

BYLAW NO. 02/2022

A BYLAW TO AMEND BYLAW NO. 4/2015 KNOWN AS THE ZONING BYLAW

The Council of the Rural Municipality of Lake Lenore No. 399 in the Province of Saskatchewan enacts to amend Bylaw No. 4/2015, the Zoning Bylaw, as follows:

1. Section 10 Sub-zoning district Lakeshore RV District – LK1 be inserted after Section 9 Lakeshore RV District – LK as follows:

10. LK1 - Lakeshore RV District

The purpose of the LK1 – Lakeshore RV District is to provide for residential development in the form of Recreational Vehicle (RV) and other compatible uses.

10.1 Permitted Uses

In any Lakeshore RV District (LK1), no person shall use any land, building, or structure, or erect any building or structure except in accordance with the following provisions:

- a) One (1) dwelling unit consisting of a travel trailer, or a park model trailer, or a destination trailer, or a motorhome or a one-family dwelling unit (OFD)
- b) Uses, buildings, and structures accessory to the foregoing permitted uses and located on the same site with the main use;
- c) Municipal facilities;
- d) Recreational: parks, playgrounds, tennis courts, and other similar uses;
- e) Public Works excluding offices, warehouses, storage yards, and sewage lagoons.

10.2 Discretionary Uses

The following uses shall be permitted in the LK1 – Lakeshore RV District only by resolution of Council and only in locations specified by Council. All discretionary uses shall follow the general discretionary use evaluation criteria as outlined in Section 5.2 and others that may be specified:

- a) Artisan or Craft Workshop;
- b) Commercial operations or activities.

10.3 Prohibited Uses

The following uses shall be strictly prohibited within the Lakeshore RV District (LK1):

- a) All uses of land, buildings, or industrial processes that may be noxious or injurious or that constitute a nuisance beyond the building which contains it by reason of the production or emission of dust, smoke, refuse, matter, odour, gas, fumes, noise, vibrations, or other similar substances or conditions.
- b) Off-road vehicles are restricted to established paths and trails on public lands.
- c) The keeping of livestock.
- d) All keeping of junked vehicles, abandoned vehicles, or other similar material.
- e) All uses of buildings and land except those specifically noted as permitted or discretionary.

10.4 Subdivision and Site Regulations

Public works shall have no minimum or maximum site requirements

	Permitted Uses	All Other Uses
Minimum Site Area	495 m ² (5,328 ft ²)	Institutional and Recreational Uses: 0.8 hectares (2 acres) All other uses: 467 m ² (5,000 ft ²)
Maximum Site Area	999 m ² (10,753 ft ²)	
Minimum Floor Areas	n/a	75 m ² (807 ft ²)

I HEREBY CERTIFY THAT THIS IS A TRUE AND EXACT COPY OF THE ORIGINAL DOCUMENT.
 Certified by Kelsey Dutka
 this 25 day of May 2022
 RM399

Maximum Floor Area	Dwellings: 74 m ² (800 ft ²)	50% of site coverage
Maximum Height	10 metres (33 feet) <i>Measured from the lowest point of the perimeter of the building to the ridge of the roof</i>	
Maximum Site Coverage	50%	50%
Minimum Front Yard (Yard abutting street)	3.0 metres (10 feet)	6.0 metres (20 feet)
Minimum Rear Yard	3.0 metres (10 feet)	6.0 metres (20 feet)
Minimum Side Yard	1.5 metres (5 feet)	1.5 metres (5 feet)

- .1 The Development Officer may require a greater setback for a permitted or discretionary use if it is deemed that the use may substantially interfere with the safety and amenity of adjacent sites.
- .2 In the case of a parcel that existed prior to the adoption of this Bylaw, there shall be no minimum site area.

10.5 Accessory Buildings and Uses

- .1 A permitted accessory use/building shall be defined as any buildings, structures, or a use which is customarily accessory to the principal use of the site, but only if the principal permitted or discretionary use has been established.
- .2 No accessory building may be situated on any property where the principal permitted or discretionary building has not been established.
- .3 All accessory uses, buildings, or structures require the submission of an application for a Development Permit prior to commencing the use or construction.
- .4 Any buildings, structures, or uses which are accessory to the principal use of the site, but only after the principal permitted or discretionary use has been established, are limited to:
 - a) One (1) accessory garage for two (2) motor or recreational vehicles; and
 - b) Two (2) detached sheds or buildings accessory to the principal dwelling unit on the site.
- .5 All accessory buildings shall be set back a minimum of 6.0 metres from the front site line, and 1.5 metres from the side site line, unless the side line is an abutting street then the side yard shall be 3.6 metres.
- .6 All accessory buildings shall be set back a minimum of 1.5 metres from the rear site line.
- .7 The maximum height for a two-storey accessory building is 6.7 metres, measured from the lowest point of the perimeter of the building to the ridge of the roof.
- .8 No exterior storage of materials, goods, or waste products is permitted, except within a waste disposal bin for collection.
- .9 All shelterbelts, tree and shrub plantings (where the maximum height for mature trees or shrubs exceeds 10 feet), portable structures, machinery, and earth or gravel piles shall comply with the same setback requirements as for buildings.

10.6 Permit Application

- .1 All property owners so desiring to place any improvement, including but not limited to a travel trailer, park model trailer, destination trailer, motorhome, dwelling, garage, or bunkhouse, shall first submit to and receive approval from the Development Officer an application for development permit, subject to the fees and procedures set out in Section 3 of this bylaw.
- .2 The Development Officer, or his/her agent, reserves the right to enter the property without advance notice for the purpose of taking measurements to ensure all minimum setbacks are adhered.
- .3 All property owners so desiring a driveway to their property shall first make application to and receive approval from the Municipality.

- .4 All property owners so desiring to alter the terrain of their property, including but not limited to building the lot up or reshaping the lot, shall first make application to and receive approval from the Municipality and any other Authority before commencing any such work.

10.7 Signage

- .1 The following permanent signage requirements shall apply:
 - a) One permanent sign is permitted per site. The facial area of a sign shall not exceed 1.0 square metres;
 - b) No sign shall be located in any manner that may obstruct or jeopardize the safety of the public;
 - c) Temporary signs not exceeding 1.0 square metres advertising the sale or lease of the property or other information relating to a temporary condition affecting the property are permitted.

10.8 Fence and Hedge Heights

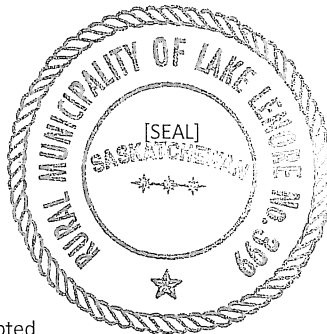
- .1 No hedge, fence, or other structure shall be erected past any property line.
- .2 In a required front yard, to a height of more than 1.0 metre above grade level.
- .3 In a required rear yard, to a height of more than 2.0 metres above grade level.
- .4 Except permitted accessory buildings, no fence or other structure shall be erected to a height of more than 2.0 metres.
- .5 No barbed wire or razor wire fences shall be allowed.

10.9 Outside Storage

- .1 No outside storage shall be permitted in the required front yard of any residential site.
- .2 No yard shall be used for the storage or collection of hazardous material.
- .3 Council may apply special standards as a condition for a discretionary use approval regarding the location of areas used for storage.
- .4 No wrecked, partially dismantled, or inoperable vehicle or machinery shall be stored or displayed in any yard.
- .5 Council may require special standards for the location setback or screening of any area devoted to the outdoor storage of vehicles or operating equipment and machinery normally used for the maintenance of the residential property, vehicles or vehicular parts.
- .6 Provision shall be made for the owner of the property to temporarily display a maximum of either one vehicle or recreational vehicle in operating condition that is for sale at any given point in time.

2. Section 9 Lakeshore RV District – LK be renamed Lakeshore District – LK, and all such references to Section 9 Lakeshore RV District – LK be amended to reflect the new name of Lakeshore District – LK.
3. Section 10 Commercial/Industrial District – C/I, Section 11 Ecological Sensitive Overlay District – ES, and Section 12 Flood Hazard Overlay (FH) be renumbered accordingly.


4. The Zoning Map referred to in Section 6 of the Zoning Bylaw be amended by rezoning the following lots from LK to LK1:
 - Lots 9 through 16 (inclusive), Block 6, Plan 102036024
 - Lots 17 through 23 (inclusive), Block 6, Plan 102165487
 - Lots 10 through 13 (inclusive), Block 7, Plan 102165487
 - Lots 1 through 12 (inclusive), Block 8, Plan 102036024
 - Lots 13 through 19 (inclusive), Block 8, Plan 102165487
 - Lots 1 through 9 (inclusive), Block 9, Plan 102165487
5. The Zoning Map referred to in Section 6 of the Zoning Bylaw be amended by rezoning from AR – Agricultural Resource District to LK1 – Lakeshore RV District all land shown within the shaded, bold dashed outline on the attached Concept Plan dated February 17, 2022 completed by Meridian Surveys Ltd. which forms part of this bylaw – See Exhibit “A”.
6. The Zoning Map referred to in Section 6 of the Zoning Bylaw be amended by rezoning from AR – Agricultural Resource District to LK – Lakeshore District all land shown within Lot 9 Block 4 on the attached Concept Plan dated February 17, 2022 completed by Meridian Surveys Ltd. which forms part of this bylaw – See Exhibit “A”.
7. This bylaw shall repeal Bylaw No. 05/2021.
8. This bylaw shall come into force and take effect upon ministerial approval.




Reeve


Administrator

Read a third time and adopted
this 7 day of April, 2022.


Administrator