundromat and confectionery designed to meet the needs of the occupants of the sites.
(11) The Public Health Act, and the Regulations passed there under, shall be complied with in respect to all operations and development of the trailer court.
(12) Washrooms connected to a sewage holding tank are to be established on-site.

4.20 DEVELOPMENT STANDARDS

Development standards / conditions may be specified on a permitted or discretionary development permit to help achieve conformity with the zoning bylaw and to ensure compatible development takes place within a district.

4.21 BUFFER STRIPS BETWEEN LOTS IN DEVELOPMENTS

For all new subdivisions, a 6 meter wide buffer strip is required between the rear site lines of otherwise abutting lots, the lots of which may be either existing or proposed.

4.22 NO CAMPER TRAILERS OR STORAGE ON VACANT RESORT LOTS

Trailer Coaches (camper trailers), whether occupied or unoccupied, or storage of any licensed or unlicensed vehicle, boat or trailer, or material or object on a vacant residential lot in the SR-1, SR-2 or SR-3 Districts is not allowed as a Principal Use.
This section can be considered as clarification that only the permitted and discretionary Principal Uses listed in each of these Districts are allowed.

A vacant residential lot is hereby defined as where no actual physical construction of the foundation and walls of a permitted or discretionary Principal use for which a valid Development Permit exists, is occurring.

5 ZONING DISTRICTS AND ZONING MAPS

5.1 ZONING DISTRICTS

For the purpose of this bylaw, the Municipality is divided into the following zoning districts, the boundaries of which are shown on the “Zoning District Map”.
Such districts may be referred to by the appropriate symbols.

Districts	Symbol
Agricultural District	**A**
Residential District	**R**
SR1 Summer Resort District	**SR1**
SR2 Summer Residential District	**SR2**
SR3 Summer Residential District	**SR3**
SR3 sub-districts:	
Residential	**BB-R**
Commercial	**BB-C**
Future Development	**BB-FD**
Environmental Reserve	**BB-ER**
Municipal Reserve	**BB-MR**
SR4 Mobile Home/Trailer District	**SR4**

5.2 THE ZONING DISTRICT MAP

The map, bearing the statement, "This is the Zoning District Map referred to in Bylaw No. 2 - 1984", adopted by the R.M of Good Lake No.274” signed by the Reeve and the Administrator under the seal of the R.M. of Good Lake No. 274, shall be known as the "Zoning District Map", and such map is hereby declared to be an integral part of this Bylaw.

5.3 BOUNDARIES OF ZONING DISTRICTS

This refers to the boundaries of such districts referred in 5.1 together with explanatory legend, notication and reference, as shown on the “Zoning District Map”. Unless otherwise shown, the boundaries of the Districts are site lines, centre lines of roads, lanes, road allowances or such lines extended and, the boundaries of the Municipality. In unsubdivided land, the boundaries of the Districts shall be determined by the use of the scale shown on the map.

5.4 DISTRICT SCHEDULES

The following are the schedules of uses and regulations pertaining to the various zoning districts under this Bylaw.

PART 5A A – AGRICULTURAL DISTRICT

1. Intent

It is the intention of Council to give a high priority to the protection and management of the agricultural resource base of the Municipality Council shall achieve this goal by establishing the following objectives:

(i) the designation of an A – Agricultural District within the municipality and the careful evaluation of all requests to rezone land to other Districts.
(ii) the encouragement of developments which support and maintain agricultural land use.
(iii) the efficient provision of services.
(iv) the strict regulation of accessory farm residences, country residences, mobile homes, and the subdivision of land.

2. **Permitted Uses**

Subject to all other provisions of this Bylaw, on any site, in any district defined, designated or described in this Bylaw as an A – Agricultural District only the following uses shall be permitted.

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(1) **Agricultural**

Field crops, animal and poultry raising, ranching, grazing dairy farming, tree and garden nurseries, beekeeping, greenhousing, market gardening, hatcheries, mushroom farms, P.M.U. operations, feedlots and similar uses (excluding Intensive Livestock Operations) customarily carried on in the field of general agriculture, including the sale on the agricultural holding of any produce grown or raised on the agricultural holding.

- Any single farmhouse or residential dwelling that is proposed to be located on a parcel of land that meets the parcel density requirements outlined in Section 5.1 of Section 5A of this bylaw.
- Accessory uses and buildings to agricultural or residential principal uses:
  (a) Farm buildings and structure for a permitted principal agricultural use on the site.
  (b) Private garages, sheds and buildings accessory to any single detached dwelling on the site.

(2) **Recreational**

Sports fields, parks, and other similar public uses.

(3) **Agricultural Related Commcercial**

- Implement and machinery sales and service
- Small scale seed processing and sales.
- Storage and mixing of agricultural chemicals and fertilizers.

(4) Other

- Places of worship, cemeteries, private institutions, and public halls and buildings, and grain elevators existing at the date of approval of this Bylaw.

3. **Uses Permitted at Council's Discretion**

The following principal and their respective accessory uses may be permitted but only by resolution of Council and only in locations specified in such resolution of Council;

(i) Gravel pits
(ii) Abattoirs
(iii) Auction marts
(iv) Historic and archaeological sites
(v) Private airstrips
(vi) Temporary construction camps
(vii) Intensive Livestock Operations
(viii) Solid and liquid waste disposal sites
(ix) Additional residential dwellings on the same parcel of land
(x) Auto Body Shops
(xi) Salvage Yards
(xii) Anhydrous Ammonia Facilities
(xiii) Drive-In Theatres
(xiv) Grain Elevators
(xv) Machinery and Equipment repair and sales
(xvi) Radio, Television and microwave towers
(xvii) Campgrounds

4. **Accessory Uses**

(1) Subject to the requirements of this Bylaw, a residential building may be considered as an accessory use to an agricultural use permitted in Part 5A2(1) above, including an Intensive Livestock Operation but shall not be considered as accessory to other uses unless otherwise specifically stated in this Bylaw.

5. Regulations for the Agricultural District

5.1 Parcel Requirements for Principal Uses:

(1) Density

A quarter section located within this district may contain:

(a) a maximum of 5 separate parcels of land for any of agricultural, residential or commercial principal uses.
(b) one additional separate parcel of land for agricultural, residential or commercial principal use where the parcel to be added is physically separated from the remainder of the section by a registered road plan or by a railway on registered right of way, and the parcel has direct access to a developed road.
(c) Parcels for uses as outlined in Part 5A A – Agricultural District 2. Permitted Uses (4) Other.

(2) The minimum parcel frontage shall be 30 metres, except for parcels of land for uses as outlined in Part 5A A – Agricultural District 2. Permitted Uses (4) Other which are exempt.
(3) No agricultural parcel of land shall be less than 2 hectares (5 acres)
(4) No residential parcel of land shall be less than .8 hectares (2 acres)

(5) No minimum parcel size for all other uses.

5.2 Access:

(1) Development of a farmstead, residence, commercial use, institutional use, or other development requiring public access is prohibited unless the parcel of land abuts a developed road.

(2) For the purposes of this section "developed road" shall mean an existing paved or graded all-weather road on a registered right of way, or a road for which arrangements have been made with council to provide for the construction of the road on a registered right of way to a standard approved by council.

(3) A parcel of land to be created by subdivision shall not be permitted unless, where required for the proposed use, the proposed parcels and the remainder of the parcel being subdivided abuts, or has frontage on a registered developed road, including any road to be developed under a signed servicing agreement.

5.3 Building Setback Requirements:

(1) The minimum setback of buildings, including dwellings, from the centreline of a developed road, municipal road allowance, or provincial highway shall be 45.6 metres (150 ft).
(Note: A greater distance may be required by Saskatchewan Highways and Transportation.)

(2) No dwelling shall be located with less than a minimum separation distance to an operation of other than the residence of the operation as follows:
   (a) the separation distance to an intensive livestock operation as regulated in Part 5A Section 5.4.1.
   (b) 500 metres from a public or licensed private solid or liquid waste disposal facility.
   (c) 305 metres (1000 ft) from a honey processing facility.
   (d) council may accept a lesser minimum separation distance to the above operations than required by clauses (a), (b), and (c), as a special standard in the issuing of a development permit, where the applicant submits a written agreement to Council between the land owner of the dwelling and the owner of the operation relating to such lesser distance. Council will maintain a register of all such agreements.
   (e) 305 metres (1000 ft) to a non-refrigerated anhydrous ammonia facility licensed by Province of Saskatchewan.
   (f) 600 metres (1970 feet) to a refrigerated anhydrous ammonia facility licensed by the Province of Saskatchewan.

(3) No dwelling or other building shall be located within the approach surface for any functional airport or airstrip.

5.4 Intensive Livestock Operations (ILO's)

5.4.1 Intensive Livestock Operation (ILO) Objectives and Policies:

- It is not Council's objective to regulate the average rancher, but to control development where the confinement and space per animal unit becomes less than that outlined in the definition of an ILO.
- In general, Council will support the development of intensive livestock operations unless specific locational conflicts would be created.
- Any expansion of an ILO to provide for a greater number of animal units, or any change in an operation that alters the species of animal, shall require a new discretionary approval of Council.
- Council will advertise any proposal that will result in an intensive livestock operation and may hold a public hearing on the proposal.
- In order to minimize conflict between intensive livestock operations and surrounding development, Council will consider applications for development of an ILO and apply the following criteria:
    a) No new ILO will be considered if the operation will be less than 800 metres from a dwelling not located on the site, or associated with the proposed ILO.
    b) The applicant has demonstrated to the satisfaction of Council that the water supply is sufficient for the development and the supply for neighbouring developments will not be adversely affected by the proposed operation.
    c) The minimum separation distances in the following table will be applied to determine acceptable locations:

Development	**Animal Units**				
	10 - 49	**50 -299**	**300 -499**	**500 - 2000**	**> 2000**
Residence, tourist accommodation or campground	800m	800m	1200m	1600m	1600m
Residential subdivision or hamlet	1200m	1200m	1600m	2400m	2400m
Village or Town	1600m	1600m	2400m	3200m	3200m

    d) A greater separation may be needed from any liquid manure storage lagoon involved in the operation, to residential and other developments. The criterion of a separation distance to the lagoon from a residence of 1.5 times the distance in the above table in Part 5A 5. Section 4 i) c) will be considered adequate.
    e) At their discretion, Council may consider lesser separation distances than given in the table in Part 5A 5. Section 4 i) c) where the proponent of the ILO obtains a written consent in the form of an agreement from the owners of the affected developments, or in the case of a hamlet, village or town, the respective hamlet, village or town council.
    f) Council may hold a public hearing, and Council may approve or refuse a proposal based on any problems identified.

g) Council may impose standards to reduce the potential for conflict with neighbouring uses which specify the location of holding areas, building or manure storage facilities on the site.
h) Council may impose standards to reduce the risk of manure ending up in watershed channels draining into Good Spirit Lake depending on the location of the proposed ILO facilities.

5.4.2 <u>Intensive Livestock Operation (ILO) Specific Development Standards:</u>

a) Council is governed by the location criteria contained in Part 5A 5. Section 4 i) in the issuing of a discretionary approval for an ILO.
b) Development of any temporary facility, or of part of a site, shall also require a development permit as a discretionary use if it meets the definition of an ILO.
c) Approval of an Intensive Livestock Operation shall be for a specific maximum number of animal units specified by council as a condition of the development permit. A new discretionary approval shall be required for the expansion of an ILO for which a greater separation distance is identified according to the table in Part 5A 5. Section 4 i) c) or to substantially alter the species of animals in the operation.
d) Disposal of Manure from an ILO
   1) The use of agricultural land for the disposal and recycling of manure produced by an intensive livestock operation is permitted provided that:
      - liquid manure is spread by direct injection into the soil
      - solid manure is incorporated into the soil within 24 hours
      - solid or liquid manure is not spread on snow covered or frozen ground.

   2) Upon application to Council, other procedures for disposal of manure may be approved where the applicant establishes to the satisfaction of Council that the disposal procedure will achieve similar results as those procedures listed in section 1) above. Council may specify a limited time during which the approval will be valid.
   3) Council may exempt in whole or in part an applicant from requirements of this section respecting the disposal of manure from an ILO where:
      - the manure to be spread comes from an ILO of less than 300 animal units,
      - the manure will be spread on land owned by the operator of the ILO, and
      - adverse weather conditions prevent the incorporation of manure in which case incorporation of the spread manure may be delayed until weather conditions permit.

   4) Council may issue a conditional approval of an ILO subject to:
      i) Coverage of liquid manure storage facilities by straw or other acceptable means on a continuous basis.
      ii) Disposal of manure produced by an ILO based on the provisions of Part 5A 5. Section 4 ii) d) respecting the Disposal of Manure from an ILO."

PART 5B R-RESIDENTIAL DISTRICT

1. Intent

It is the intention of Council to accommodate concentrated urban development within the Municipality so as to protect the agricultural land resource and to provide a residential and service community to the surrounding area. Council shall achieve this goal by establishing the following objectives:

(i) The designation of R-Residential District (s) within the Municipality with the careful evaluation of all proposals for expansion.
(ii) The encouragement of urban residential, commercial, institutional and recreational development within the Residential District (s).
(iii) The provision of appropriate central services.

2. Permitted Uses

Subject to all other provisions of this Bylaw, on any site in any district defined designated, or described in this Bylaw as R-Residential District, only the following uses shall be permitted:

(1) Residential

(i) Single-detached dwellings, including mobile homes.
(ii) Semi-detached dwellings.
(iii) Duplexes, Apartments.
(iv) Accessory uses

(2) Commercial

(i) Retail stores.
(ii) Restaurants, confectioneries, and other places for the sale and consumption of food and related items.
(iii) Establishments for the servicing, storage, and sale of motor vehicles, farm machinery and equipment
(iv) Hotels, motels.
(v) Grain elevators.

(3) Institutional

(i) Schools, educational institutions.
(ii) Places of worship, religious institutions
(iii) Public halls.
(iv) Government buildings.

(1) Recreational

Sports fields, rinks, parks, golf courses, and other similar uses.

3. Regulations

(1) Site Area	**Minimum**
- Service Stations	1,000m2 (10,764 sq. ft.)
- Hotels, Motels	1,000 m2 (10,764 sq. ft.)
- Other Commercial Uses	225 m2 (2,422 sq. ft.)
- Single detached dwellings	
- with lane	360 m2 (3,875 sq. ft.)
- without lane	450 m2 (4,844 sq. ft.)
- Semi-detached dwellings and duplexes	
- per dwelling unit with lane	255 m2 (2,745 sq. ft)
- per dwelling unit without lane	315 m2 (3,391 sq. ft.)
- All Other Uses	450 m2 (4,844 sq. ft.)

(2) Site Frontage	**Minimum**
- Commercial Uses	- 7.5 metres (25 feet) except that hotels, motels and service stations shall have a minimum frontage of 30.4 metres (100 feet)
- Single detached Dwelling	
- with lane	- 12 m (40 ft.)
- without lane	- 15m (50 ft.)
- Semi – detached Dwellings and duplexes	
- per dwelling unit with lane	- 8.5 m (28 ft.)
- per dwelling unit without lane	- 10.5 m (35 ft.)
- All Other Uses	- 15m (50 ft.)

(3) Yard, Front	**Minimum**
- Commercial Uses	- No requirement except that service stations, Hotels, motels shall have a minimum front yard of 7.5 meters (25 feet)
- All Other Uses	- 7.5 metres (25 feet)

(4) Yard, Side	**Minimum**
- Institutional uses and apartments	- A width on each side of the main building of not less than one-half the height of the building but not less than 3 metres (10 feet)
- All Other Uses	- 1.5 metres (5 ft on each side)

(5) Yard, Rear	**Minimum**
- Commercial Uses	- 6 metres (20 feet)
- All Other Uses	- 7.5 metres (25 feet) or 25% of the depth of the site, whichever is the greater.

(6) Floor Area	**Minimum**
- 55 m2 (592 sq. ft)	- Per dwelling Unit

(7) Apartment units shall be permitted within a commercial building at the rear or above the commercial use.

(8) Accessory Uses: Minimum front yard 3 meters; minimum rear yard 0.6 meters; minimum side yard 0.6 meters.

Part 5C1 SR1 – SUMMER RESORT DISTRICT

1. OBJECTIVES AND POLICY

It is the intention of Council to establish and preserve resort development within the Municipality, particularly adjacent to lakes. In managing resort development, Council's objectives and policies shall be:

i) to protect the natural environment, including the promotion of holding tanks for liquid wastes, promotion of maintaining water quality, and prohibiting the unnecessary removal of trees and vegetation.
ii) to protect the agricultural resources of the Municipality.
iii) to ensure that appropriate municipal, commercial and recreational services are provided for permanent and summer lot users.
iv) to encourage the consolidation of small, unviable lots.
v) To ensure development occurs with consideration to environmental hazards such as flooding, ice action, erosion, etc.

Council shall achieve these objectives and policies by designating certain areas Summer Resort District and carefully evaluating all rezoning requests in terms of the effects on environmental quality and sensitivity, minimizing land use and access conflicts, the effects on the viability of existing developments, water safety conflicts, financial effects on the municipality respecting the provision of services, and any other relevant and significant criteria. Council may provide for remedies to these and other concerns as a condition to giving consent for a subdivision or development permit.

Council shall not permit the development of any new leasehold summer resort development, and existing leasehold summer resort development shall be considered non-conforming.

2. PERMITTED USES

A. Principal Uses

The following principal uses are permitted in this district:

- Single detached dwellings constructed on site and used on a permanent or seasonal basis
- Public and private recreational uses, excluding those listed in 5C1 3 A) ii below
- Historical and archaeological uses; and
- Public utility structures and uses.

B. Accessory Uses

The following accessory uses are permitted in this district:

- Other buildings, structures or uses secondary to the permitted principal use and located on the same site.
- Fences not exceeding a height of four (4) feet.

3. DISCRETIONARY USES

A. Principal Uses

The following principal uses are permitted in this district at the discretion of Council:

i) Residential uses:

- Re-located buildings
- Mobile homes

ii) Recreational uses (public or private):

- Boat launches
- Campgrounds
- Community halls
- Drive-in theatres
- Go-cart tracks
- Golf courses
- Gun and archery ranges
- Marinas
- Parks and sports fields
- Picnic areas; and
- Riding stables
- Waterslides

iii) Commercial

- Restaurants and other eating establishments
- Convenience stores including gas bars;
- Hotels and motels
- Commercial and administrative offices
- Workshops
- Laundromats

iv) Shoreline development

- New development must dedicate municipal reserve along shoreline in order to ensure public access and safety. Shoreline development will occur in compliance with the Dedicated Land Regulations.

B. Accessory Uses

The following accessory uses are permitted in this district at the discretion of Council:

- Other buildings, structures or uses secondary to the discretionary principal use and located on the same site, or a directly adjacent site under the same ownership.
- Bed-and-Breakfast ancillary to a residential use
- Home-based businesses ancillary to a residential use
- Fences exceeding a height of four (4) feet, and
- Dwellings ancillary to a recreational or commercial use.

4. SITE STANDARDS

i) Residential Site Standards

- *Minimum site area for existing lots:* 0.030 hectare (3,300 sq. ft.)
- *Minimum site area for new lots:* 0.067 hectare (4,844 sq. ft.)
- *Minimum site frontage:*
  - Existing rectangular sites: 12.15 metres (25 feet)
    New rectangular sites: 15.0 metres (50 feet)
  - Non-rectangular sites: 11 metres (36 feet)
- *Maximum floor area:*
  - Accessory uses: 100 square metres (1,076. square feet)
- *Minimum floor area:*
  - Principal uses: 67 square meters (720 sq ft)

- *Minimum front yard:*
  - Principal uses: 3.0 metres (10 feet)
  - Accessory uses: 3.0 metres (10 feet)
- *Minimum rear yard:*
  - Principal uses: 3.0 metres (10 feet)
  - Accessory uses: 0.6 metres (2.0 feet)
- *Minimum side yard:*
  - Principal uses: 2.0 metres (6.5 feet)
  - Accessory uses: 0.6 metres (2.0 feet) including overhang
- *Maximum building height:*
  - Principal uses: 10.5 metres (35 feet)
  - Accessory uses: 5.3 metres (17.3 feet)
- *Garages:* A garage, porch, deck or other structure which is attached to the principal building shall be considered as part of the principal building and be subject to the regulations of the principal building.
- *Accessory Buildings in Front Yard:* Accessory buildings may be located in the front yard, subject to the minimum residential site front yard standards for an accessory use.

ii) Commercial Site Standards

- *Minimum site area:* 0.093 hectare (0.23 acre)
- *Minimum site frontage:* 25 metres (82 feet)
- *Maximum floor area:*
  - Accessory uses: 75 square metres (807 square feet)
- *Minimum front yard:*
  - Principal uses: 7.5 metres (25 feet)
- *Minimum rear yard:*
  - Principal uses: 7.5 metres (25 feet)
  - Accessory uses: 4.5 metres (15 feet)
- *Minimum side yard:*
  - Principal uses: 3.0 metres (10 feet)
  - Accessory uses: 1.0 metres (3.2 feet) including overhang
- *Maximum building height:*
  - Principal uses: 10.5 metres (35 feet)
  - Accessory uses: 5.3 metres (17.3 feet)

iii) Recreational Site Standards – to be determined by demonstrated needs.

iv) Floodproofing

- All low-lying sites or sites in proximity to Good Spirit Lake shall be flood proofed to the calm water level safe building elevation, which includes 0.5 meters of freeboard, for a 1:500 flood event as determined by the Saskatchewan Watershed Authority, or that flood proofing measures be undertaken for the structure or building on such sites by providing that the bottom of the joists of the first floor or the bottom surface of the slab on grade of any building or structure is above the estimated safe building elevation, and no basements shall be permitted on such sites. The current 1:500 calm water level safe building elevation of Good Spirit Lake is 1596.13ft (486.5m), but lake front locations that will have wind and wave action will need to have their 1:500 safe building elevation determined on a location by location basis by the Saskatchewan Watershed Authority.

iv) Existing non-conforming buildings and lots

- Existing non-conforming buildings may be repaired and maintained, but shall not have re-construction performed to them such as wall removal/addition, pursuant to all the requirements of the Act.
- Development on single non-conforming sites shall be minimized.
- Where two principal buildings exist on one site: if one of the two buildings is destroyed or removed, it shall not be replaced.

Part 5C2 SR 2– SUMMER RESIDENTIAL DISTRICT (Good Spirit Acres)

1. OBJECTIVES AND POLICY

It is the intention of Council to establish and preserve resort development within the Municipality, particularly adjacent to lakes. In the SR2 District, more stringent development requirements are in place to accommodate residential resort development of a more permanent nature. In managing SR2 district resort development, Council's objectives and policies shall be:

vi) to protect the natural environment, including the promotion of holding tanks for liquid wastes, promotion of maintaining water quality, and prohibiting the unnecessary removal of trees and vegetation.

vii) to protect the agricultural resources of the Municipality.

viii) to ensure that appropriate municipal, commercial and recreational services are provided for permanent and summer lot use.

ix) To ensure development occurs with consideration to environmental hazards such as flooding, ice action, erosion, etc.

Council shall achieve these objectives and policies by designating certain areas Summer Residential District SR2 and carefully evaluating all rezoning requests in terms of the effects on environmental quality and sensitivity, minimizing land use and access conflicts, the effects on the viability of existing developments, water safety conflicts, financial effects on the municipality respecting the provision of services, and any other relevant and significant criteria. Council may provide for remedies to these and other concerns as a condition to giving consent for a subdivision or development permit.

2. PERMITTED USES

A. Principal Uses

The following principal uses are permitted in this district:

- Single detached dwellings constructed on site or newly constructed Ready To Move single detached dwellings being used on a permanent or seasonal basis
- Public and private recreational uses, excluding those listed in 3 A) ii below
- Historical and archaeological uses; and
- Public utility structures and uses.

B. Accessory Uses

The following accessory uses are permitted in this district:

- Other buildings, structures or uses secondary to the permitted principal use and located in any yard on the same site, excluding fabric tent garages and coverall garages which are not permitted in the SR-2 District; and,
- Fences not exceeding a height of four (4) feet.

3. DISCRETIONARY USES

A. Principal Uses

The following principal uses are permitted in this district at the discretion of Council:

i) Residential uses:

- Re-located single detached dwellings on Lots 1 – 24A Block 1 Plan 84Y03773 Spiritwood Acres and Blocks 3 & 4 Plan 89Y07724 Spiritwood Acres only, where the said dwelling was constructed less than 10 years prior to the date of the application for the respective development permit.
- Dwelling Groups

ii) **Recreational uses** (public or private):

- Boat launches
- Campgrounds
- Community halls
- Drive-in theatres
- Go-cart tracks
- Golf courses
- Gun and archery ranges
- Marinas
- Parks and sports fields
- Picnic areas; and
- Riding stables
- Waterslides

iii) **Commercial**

- Restaurants and other eating establishments
- Convenience stores including gas bars;
- Hotels and motels
- Commercial and administrative offices
- Workshops
- Laundromats

iv) **Shoreline development**

- New development must dedicate municipal reserve along shoreline in order to ensure public access and safety. Shoreline development will occur in compliance with the Dedicated Land Regulations.

B . Accessory Uses

The following accessory uses are permitted in this district at the discretion of Council:

- Other buildings, structures or uses secondary to the discretionary principal use and located in any yard on the same site.
- Bed-and-Breakfast ancillary to a residential use
- Home-based businesses ancillary to a residential use
- Fences exceeding a height of four (4) feet.
- Garages exceeding the maximum accessory building height of 5.3 metres (17.3 feet) to a maximum of 6.4 metres (21 feet)

4. SITE STANDARDS

i) **Residential Site Standards**

- *Minimum site area:* 0.046 hectare (5000 sq. ft.)
- *Minimum site frontage:*
  - Rectangular sites: 15 metres (50 feet)
  - Non-rectangular sites: 11 metres (36 feet)
- *Mimimum floor area:*
  - Principal uses: 67 square metres (720 square feet)
- *Maximum floor area:*
  - Accessory uses: 100 square metres (1,076. square feet)

- *Minimum front yard:*
  - Principal uses: 6.0 metres (20 feet)
  - Accessory uses: 6.0 metres (20 feet); except in Block 2 Good Spirit Acres where the minimum front yard may be 1.5 metres (5 feet), or 3.0 metres (10 feet) if a vehicle access door to the accessory building faces onto an adjacent public roadway.
- *Minimum rear yard:*
  - Principal uses: 6.0 metres (20 feet)
  - Accessory uses: 0.6 metres (2.0 feet)
- *Minimum side yard:*
  - Principal uses: 2.0 metres (6.5 feet)
  - Accessory uses: 0.6 metres (2.0 feet) including overhang
- *Maximum building height:*
  - Principal uses: 10.5 metres (35 feet)
  - Accessory uses: 5.3 metres (17.3 feet)
- *Garages:* A garage, porch, deck or other structure which is attached to the principal building shall be considered as part of the principal building and be subject to the regulations of the principal building.

ii) Commercial Site Standards

- *Minimum site area:* 0.093 hectare (0.23 acre)
- *Minimum site frontage:* 25 metres (82 feet)
- *Maximum floor area:*
  - Accessory uses: 75 square metres (807 square feet)
- *Minimum front yard:*
  - Principal uses: 7.5 metres (25 feet)
- *Minimum rear yard:*
  - Principal uses: 7.5 metres (25 feet)
  - Accessory uses: 4.5 metres (15 feet)
- *Minimum side yard:*
  - Principal uses: 3.0 metres (10 feet)
  - Accessory uses: 1.0 metres (3.2 feet) including overhang
- *Maximum building height:*
  - Principal uses: 10.5 metres (35 feet)
  - Accessory uses: 5.3 metres (17.3 feet)

iii) Recreational Site Standards – to be determined by demonstrated needs.

iv) Floodproofing

- All low-lying sites or sites in proximity to Good Spirit Lake shall be flood proofed to the calm water level safe building elevation, which includes 0.5 meters of freeboard, for a 1:500 flood event as determined by the Saskatchewan Watershed Authority, or that flood proofing measures be undertaken for the structure or building on such sites by providing that the bottom of the joists of the first floor or the bottom surface of the slab on grade of any building or structure is above the estimated safe building elevation, and no basements shall be permitted on such sites. The current 1:500 calm water level safe building elevation of Good Spirit Lake is 1596.13ft (486.5m), but lake front locations that will have wind and wave action will need to have their 1:500 safe building elevation determined on a location by location basis by the Saskatchewan Watershed Authority.

v) Existing non-conforming buildings

- Existing non-conforming buildings may be repaired and maintained, but shall not have re-construction performed to them such as wall removal/addition, pursuant to all the requirements of the Act.

vi) Dwelling Groups

(a) access to individual dwellings and dwelling sites shall be from a road internal to the dwelling group parcel.

(b) all buildings on a dwelling group parcel shall maintain the required yards to the property lines of the parcel as provided for principal residential uses in this District.

(c) Council will apply the following criteria in considering dwelling groups:

- the size and location will be such that the access system has sufficient capacity to handle the added development and that the development will not cause excessive traffic though existing residential areas
- the proposal will provide for adequate sewer and water supply services.

Part 5C3 SR 3 – SUMMER RESIDENTIAL DISTRICT (Burgis Beach)

1. ZONING SUB-DISTRICTS

For the purpose of the SR3 District, the Hamlet of “Burgis Beach” is divided into the following zoning districts, the boundaries of which are shown on the "Zoning District Map". Such districts may be referred to by the appropriate symbols.

SR3 Districts	Symbols
Residential	BB-R
Commercial	BB-C
Future Development	BB-FD
Environmental Reserve	BB-ER
Municipal Reserve	BB-MR

2. DISTRICT SCHEDULES

The following are the schedules of uses and regulations pertaining to the various zoning sub-districts in the SR3 – Summer Residential District:

2.1 BB-R RESIDENTIAL DISTRICT

2.1.1 PERMITTED USES

The following uses are permitted in the BB-R Residential District:

(1) single detached dwellings
(2) municipal offices and facilities
(3) public parks, playgrounds, and day use picnic areas
(4) public works (excluding offices, warehouses, and storage yards).

2.1.2 DISCRETIONARY USES

The following uses are discretionary in the BB-R Residential District:

(1) community halls
(2) home based-business
(3) mobile homes
(4) tourist cabins
(5) semi detached dwellings
(6) duplex dwellings
(7) re-located buildings

2.1.3 ACCESSORY USES

Buildings, structures or uses secondary and subordinate to, and located on the same lot with the permitted or discretionary use, shall be considered accessory uses and permitted (excluding industrial and commercial uses), excluding fabric tent garages and coverall garages which are not permitted in the SR-3 District.

2.1.4 REGULATIONS

All developments shall conform to the following requirements:

(1) All development shall be floodproofed to the 1:500 safe building elevation, which includes 0.5 meters of freeboard, as determined by the Saskatchewan Watershed Authority. The current 1:500 calm water level safe building elevation is 1596.13ft (486.5m), but lake front locations that will have wind and wave action will need to have their 1:500 safe building elevation determined on a location by location basis by the Saskatchewan Watershed Authority.

(2) Lot Regulations - The regulations in SR3 Table 1 shall apply.

(3) Accessory Buildings and Structures
- (a) The site regulations in SR3 Table 1 shall apply.
- (b) The total area of all accessory buildings shall not exceed the area of the principal building.
- (c) Pit privies are prohibited.
- (d) Fences are permitted on any lot line or in any yard provided they are not more than 1.22 metre in height.

(4) Height of Buildings

No building or structure shall exceed two stories or 10 metres in height above grade. Height shall mean the vertical elevation from grade level to the highest point on the roof, exclusive of any chimney.

(5) Parking
- (a) A minimum of 1 parking space shall be provided and maintained on each lot for each dwelling unit.
- (b) A parking space shall be a minimum of 3 metres by 5.5 metres.
- (c) Parking spaces may be enclosed and may be in tandem.

(6) Trailer Coaches
- (a) One trailer coach that is not a mobile home and is used from time to time for a period not exceeding 30 consecutive days for temporary sleeping accommodation of guests of a single detached dwelling shall be permitted on the same lot.
- (b) Trailer coaches shall not be kept for hire.
- (c) The facilities and amenities of the dwelling on the lot shall be available at all times for the use of the occupants of the trailer coach.

(7) Storage
- (a) No junked vehicle shall be stored on any lot, outside an enclosed building.
- (b) The storage of any combustible material is prohibited in a required yard for accessory buildings. (SR3 Table 1 Line B)

(8) Principal Use
- (a) Only one principal use is permitted on a lot.

2.1.5 DISCRETIONARY USE STANDARDS

(1) All discretionary uses shall maintain the residential character of the area as much as possible.

(2) Tourist Cabins
- (a) There shall be a minimum of 200 square metres of site area for each rental unit or other dwelling unit on the site.
- (b) One parking space shall be maintained adjacent to each unit and located on the site.
- (c) No other commercial use shall be permitted on the site as accessory or ancillary to the tourist cabins.
- (d) There shall be a maximum of two dwelling units in any building. Each building shall be located at least 1 metre from any other building on the site inclusive of eave or roof overhang.

(3) Home-Based Business

(a) Home-based businesses shall be located in a dwelling unit, other than a tourist cabin.

(b) There shall be no exterior display, no exterior storage of material, and no other variation from the residential character of the building.

(4) Mobile Homes

(a) All mobile homes shall bear C.S.A. standard Z240 approval for mobile home construction or Canadian Standards Association Code CSA-A277 standard for modular homes, or revisions thereto.

(b) All mobile homes shall not be older than 10 years of age at the time of permit application.

(c) All mobile homes shall be connected to a septic pumpout tank approved for permanent cottage use.

(d) All mobile homes shall have the hitch and tires removed, be skirted and be securely anchored to a permanent foundation.

(e) The regulations in Part 4 General Regulations shall apply.

(5) Re-located Buildings

(a) All buildings that are to be re-located within the hamlet boundaries, whether from an original location within or outside of the hamlet boundaries, shall be of a size and nature consistent with the existing buildings situated in the immediate neighborhood the building(s) are to be re-located into.

(b) All buildings that are to be re-located within the hamlet boundaries shall not be older than 25 years of age at the time of permit application, and the applicant must provide proof of age.

(c) Buildings that are, in the opinion of the Development Officer, dilapidated, derelict, in a state of disrepair or unsuitable for the intended use shall not be re-located within the Hamlet boundaries. Approval by the Development Officer shall not be unreasonably withheld.

SR3 TABLE 1

Use	Min Lot Area (m^2)	Min Lot Frontage (m)	Min Yard Front (m)	Min Yard Rear (m)	Min Yard Side (m)	Max Lot Coverage	Floor Area (m^2)
A Single Detached & Mobile Homes	450	15	3	3	2	65%	67 min
B Accessory Building (Single Detached)	--	--	3	0.6	0.6 including overhang	--	100 max (total)
C Semi Detached and Duplex dwellings	550	17	3	3	2	65%	50 each unit min
D Commercial uses except motels and tourist cabins	450	15	6	4.5	2	80%	--
E Motels and tourist cabins	900	30	6	4.5	2	50%	--
F Parks, Playgrounds, Marinas, Community Centres, Public Works, and Municipal Buildings and Facilities	NO REQUIREMENTS						

2.2 BB-C COMMERCIAL DISTRICT

2.2.1 PERMITTED USES

The following are permitted uses in the BB-C Commercial District:

(1) community halls and municipal offices
(2) motels and tourist cabins
(3) restaurants
(4) confectioneries
(5) bait and tackle shops
(6) boat rental and service shops
(7) parks and playgrounds, day use picnic areas, and sports fields
(8) public works (excluding warehouses and storage yards).

2.2.2 DISCRETIONARY USES

The following are discretionary uses in the BB-C Commercial District:

(1) docks, boat launch facilities, and marinas with or without motor fuel sales
(2) single detached dwellings accessory to a commercial use
(3) seasonal campgrounds.

2.2.3 ACCESSORY USES

(1) buildings, structures or uses secondary and subordinate to, and located on the same lot with the principal building, except single detached dwellings, are permitted.

2.2.4 REGULATIONS

(1) all development shall be flood proofed to an elevation of 485.6 metres geodetic datum.
(1) the regulations in SR3 Table 1 shall apply
(2) Seasonal Campgrounds: Section 4.19 shall apply
(3) parking as per Part 4 General Regulations.

2.3 BB-FD FUTURE DEVELOPMENT DISTRICT

2.3.1 PERMITTED USES

The following are permitted uses in the BB-FD Future Development District:

(1) recreation trails
(2) field crop farmland, not including the harbouring of livestock, poultry or accessory dwellings
(3) natural parks
(4) public works excluding sewage lagoons and land fills
(5) municipal facilities.

2.3.2 DISCRETIONARY USES

The following uses are discretionary uses in the BB-FD Future Development District:

(1) land fills
(2) sports fields and golf courses
(3) seasonal campgrounds
(4) sewage lagoons not including septic fields and sewage mounds.

2.3.3 REGULATIONS

Development shall conform to the following requirements:

(1) Sewage lagoons and landfills shall be screened from public roadways and residential lots except as is necessary for access to the facility.
(2) There shall be no clearing of hazard lands, and no clearing of other lands without a development permit issued for a specific permitted or discretionary use.
(3) There shall be not less than 1 hectare within the boundaries of any seasonal campground. For other uses there are no specific lot requirements.
(4) Only cleared vacant land may be used for field crop farming. Bush and forest land shall not be cleared for farm uses.
(5) There shall be no development permitted on hazard lands.
(6) Seasonal Campgrounds: Section 4.19 shall apply.

2.4 BB-MR MUNICIPAL RESERVE DISTRICT

2.4.1 PERMITTED USES

The following are permitted uses in the BB-MR Municipal Reserve

(1) recreation trails
(2) field crop farmland, not including the harbouring of livestock, poultry or accessory dwellings
(3) natural parks
(4) public works excluding sewage lagoons and land fills
(5) municipal facilities

2.4.2 DISCRETIONARY USES

The following are discretionary uses in the BB-MR Municipal Reserve District:

(1) sports fields and golf courses
(2) seasonal campgrounds: Sec. 4.19 shall apply.

2.4.3 REGULATIONS

Development shall conform to the following requirements:

(1) There shall be no clearing of hazard lands, and no clearing of other lands without a development permit issued for a specific permitted or discretionary use.
(2) There shall be not less than 1 hectare within the boundaries of any seasonal campground. For other uses there are no specific lot requirements.
(3) Only cleared vacant land may be used for field crop farming. Bush and forest land shall not be cleared for farm uses.
(4) There shall be no development permitted on hazard lands.
(5) Seasonal Campgrounds: Section 4.19 shall apply.

2.5 BB-ER ENVIRONMENTAL RESERVE DISTRICT

2.5.1 PERMITTED USES

Public Parks.

2.5.2 DISCRETIONARY USES

The following are discretionary uses in the BB-ER Environmental Reserve District

(1) boat launches and marinas subject to all Provincial and Federal approvals, permits and regulations.

Part 5C4 SR4 – MOBILE HOME / TRAILER DISTRICT

1. OBJECTIVES AND POLICY

It is the intention of Council to establish and preserve resort development within the Municipality, particularly adjacent to lakes. In the SR4 District, development requirements are in place to accommodate park model trailers, mobile homes, modular homes and trailer coaches / camper trailers on their own resort lot in a new subdivision. In managing SR4 district resort development, Council's objectives and policies shall be:

x) to protect the natural environment, including the promotion of holding tanks for liquid wastes, promotion of maintaining water quality, and prohibiting the unnecessary removal of trees and vegetation.

xi) to protect the agricultural resources of the Municipality.

xii) to ensure that appropriate municipal, commercial and recreational services are provided for permanent and summer lot users.

xiii) to encourage the consolidation of small, unviable lots.

xiv) To ensure development occurs with consideration to environmental hazards such as flooding, ice action, erosion, etc.

Council shall achieve these objectives and policies by designating certain areas as Mobile Home / Trailer District and carefully evaluating all rezoning requests in terms of the effects on environmental quality and sensitivity, minimizing land use and access conflicts, the effects on the viability of existing developments, water safety conflicts, financial effects on the municipality respecting the provision of services, and any other relevant and significant criteria. Council may provide for remedies to these and other concerns as a condition to giving consent for a subdivision or development permit.

Council shall not permit the development of any new leasehold summer resort development, and existing leasehold summer resort development shall be considered non-conforming.

2. PERMITTED USES

A. Principal Uses

The following principal uses are permitted in this district:

- Mobile homes
- Modular homes
- Trailer Coaches
- Public and private recreational uses, excluding those listed in 5C4 3 A) i below
- Historical and archaeological uses; and
- Public utility structures and uses.

B. Accessory Uses

The following accessory uses are permitted in this district:

- Other buildings, structures or uses secondary to the permitted principal use and located on the same site, excluding fabric tent garages and coverall garages which are not permitted in the SR-4 District.
  - Fences not exceeding a height of four (4) feet.

3. DISCRETIONARY USES

A. Principal Uses

The following principal uses are permitted in this district at the discretion of Council:

i) Recreational uses (public or private):

- Boat launches
- Campgrounds
- Community halls
- Drive-in theatres
- Go-cart tracks
- Golf courses
- Gun and archery ranges
- Marinas
- Parks and sports fields
- Picnic areas; and
- Riding stables
- Waterslides

ii) Commercial

- Restaurants and other eating establishments
- Convenience stores including gas bars;
- Hotels and motels
- Commercial and administrative offices
- Workshops
- Laundromats

iii) Shoreline development

- New development must dedicate municipal reserve along shoreline in order to ensure public access and safety. Shoreline development will occur in compliance with the Dedicated Land Regulations.

B. Accessory Uses

The following accessory uses are permitted in this district at the discretion of Council:

- Other buildings, structures or uses secondary to the discretionary principal use and located on the same site, excluding fabric tent garages and coverall garages which are not permitted in the SR-4 District.
  - Bed-and-Breakfast ancillary to a residential use
  - Home-based businesses ancillary to a residential use
  - Fences exceeding a height of four (4) feet, and
  - Dwellings ancillary to a recreational or commercial use.

4. SITE STANDARDS

i) Residential Site Standards

- *Minimum site area for new lots:* 0.067 hectare (4,844 sq. ft.)
- *Minimum site frontage:*
  - Existing rectangular sites: 12.15 metres (25 feet)
    New rectangular sites: 15.0 metres (50 feet)
  - Non-rectangular sites: 11 metres (36 feet)

- *Maximum floor area:*
    - Accessory uses: 100 square metres (1,076. square feet)
- *Minimum front yard:*
    - Principal uses: 3.0 metres (10 feet)
    - Accessory uses: 3.0 metres (10 feet)
- *Minimum rear yard:*
    - Principal uses: 3.0 metres (10 feet)
    - Accessory uses: 0.6 metres (2.0 feet)
- *Minimum side yard:*
    - Principal uses: 2.0 metres (6.5 feet)
    - Accessory uses: 0.6 metres (2.0 feet) including /from the overhang
- *Maximum building height:*
    - Principal uses: 10.5 metres (35 feet)
    - Accessory uses: 5.3 metres (17.3 feet)
- *Garages:* A garage, porch, deck or other structure which is attached to the principal building shall be considered as part of the principal building and be subject to the regulations of the principal building.
- *Accessory Buildings in Front Yard:* Accessory buildings may be located in the front yard, subject to the minimum residential site front yard standards for an accessory use.

ii) Commercial Site Standards

- *Minimum site area:* 0.093 hectare (0.23 acre)
- *Minimum site frontage:* 25 metres (82 feet)
- *Maximum floor area:*
    - Accessory uses: 75 square metres (807 square feet)
- *Minimum front yard:*
    - Principal uses: 7.5 metres (25 feet)
- *Minimum rear yard:*
    - Principal uses: 7.5 metres (25 feet)
    - Accessory uses: 4.5 metres (15 feet)
- *Minimum side yard:*
    - Principal uses: 3.0 metres (10 feet)
    - Accessory uses: 1.0 metres (3.2 feet) including /from the overhang
- *Maximum building height:*
    - Principal uses: 10.5 metres (35 feet)
    - Accessory uses: 5.3 metres (17.3 feet)

iii) Recreational Site Standards – to be determined by demonstrated needs.

iv) Floodproofing

All low-lying sites or sites in proximity to Good Spirit Lake shall be flood proofed to the calm water level safe building elevation, which includes 0.5 meters of freeboard, for a 1:500 flood event as determined by the Saskatchewan Watershed Authority, or that flood proofing measures be undertaken for the structure or building on such sites by providing that the bottom of the joists of the first floor or the bottom surface of the slab on grade of any building or structure is above the estimated safe building elevation, and no basements shall be permitted on such sites. The current 1:500 calm water level safe building elevation of Good Spirit Lake is 1596.13ft (486.5m), but lake front locations that will have wind and wave action will need to have their 1:500 safe building elevation determined on a location by location basis by the Saskatchewan Watershed Authority.

v) No Storage on vacant lots

- Storage of any licensed or unlicensed vehicle, boat or trailer, or material or object on a vacant residential lot is not allowed as a Principal Use. This section can be considered as clarification that only the permitted and discretionary Principal Uses listed in the SR-4 District are allowed.

6 EFFECTIVE DATE OF THE BYLAW

This Bylaw shall come into force on the date of final approval by the Minister of Municipal Affairs and Housing.

_____

Reeve

Seal

_____

Administrator

Attachments

Form A Development Permit Application

The Rural Municipality of Good Lake No. 274
Box 896, Canora, Sask. SOA OLO
phone 563-5244 fax 563-5005 e-mail rm274@sasktel.net

The Rural Municipality of Good Lake No. 274 Zoning Bylaw No. 2 – 1984 as amended

DEVELOPMENT PERMIT APPLICATION

Applicant Name: _____ Phone _____

Address: _____ Postal Code _____

E-mail Address: _____ cell phone _____

Legal Land Description: _____W2M

Existing use of land & buildings: (Ag. , Residential, Summer Resort, Commercial) _____

Proposed use of land & buildings: (Ag., Residential, Summer Resort, Commercial) _____

Proposed development, construction and/or alteration: _____

_____

Dimensions: _____

Height of proposed development from ground elevation to highest point of roof: _____

Circle one: new construction, RTM, mobile home, propose to move in an existing structure built _____

Proposed start date: _____, 20___
Proposed date of completion: _____, 20___

All development in low lying areas / in close proximity to Good Spirit Lake shall be flood proofed in accordance with the Zoning Bylaw.

Proposed sewage system for new construction: _____

Declaration of the applicant:

I, _____ of the _____ of _____ in the Province of _____, solemnly declare that the statements and site sketch contained within this application are true, and I make this solemn declaration conscientiously believing it to be true, and know that it is of the same force and effect as if made under oath, and by virtue of the *Canada Evidence Act.*

1 **Applicant's Signature: _____ Date: _____**

Provide a site sketch, showing:
1) the site and its dimensions
2) identify "north" and where the road is located
3) the location and size of all existing buildings & structures
3) the location and size of all proposed new structures
4) the proposed distances of the new development from the property lines; you will need to know where your survey pins are in order to determine where your property lines are.
5) for new construction, the proposed location of sewage system & water supply.

- Please refer to the R.M. Zoning Bylaw for the minimum distances that your new development is required to be set back from the property lines.
- For relocating existing buildings, please provide photographs of the building to be relocated and disclose any previous damage to the structure.
- For mobile homes , provide proof of compliance with C.S.A. standard Z240 or CSA standard A277 for modular homes.