

Bylaw 14-09 Rural Municipality of Beaver River No. 622

A Bylaw to amend Bylaw No. 57 known as Zoning Bylaw

The Council of the R.M. of Beaver River # 622, in the Province of Saskatchewan enacts to amend Bylaw No. 57 as follows:

1. The following is added after Schedule H:

SCHEDULE I: LD3 – LAKESHORE DEVELOPMENT 3 DISTRICT

A. PERMITTED USES

The following uses are permitted in this district:

1. Principal Uses

- (a) Residential:
Single-detached dwellings.
Loft Garages
- (b) Institutional Uses:
 - (i) Places of worship, religious institutions; and
 - (ii) Public halls.
- (c) Public utilities, excluding municipal solid and liquid waste disposal facilities.
- (d) Historical and archaeological sites and uses.
- (e) Motor Home or Trailer Home subject to the special standards set out in Section C.
- (f) Recreation Uses:
Sports fields, parks, playgrounds, picnic grounds, lodges, hiking and cross country trails and other similar uses usually associated with season recreational use.

2. Prohibited Uses

- (a) Mobile Homes
- (b) Motor Homes or Trailer Homes with axles and/or wheels removed
- (c) Tents, truck campers, tent trailers, or converted buses.
- (d) Fabric Shelters

3. Accessory Uses:

- (a) Buildings, structures, or uses accessory to, and located on the same site with the permitted building or use.

4. Discretionary Uses:

The following principal uses and their accessory uses are discretionary in this district:

- (a) Home based businesses subject to Special Standards.

B. REGULATIONS

1. Site Area:

- (a) Motor Homes, Trailer Homes Minimum – 750 sq. metres (8073 sq. ft.)
- (b) Single detached dwellings, Loft Garages Minimum – 750 sq. meters (8073 sq. ft.)
- (c) All other uses: Minimum – 900 sq. metres (9687.5 sq. ft.)

2. Site Frontage:

- (a) Motor Homes, Trailer Homes Minimum – 18 metres (60 feet)
- (b) Single detached dwellings and Loft Minimum – 18 metres (60 feet)
 Garages
- (c) All other uses: Minimum – 15 metres (50 feet)
- (d) Existing sites
 Any site which does not conform to the foregoing minimum area or frontage requirements shall be deemed to be a conforming site provided that a Certificate of Title existed in the Land Titles Office prior to the coming into force of this bylaw.

3. Yard Requirements:

- (a) Front Yard:
 - (i) Motor Home, Trailer Home 6 meters (20 feet)
 - (ii) Single detached dwellings and Loft Garages 6 meters (20 feet)
 - (iii) All other uses 6 meters (20 feet)
- (b) Side Yard:
 - (i) Institutional uses Minimum – A distance from each side of the main building not less than one-half the height of the building or not less than 3 metres (10 feet).
 - (ii) All other uses Minimum – 1.5 metres (5 ft. on each side)
- (c) Rear Yard:
 - (i) All Uses Minimum – 6 metres (20 feet)

4. Floor Area Requirements

- Single detached dwellings Minimum – 80 sq. meters. (860 sq. ft.)
- Loft Garages Minimum – 80 sq meters. (860 sq. Ft)
- Motor Home and Trailer Homes none

5. Accessory Buildings and Structures

- (a) Yard Requirements
 - Front Yard: Minimum – the minimum front yard requirement of the principal building shall apply;
 - Side Yard: Minimum – 1.5 metres (5 feet)
 - Rear Yard: Minimum – 1.5 metres (5 feet), except that for lakeshore lots, the minimum rear yard shall be 6 metres (20 feet)
- (b) Exceptions to Yard Requirements
 Notwithstanding clause (a), the minimum rear yard shall not apply to:
 - (i) the construction of landscape development or retaining wall, providing such development is contained entirely within the site and that there is no encroachment on neighbouring lands.

(c) Building Size and Height

(i) Building Size:

Private garage (no loft)
All other buildings

Maximum – 80 sq. metres (860 sq. feet);
Maximum – 20 sq. metres (215 sq. feet)

(ii) Building Height:

Private Garage (no loft)
Garage with loft

Maximum wall height- 3 meters (10 feet)
Maximum wall height– 6.15 meters (20 feet)

7. Outside Storage

- (a) No outside storage shall be permitted in the front yard
- (b) Any combustible materials located in the side or rear yard shall be safely stored
- (c) Outside storage or partially dismantled or inoperative motor vehicles is not permitted unless suitably screened.

8. Fences

- (a) The use of barbed wire or other similar wire for fencing materials is prohibited.
- (b) Fences that are located in a required yard shall not exceed 1.5 m in height.

C. SPECIAL STANDARDS

1. Motor home and trailer homes are subject to the following conditions:

- (a) A motor home or trailer home will only be permitted for a period of 15 years from the date that an area is zoned or rezoned to this District, regardless of when the land owner takes possession of the parcel.
- (b) A motor home or trailer home will be permitted only if the unit is less than 15 years of age calculated from the date of manufacture.
- (c) The applicant shall sign a memorandum of understanding to acknowledge that the motor home or trailer home shall be removed when the 15 year time period as identified in clause 1(a) above has expired or when the age of the unit becomes 15 years of age, whichever is sooner.
- (d) If the motor home or trailer home remains on the land after the period identified in 1(c) above has expired, Council will enforce the removal of the unit.
- (e) A second temporary motor home or trailer home will be allowed as a visitor to the site for a period of no more than 14 consecutive days.
- (f) Propane storage shall be limited to a spare for the barbeque, motor home or trailer home no larger than 30 pound bottle.
- (g) The motor home or trailer shall not be modified to be made permanent through removal of axles and/or wheels.
- (h) Home based businesses shall not be allowed on the site until the permanent residence has been constructed
- (i) The motor home or trailer home must be a self contained unit and connected to the communal water and sewer facilities serving the subdivision. The motor home or trailer home must have a system for sewage and waste water disposal that has been approved by the development authority prior to the approval of a development permit.
- (j) The motor home or trailer home is not to be kept for rent, lease or hire.
- (k) The motor home or trailer home is not a mobile home.

(l) A copy of the bill of sale or registration and a photo must be submitted with each application.

(m) The replacement of a motor home or trailer home on a property requires a new development permit.

2. Criteria for home-based businesses:

(a) must be associated with a permanent residence.

(b) Are subject to Part III, Section 7 of this bylaw.

SCHEDULE J: LD4-LAKESHORE DEVELOPMENT 4 - MOTOR HOME DISTRICT

A. PERMITTED USES

The following uses are permitted in this district:

1. Principal Uses

(a) Park model cottages

(b) Motor Home or Trailer Home subject to special standards stated in Section C

(c) Recreation Uses:

Sports fields, parks, playgrounds, picnic grounds, lodges, hiking and cross country trails and other similar uses usually associated with season recreational use.

(d) Public utilities, excluding municipal solid and liquid waste disposal facilities

2. Prohibited Uses

(a) Dwelling units on permanent foundations

(b) All forms of mobile homes except park model cottages

(c) Modular Homes

(d) Trailer coaches or trailer homes with axles and/or wheels removed

(e) Tents, truck campers, tent trailers, or converted buses.

(f) Home Businesses

3. Accessory Uses:

Buildings, structures, or uses accessory to, and located on the same site with the permitted building or use.

B. REGULATIONS

1. Site Area:

(a) Motor Homes, Trailer Homes and Park Model Cottages Minimum – 330 sq. metres (3550. 8 sq. ft.)

(b) All other uses: Minimum – 900 sq. metres (9687.5 sq. ft.)

2. Site Frontage:

(a) Motor Homes, Trailer Homes and park model cottages Minimum – 10 metres (32.5 feet)

(b) All other uses: Minimum – 15 metres (50 feet)

3. Yard Requirements:

(a) Front Yard:

(i) Motor Homes, Trailer Homes and Park Model Cottages 3 meters (10 feet)

(ii) All other uses 3 meters (10 feet)

- (b) Side Yard:
 - (i) Motor Homes, Trailer Homes or Park Model Cottages Minimum 1.5 meters (5 ft on each side)
Abutting Street 3 meters (10 ft)
 - (ii) All other uses Minimum – 1.5 metres (5 ft. on each side)
- (c) Rear Yard:
 - (i) All Uses Minimum – 6 metres (20 feet)

4. Accessory Buildings and Structures

- (a) Yard Requirements
 - Front Yard: Minimum – the minimum front yard requirement of the principal building shall apply;
 - Side Yard: Minimum – 1.5 metres (5 feet)
 - Rear Yard: Minimum – 1.5 metres (5 feet)

(b) Exceptions to Yard Requirements

Notwithstanding clause (a), the minimum rear yard shall not apply to:

- (i) the construction of landscape development or retaining wall, providing such development is contained entirely within the site and that there is no encroachment on neighbouring lands.

(c) Building Size and Height

- (i) Building Size:
 - Private garage Maximum – 80 sq. metres (860 sq. feet);
 - All other buildings Maximum – 20 sq. metres (215 sq. feet)

- (ii) Building Height:
No accessory building shall exceed 3 meters (10 feet)

(d) Accessory Buildings and decks cannot be attached to the principle use.

(e) Decks without roofs may extend up to 1 meter into side yards

5. Outside Storage

- (a) No outside storage shall be permitted in the front yard
- (b) Any combustible materials located in the side or rear yard shall be safely stored
- (c) Outside storage or partially dismantled or inoperative motor vehicles is not permitted unless suitably screened.

6. Fences

- (a) The use of barbed wire or other similar wire for fencing materials is prohibited.

- (b) Fences that are located in a required yard shall not exceed 1.5 m in height.

7. **Parking Requirements**

- (a) At least one vehicular parking space must be provided on site in addition to the parking space for the motor home or trailer home.

C. **SPECIAL STANDARDS**

1. Motor home, Trailer homes and Park Model Cottages are subject to the following conditions:

- (a) A motor home or trailer home will be permitted only if the unit is less than 15 years of age calculated from the date of manufacture.
- (b) The applicant shall sign a memorandum of understanding to acknowledge that the motor home or trailer home shall be removed when the 15 year time period as identified in clause 1(a) above has expired or when the age of the unit becomes 15 years of age, whichever is sooner.
- (c) Propane storage shall be limited to a spare for the barbeque, motor home, trailer home or park model cottage no larger than 30 pound bottle.
- (d) The motor home or trailer home shall not be modified to be made permanent through removal of axles and/or wheels.
- (e) The motor home, trailer home or park model cottage must be a self contained unit and connected to the communal water and sewer facilities that service the lot. The motor home, trailer home or park model cottage must have a system for sewage and waste water disposal that has been approved by the development authority prior to the approval of a development permit.
- (f) The motor home, trailer home or park model cottage is not kept for rent, lease or hire.
- (g) The motor home, trailer home or park model cottage is not a mobile home.
- (h) A copy of the bill of sale or registration and a photo must be submitted with each application.
- (i) The replacement of a motor home, trailer home or park model cottage on a property requires a new development permit.

2. Part V – Definitions is amended to add the following definitions

Loft Garage is a free standing garage with a residential loft to be used as a single dwelling unit as herein defined; and occupied or intended to be occupied as a permanent home or residence.

Motor Home is a self propelled trailer coach such as a truck, van or bus equipped with a dwelling unit or living space including a kitchen, bathroom, bedroom and living room which meet CSA Z 240 or equivalent standards and bear a label of certification from the Canadian Standards Association.

Park Model Cottage is a type of mobile home, of a cottage style having a pitched roof. Maximum length no greater than 14.6 meters (48 feet). Park models trailers must meet or exceed CSA – Z 241 standards and bear a label of certification from the Canadian Standards Association.

Trailer Home- means a wheeled conveyance that can be pulled by a motorized vehicle and that contains a dwelling unit or living space including a kitchen, bathroom, bedroom and living room which meet CSA Z 240 or equivalent standards and bear a label of certification from the Canadian Standard Associations.

3. The Zoning District Map, which forms a part of the Zoning Bylaw No. 57 shall be amended as follows:

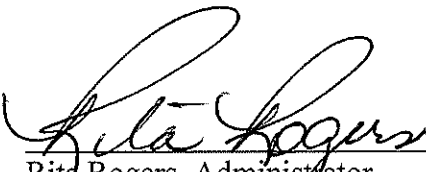
By rezoning from LD1-Lakeshore Development – District 1 to LD3-Lakeshore Development – District 3 all those lands described as Blocks 3, 4, 5, 6, 7 and 8 ; ER1, MR1 and MR2 as shown within the dark shaded area on the attached plan of proposed subdivision prepared by B. Gristwood on April 6, 2009 which forms part of this Bylaw.

By Rezoning from LD1-Lakeshore Development – District 1 to LD4-Lakeshore Motor Home District all those lands described as Parcel A as shown within the light shaded area on the attached plan of proposed subdivision prepared by B. Gristwood prepared on April 6, 2009 which forms part of this Bylaw.

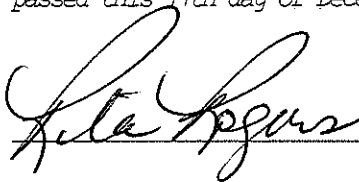
4. This Bylaw shall come into force and take effect when approved by the Minister.

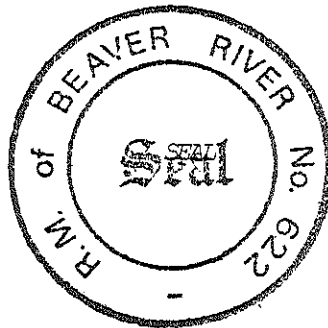

Murray Rausch, Reeve




Rita Rogers, Administrator

*Certified true copy of Bylaw 14-09
passed this 11th day of December, 2009*







Ministry of
Municipal
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Community Planning

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February 18, 2010

File: RM of Beaver River 622

Ms. Rita Rogers, Administrator
RM of Beaver River No. 622
Box 129,
PIERCELAND SK S0M 2K0

Dear Ms. Rogers:

**Re: RM of Beaver River No. 622
Bylaw No. 14-09 – Amendment to Zoning Bylaw**

I am pleased to inform you that Bylaw No. 14-09, an amendment to the Zoning Bylaw has been approved. Enclosed for your records is one certified true copy of the bylaw, endorsed by the Assistant Deputy Minister of The Ministry of Municipal Affairs on January 20, 2010.

If you have any questions feel free to contact me.

Yours truly,

Beatrice Regnier
Community Planning Branch

Enclosure: (1)

