

**RURAL MUNICIPALITY OF BEAVER RIVER NO. 622**  
**Bylaw No. 2-14**

A Bylaw to amend Bylaw No. 57 known as the Zoning Bylaw of the Rural Municipality of Beaver River, No. 622.

The Council of the Rural Municipality of Beaver River, No. 622, in the Province of Saskatchewan, enacts as follows:

1. PART III, GENERAL REGULATIONS, section (7). Development Standards for Discretionary Uses, is amended by adding the following clause after clause (g): "*(h) General Discretionary Use Evaluation Criteria:*
  - (i) Notwithstanding section (7) specific development standards, Council will apply the following general criteria in the assessment of the suitability of an application for a discretionary use:
    - 1) Compliance with land use and municipal policies:
      - i) Conformance with all relevant sections of this Bylaw, and all provincial and federal regulations.
      - ii) Compatibility with adjacent properties and land uses.
    - 2) Site layout and density:
      - i) The scale and intensity of the proposed use with uses allowed in the zoning district and any existing uses and developments in the vicinity of the proposal.
      - ii) The size and location of buildings and such that the improvements will not create a negative impact to surrounding land uses.
      - iii) Any outside storage areas will be appropriately buffered and screened from adjoining land uses.
      - iv) The retention or provision of vegetation and landscaping to enhance the appearance of the site.
      - v) Sign requirements for the zoning district and proposed use.
    - 3) Municipal servicing, where the development and use must be capable of being serviced with existing municipal infrastructure including, but not limited to:
      - i) Water in terms of consumption and demand.
      - ii) Sewer in terms of volume generated.
      - iii) Storm drainage in terms of volume and where directed.
      - iv) Solid waste in terms of volume and types created.
      - v) Utilities.
      - vi) Schools.
      - vii) Roadways.
    - 4) Traffic generation:
      - i) The volume and vehicle type of traffic generated by the use will not vary from the existing traffic type and volume in the area.
      - ii) Parking requirements for the use will not vary significantly from other uses in the vicinity.
      - iii) Access to and from the site must be located appropriately to avoid any traffic hazards.
    - 5) Environmental and Public Safety:
      - i) Types and volumes of goods and materials to be kept or stored on site must not pose any danger to the surrounding properties.

- ii) Emissions from the use in terms of noise, dust, odour, light will not adversely affect the environment, adjoining land uses, or provide a negative impact to surrounding land uses.
- iii) Storm water runoff from the site will not adversely affect surface or ground water.
- iv) Fire protection requirements will not be significantly different than that required for surrounding uses.
- v) Salvage of fuel wood or timber.
- vi) Preservation of wildlife habitat and wetlands.

6) Consultation:

- i) Any comments received from the public relative to the proposal shall be considered by Council.
- ii) Evidence of any applicable permit or approvals from the Ministries of Highways and Infrastructure, Environment, or Health shall be provided for review.

7) Impact mitigation:

- i) Should the proposed use be deemed to create any negative effects in relation to the above criteria, consideration will be given to any measures that may mitigate those effects in making a decision on the proposal.
- ii) Consideration of noxious or offensive emissions, such as, noise, glare, dust and odour.”

2. PART IV, ZONING DISTRICTS that the Zoning District Map, which forms part of Bylaw No. 57, shall redesignate from LD1 – Lakeshore Development 1 District to LD2 – Lakeshore Development 2 District all that of the following:

Lot 4, Block 20, Registered Plan No. 101880187  
 Lots 5-23, Block 20; Lots 1-2, Block 21; Lots 1-8, Block 22; Lot 1-2, Block 23, Bay View Street, MR5, MB1, W1, W2, Registered Plan No. 101920733  
 Lots 26-34, Block 20, Whitetail Way, MB3, W1, Registered Plan No. 101951265  
 Lots 1-18, Block 1; Deerland Road, MR1, MR2, W1, Registered Plan No. 101854504

These lands, which are lying within the Rural Municipal of Beaver River No. 622 boundaries, are shown within the bold lines in the attached reference map labelled “Schedule A”.

3. PART IV, ZONING DISTRICTS that the Zoning District Map, which forms part of Bylaw No. 57, shall redesignate from LD1 – Lakeshore Development 1 District to LD2 – Lakeshore Development 2 District all that of the following:

Lots 39-56, Block 2, ER1, W2, Lac Des Iles Crescent, Registered Plan No. 101916828  
 Parcel E, Lac Des Iles Road, MR2, Registered Plan No. 91B00647  
 Parcel D, Lac Des Iles Road, PR1, Registered Plan No. 88B07551  
 Lots 1-2, Block C, Registered Plan No. 101279381  
 Lots 3-4, Block C, Registered Plan No. 101871356  
 Parcels F, G, H, Lac Des Iles Road, Registered Plan No. 00B07064  
 Lots 1-5, Block 4; Lots 1-17, Block 5, Lots 8-11, Block 3, Fetsch Crescent, Airport Road, Registered Plan No. 01B15624  
 Lots 12-16, Block 3; Lots 1-10, Block 6, Registered Plan No. 101294513

These lands, which are lying within the Rural Municipal of Beaver River No. 622 boundaries, are shown within the bold lines in the attached reference map labelled “Schedule B”.

4. PART IV, ZONING DISTRICTS that the Zoning District Map, which forms part of Bylaw No. 57, shall redesignate from LD2 – Lakeshore Development 2 District to LD1 – Lakeshore Development 1 District all that of the following:

Lots 1-13, Block 3; Lots 1-5, Block 4, R2, Heidi Street, Registered Plan No. 73B12572

These lands, which are lying within the Rural Municipal of Beaver River No. 622 boundaries, are shown within the bold lines in the attached reference map labelled "Schedule C".

5. PART IV, ZONING DISTRICTS that the Zoning District Map, which forms part of Bylaw No. 57, shall redesignate from A – Agriculture District to LD1 – Lakeshore Development 1 District all that of the following:

NE ¼ 7-63-22-W3 Ext 5

This land, which is lying within the Rural Municipal of Beaver River No. 622 boundaries, is shown within the bold lines in the attached reference map labelled "Schedule D".

6. PART IV, ZONING DISTRICTS: SCHEDULE A: A – AGRICULTURAL DISTRICT is amended by:

- (a) Section A. Permitted Uses; subsection (2) *Accessory Uses*, adding the following clause after clause (c): "(d) Garden Suite, subject to a resolution of council."
- (b) Section C: Regulations, subsection (1) *Site Area Requirements*, exchanging within clause (b) Single Parcel Country Residential Minimum "0.5 hectare (1.2 acres)" to "4.05 Hectares (10 acres)"; and Maximum "4.05 hectares (10 acres)" to "16.2 Hectares (40 acres) where the total land area per quarter section for Single Parcel Country Residential lots shall be limited to a maximum of 16.2 ha (40 acres)."

7. PART IV, ZONING DISTRICTS: SCHEDULE C: CR – COUNTRY RESIDENTIAL DISTRICT is amended by:

- (a) Section A. Permitted Uses, subsection (1) *Principal Uses*, adding the following clause after clause (b): "(c) Motor Home or Trailer Home subject to special standards set out in section C. Special Standards."

- (b) Adding the following section after section (B): "C. Special Standards:"

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

- (a) A motor home or trailer home must have an approved development permit prior to placing on a lot.
- (b) A motor home or trailer home and all accessory buildings shall be removed before January 31, 2025 unless there is an approved development permit for a residential principle use.
- (c) A motor home or trailer home cannot be older than 1990.
- (d) The applicant shall sign a memorandum of understanding to acknowledge that the motor home or trailer home shall be removed by January 31, 2025.
- (e) If the motor home or trailer home remains on the land after the period identified in 1(d) above has expired, Council will enforce the removal of the unit.
- (f) A second temporary motor home or trailer home will be allowed as a visitor to the site for a period of no more than 21 consecutive days within a calendar year.
- (g) Propane storage shall be limited to a spare for the barbeque, motor home or trailer home no larger than 30 pound bottle.
- (h) The motor home or trailer shall not be modified to be made permanent through removal of axles and/or wheels.
- (i) Home based businesses shall not be allowed on the site until the permanent residence has been constructed
- (j) 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.
- (k) The motor home or trailer home is not to be kept for rent, lease or hire.
- (l) The motor home or trailer home is not a mobile home.
- (m) A copy of the bill of sale or registration and a photo must be submitted with each application.

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

8. PART IV, ZONING DISTRICTS: SCHEDULE D: LD1 – LAKESHORE DEVELOPMENT 1 DISTRICT is amended by:

- (a) Section B. Regulations, subsection (6) *Accessory Buildings and Structures*, clause (c) Building Size and Height, adding subclause (ii) Building Height Private Garage “3.05 metres (10 feet)” to “6.15 meters (20 feet)”.
- (b) Section B. Regulations, subsection (9) *Travel Trailers and Recreational Vehicles used as Bedrooms*, clause (a) is deleted and the following substituted, “A trailer coach or a recreational vehicle may be used from time to time, for a period not exceeding 21 consecutive days within a calendar year, for sleeping accommodation of family or guests of the occupants of a single detached dwelling, where:”

9. PART IV, ZONING DISTRICTS: SCHEDULE E: LD2 – LAKESHORE DEVELOPMENT 2 DISTRICT is amended by:

(a) Section A. Permitted Uses, adding clause (a) Motor Home or Trailer Home subject to special standards set out in Section C: Special Standards.

(b) Adding the following section after section (B): “C. Special Standards:

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

- (a) A motor home or trailer home must have an approved development permit prior to placing on a lot.
- (b) A motor home or trailer home and all accessory buildings shall be removed before January 31, 2025 unless there is an approved development permit for a residential principle use.
- (c) A motor home or trailer home cannot be older than 1990.
- (d) The applicant shall sign a memorandum of understanding to acknowledge that the motor home or trailer home shall be removed by January 31, 2025.
- (e) If the motor home or trailer home remains on the land after the period identified in 1(d) above has expired, Council will enforce the removal of the unit.
- (f) A second temporary motor home or trailer home will be allowed as a visitor to the site for a period of no more than 21 consecutive days within a calendar year.
- (g) Propane storage shall be limited to a spare for the barbeque, motor home or trailer home no larger than 30 pound bottle.
- (h) The motor home or trailer shall not be modified to be made permanent through removal of axles and/or wheels.
- (i) Home based businesses shall not be allowed on the site until the permanent residence has been constructed
- (j) 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.
- (k) The motor home or trailer home is not to be kept for rent, lease or hire.
- (l) The motor home or trailer home is not a mobile home.
- (m) A copy of the bill of sale or registration and a photo must be submitted with each application.
- (n) The replacement of a motor home or trailer home on a property requires a new development permit.”

10. PART IV, ZONING DISTRICTS: SCHEDULE I: LD3 – LAKESHORE DEVELOPMENT 3 DISTRICT is amended by:

- (a) Section B. Regulations, subsection (5) *Accessory Buildings and Structures*, clause (c) Building Size and Height, exchanging within subclause (i) Building Size: Private Garage Maximum “80 sq. meters (860 sq. feet)” to “111 sq. meters (1,200 sq. feet). Private garages shall not exceed the residential building footprint of the principle residence. If a motorhome

or trailer home is approved as a permitted use then the maximum size of a private garage is 80 sq. metres (860 sq. feet).”

(b) Section B. Regulations, subsection (5) *Accessory Buildings and Structures*, clause (c) Building Size and Height, exchanging within subclause (ii) Building Height – Garage (No Loft) “Maximum Wall Height – 3 metres (10 feet)” to “Maximum Height 6.15 meters (20 feet)”.

(c) Section C. Special Standards, subsection (1) *Motor home and trailer homes are subject to the following condition*, clause (e) is deleted and replaced with the following, “A second temporary motor home or trailer home will be allowed as a visitor to the site for a period of no more than 21 consecutive days.”

11. PART IV, ZONING DISTRICTS: SCHEDULE J: LD4 – LAKESHORE DEVELOPMENT 4 DISTRICT is amended by:

(a) Section B. Regulations, subsection (4) *Accessory Buildings and Structures*, clause (c) Building Size and Height, exchanged within subclause (i) Building Size, All other buildings: Maximum – “20 sq. metres (215 sq. feet)” to “27.9 meters (300 sq. feet)”.

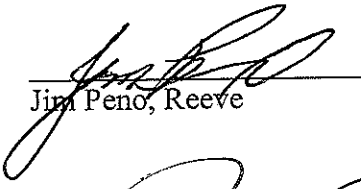
(b) Section C. Special Standards, subsection (1) *Motor home, Trailer homes and Park Model Cottages are subject to the following conditions*, the following clause is added after clause (i): “(j) A second temporary motor home or trailer home will be allowed as a visitor to the site for a period of no more than 21 consecutive days within a calendar year.”

12. PART V, DEFINITIONS is amended by adding in alphabetical order the following definitions:

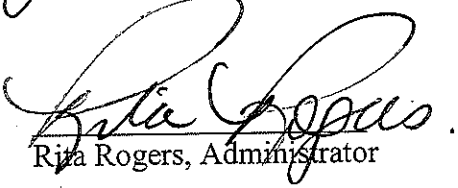
“**Building Footprint, Residential:** Shall mean the sum of the habitable gross horizontal area of the main floor of a private dwelling excluding any private garages, porch, veranda, sun lounge, deck.”

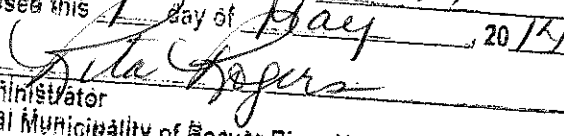
“**Garden Suite:** Shall mean a detached one unit dwelling, mobile home or modular home, or secondary suite which is temporarily located within or in the yard of an existing residential dwelling unit intended to provide accommodation for a specific person or persons who are physically dependent on the residents of the existing residential dwelling unit or to provide accommodations for a caregiver of whom a specific person or persons residing in the existing residential dwelling unit is physically and mentally dependent.”

13. This Bylaw shall come into force and take effect when approved by the Minister of Government Relations.

  
Jim Peno, Reeve

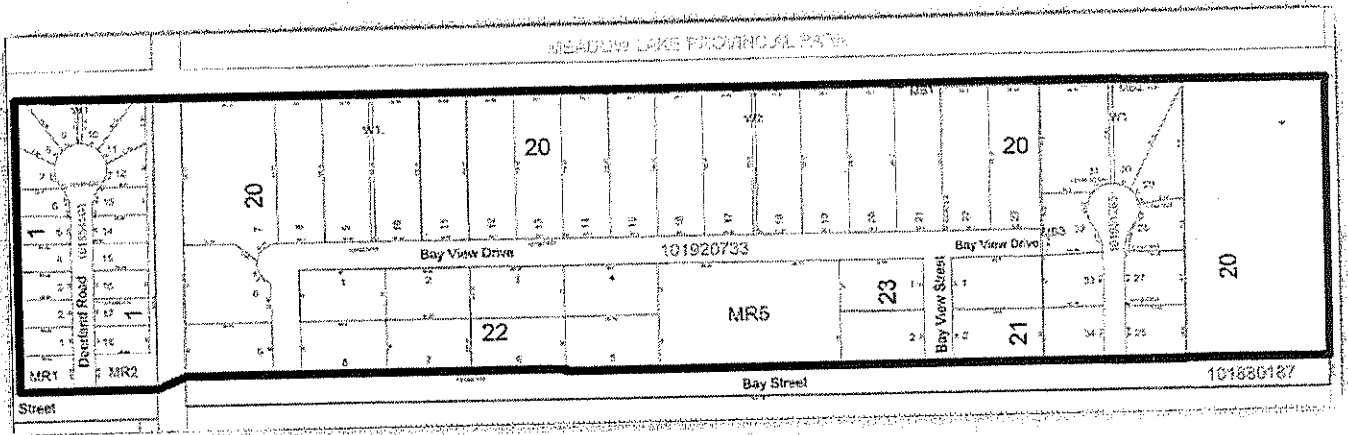
(SEAL)

  
Rita Rogers, Administrator

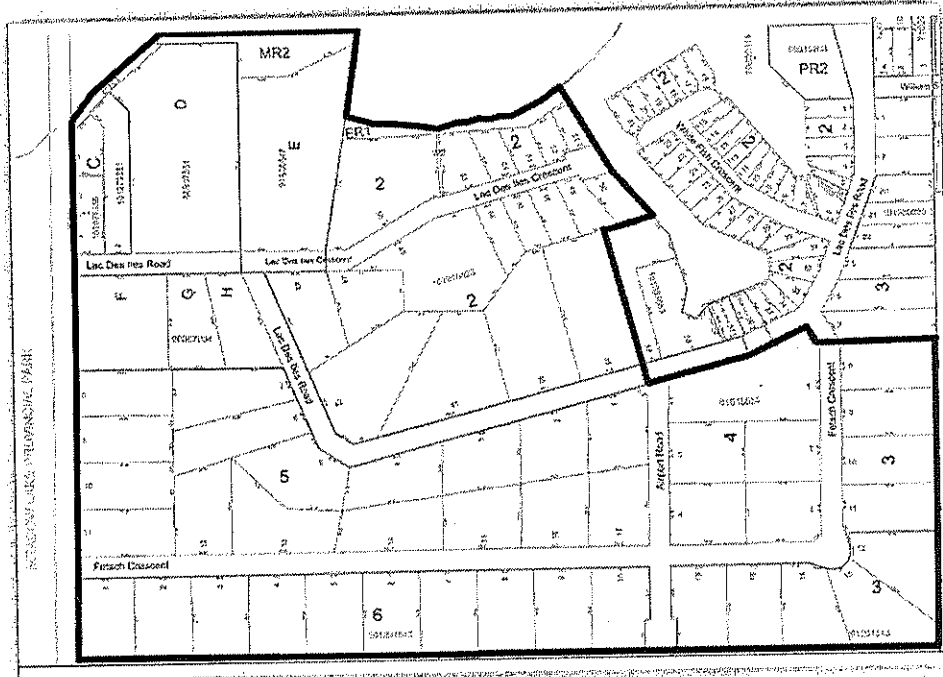
Certified a True Copy of Bylaw # 2-14  
Passed this 1 day of May, 2014.  
  
Administrator  
Rural Municipality of Beaver River No. 622



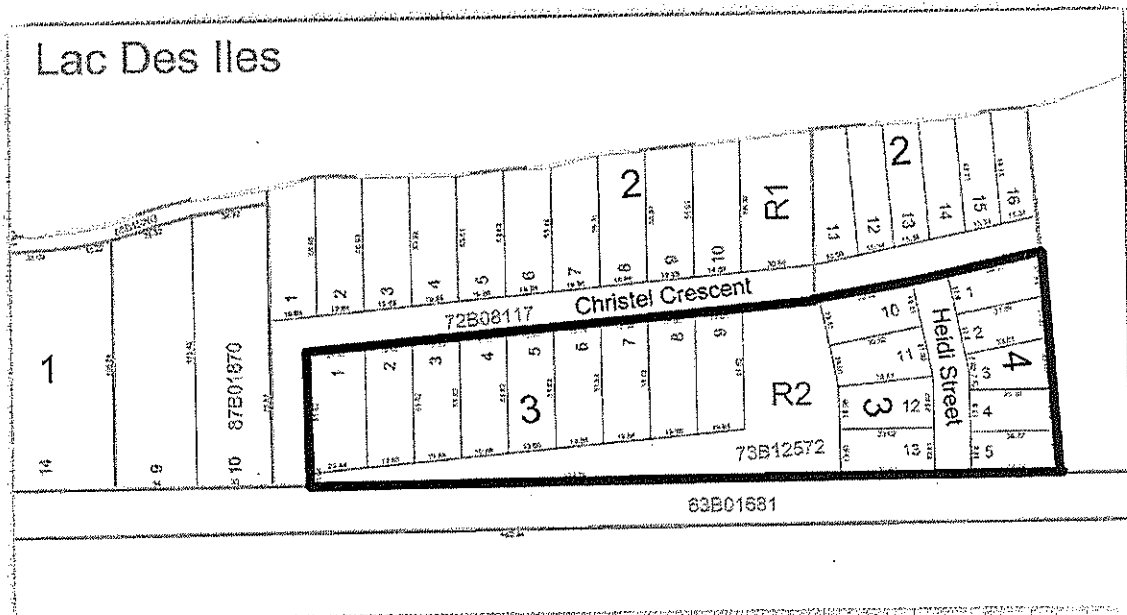
**SCHEDULE A**



**SCHEDULE B**

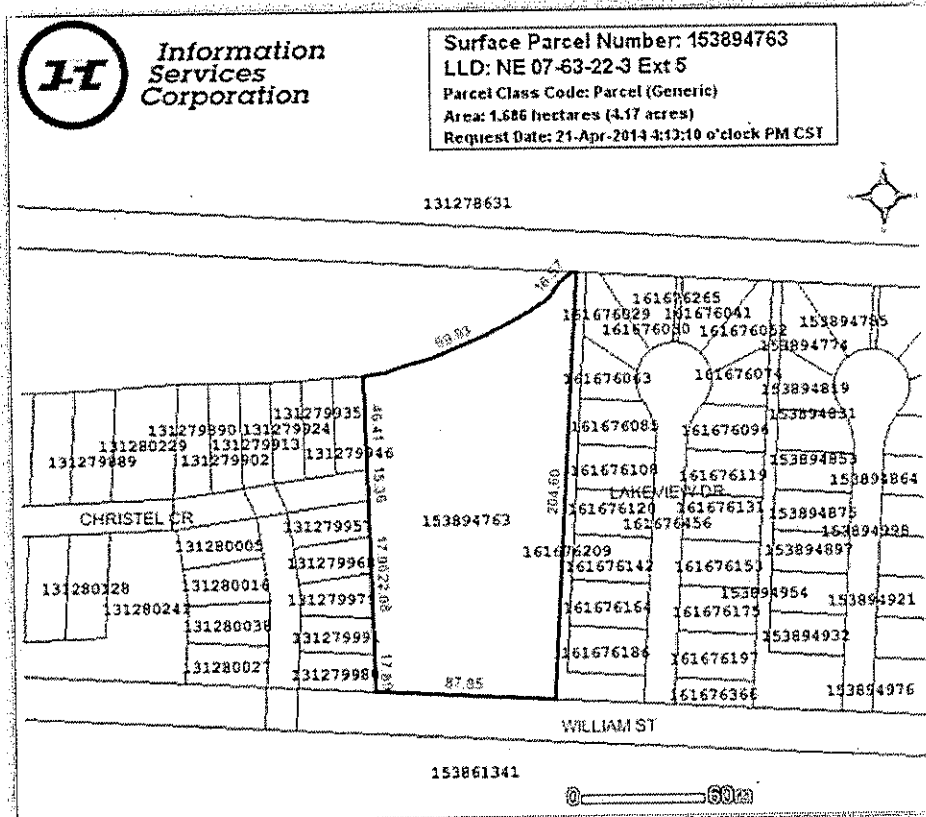


**SCHEDULE C**



This map forms part of Bylaw # 72-14  
*[Signature]*  
 Administrator  
 Rural Municipality of Beaver River No. 622

SCHEDULE D



This map forms part of Bylaw # 2-14  
*[Signature]*  
 Administrator  
 Rural Municipality of Beaver River No. 622



Government  
of  
Saskatchewan  
Community Planning

Ministry of Government Relations  
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beatrice.regnier@gov.sk.ca  
(306) 933-5382  
(306) 933-7720 (fax)

May 28, 2014

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. 2-14 to amend the Zoning Bylaw**

Bylaw 2-14 as referenced above has been approved. Enclosed for your records is one certified true copy of Bylaw 2-14, endorsed by the Assistant Deputy Minister of Government Relations on May 16, 2014.

If you have any questions, feel free to call me.

Sincerely,

A handwritten signature in cursive script that reads "Beatrice Regnier".

Beatrice Regnier  
Community Planning Branch

Enclosure: (1)