

Zoning Bylaw



Resort Village of B-Say-Tah



THE RESORT VILLAGE OF B-SAY-TAH

BYLAW NO. _____

A Bylaw of the Resort Village of B-Say-Tah to adopt a Zoning Bylaw.

The Council of the Resort Village of B-Say-Tah, in the Province of Saskatchewan, in open meeting assembled enacts as follows:

1. Pursuant to Section 34(1) of *The Planning and Development Act, 2007* the Council of the Resort Village of B-Say-Tah hereby adopts the Resort Village of B-Say-Tah Zoning Bylaw, identified as Schedule "A" to this Bylaw.
2. The Mayor and Resort Village Administrator are hereby authorized to sign and seal Schedule "A" which is attached to and forms part of this Bylaw.
3. Bylaw No. , the Zoning Bylaw, and all amendments thereto, are hereby repealed.
4. This Bylaw shall come into force on the date of final approval by the Minister of Government Relations.

Read a first time this day of

Read a second time this day of

Read a third time this day of

Adoption of bylaw this day of

S E A L

Mayor

Resort Village Administrator

Certified a true copy of the Bylaw adopted by Resolution of Council on the _____ day of _____ in the year _____.

A Commissioner for Oaths in the Province of Saskatchewan

My appointment expires_____.

THE RESORT VILLAGE OF B-SAY-TAH

ZONING BYLAW

BYLAW SCHEDULE "A" TO BYLAW NO. _____
OF THE RESORT VILLAGE OF B-SAY-TAH

SEAL

Mayor

Resort Village Administrator

TABLE OF CONTENTS

Section 1 Introduction

1.1 Title

Page 5

Page 5

1.2	Purpose	Page 5
1.3	Scope	Page 5
1.4	Severability	Page 5
Section 2	Definitions	Page 6
Section 3	Administration	Page 12
3.1	Development Officer	Page 12
3.2	Development Permit	Page 12
3.3	Development Permit Procedure	Page 13
3.4	Development Not Requiring a Permit	Page 14
3.5	Minor Variance	Page 14
3.6	Referrals	Page 15
3.7	Development Appeals Board	Page 15
3.8	Bylaw Amendments	Page 16
3.9	Fees	Page 16
3.10	Non-conforming Uses, Buildings and Sites	Page 16
3.11	Enforcement, Offences and Penalties	Page 17
Section 4	General Regulations	Page 18
4.1	Licenses, Permits and Compliance with other Bylaws	Page 18
4.2	Permitted Encroachments	Page 18
4.3	Number of Principal Buildings Permitted on a Lot	Page 18
4.4	Signs	Page 19
4.5	Public Utilities, Pipelines and Facilities of the Municipality	Page 19
4.6	Grading and Levelling of Sites	Page 19
4.7	Engineering Analysis Requirements	Page 20
4.8	Restoration to a Safe Condition	Page 20
4.9	Hazard Lands	Page 20
4.10	Home Based Businesses	Page 21
4.11	Outdoor Storage	Page 22
4.12	Access and Parking Requirements	Page 22
4.13	Shoreline Protection Measures	Page 22
4.14	Recreational Facilities Requirements	Page 22
4.15	Bed and Breakfast Homes	Page 23
4.16	Dwelling Groups	Page 23
4.17	Accessory Buildings and Structures	Page 24
4.18	Recreational Vehicles and Vacation Trailers	Page 25
4.19	General Standards and Criteria for Discretionary Uses	Page 25
Section 5	Zoning Districts	Page 27
5.1	Classification of Zoning Districts	Page 27
5.2	Zoning District Map	Page 27
5.3	Boundaries of Zoning District	Page 27
Section 6	District Schedules	Page 28
6.1	Residential District (R)	Page 28
6.2	Recreation District (REC)	Page 30
6.3	Business Commercial District (C)	Page 32
6.4	Urban Reserve District (UR)	Page 34
Section 7	Maps	Page 36
7.1	Zoning District Map	
7.2	Flood Hazard Map	

SECTION 1 – INTRODUCTION

Under the authority of the Planning and Development Act, 2007, as amended, and the Calling Lakes District Plan, the Council of the Resort Village of B-Say-Tah in the Province of Saskatchewan, in open meeting, hereby enact as follows:

1.1 Title

This Bylaw shall be known and may be cited as the Zoning Bylaw of the Resort Village of B-Say-Tah.

1.2 Purpose

The purpose of this Bylaw is to control the use of land in the Resort Village of B-Say-Tah so as to provide the amenity of the area and for the health, safety and general welfare of the inhabitants of the Municipality.

1.3 Scope

Development shall be permitted within the limits of the Resort Village of B-Say-Tah **only** when in conformity with the provisions of this Bylaw subject to the right of appeal provisions of *the Act*.

1.4 Severability

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

SECTION 2 – DEFINITIONS

Wherever in this Bylaw the following words or terms are used, they shall, unless the context otherwise provides, be held to have the following meaning:

Accessory Use– a use incidental, subordinate, exclusively devoted to, and located on the same site as the principal use or building.

Accessory Building – a building incidental, subordinate, exclusively devoted to, and located on the same site as the principal use or building. Typical uses include a private garage, boathouse, storage shed and other similar structures.

Act - *The Planning and Development Act, 2007.*

Administrator –the Administrator for the Resort Village of B-Say-Tah.

Alteration – the structural change in, or addition to, a building or structure and includes a change from one type of use to another.

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.

Bare Land Condominium - Shall mean a condominium divided into bare land units as defined in *The Condominium Property Act, 1993.*

Bare Land Unit - Shall mean a bare land unit as defined within *The Condominium Property Act.*

Bed and Breakfast Home - a dwelling unit, licensed as a tourist home under The Tourist Accommodation Regulations, 1969, in which overnight accommodation within the dwelling unit, along with one meal served before noon, is provided to the travelling public for a charge.

Building - a structure used for the shelter or accommodation of persons, animals, or chattels and includes any structure covered by a roof supported by walls or columns.

Building Bylaw - any Bylaw of the Resort Village of B-Say-Tah regulating the erection, alteration, repair, occupancy or maintenance of buildings or structures.

Building Front Line - the line of the wall of the building, or any projecting portion of the building, and production thereof excluding permitted obstructions which faces the front site line.

Building Height - the vertical distance measured from grade level to the highest point of the roof surface.

Building Permit - a permit issued under The Building Bylaw of the Resort Village of B-Say-Tah, authorising the construction or the addition to any building but does not include a Development Permit.

Building Rear Line - the line of the wall of the building or any projecting portion of the building and production thereof, excluding permitted obstructions, which faces the rear site line.

Building Side Line - the line of the wall of the building, or any projecting portion of the building and production thereof, excluding permitted obstructions, which faces the side site line.

Commercial - the use of land, buildings, or structures for the purpose of buying and selling commodities, and supplying professional and personal services for compensation.

Community Facilities - a building or other facility used for recreational, social, educational or cultural activities and which is owned by a municipal corporation, non-profit corporation or other non-profit organization for the use of the entire community.

Convenience Store - a store offering for sale primarily food products, beverages, tobacco, personal care items, hardware and printed matter and which primarily provides a convenient day-to-day service to residents in the vicinity.

Council - the Council of the Resort Village of B-Say-Tah.

Day Care Home - a facility for the non-parental care of over four (4) preschool age children on a daily basis and licensed under *The Child Care Act*.

Deck - a raised open platform, with or without rails, attached to a principal building

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 Zoning Bylaw, but does not include a building permit.

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

Dwelling Group - a group of two or more detached one unit dwellings, two unit dwellings or multiple unit dwellings or combinations thereof occupying the same site. (Bareland Condominium Development)

Dwelling, Multiple Unit - a building divided into two or more dwelling units as herein defined and shall include duplexes, town or row houses and apartment houses but not hotels, or motels.

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

Dwelling Unit - one or more habitable rooms constituting a self-contained unit having sleeping, cooking and toilet facilities.

Elevation - the height of a point on the Earth's surface above sea level.

Environmental Reserve - lands that have been dedicated to the Municipality by the developer of a subdivision as part of the subdivision approval process. Environmental reserves are those lands that are considered undevelopable and may consist of a swamp, gully, ravine, coulee or natural drainage course, or may be lands that are subject to flooding or are considered unstable. Environmental reserve

may also be a strip of land, not less than 6 metres in width, abutting the bed and shore of any lake, river stream or other body of water for the purposes of preventing pollution or providing access to the bed and shore of the water body.

Existing - in place, or taking place, on the date of the adoption of this Bylaw.

Fence - an artificially constructed barrier erected to enclose or screen areas of land.

Flood - a temporary rise in the water level that results in the inundation of areas not ordinarily covered by water.

Flood Fringe – see the Statements of Provincial Interest Regulations for definition.

Flood Proofed – see the Statements of Provincial Interest Regulations for definition.

Flood Way - see the Statements of Provincial Interest Regulations for definition.

Floor Area - the maximum habitable area contained within the outside walls of a building, excluding in the case of a dwelling, any private garage, porch, veranda, sun lounge, unfinished basement, or attic.

Frontage - the side of a site abutting a street and, in the case of a corner site, the shorter of the sides is the frontage.

Garage, Private - a garage used for storage purposes only, where no business, occupation or service is conducted for gain, other than an approved home based business, and in which no space is rented for commercial vehicles to a non-resident of the premises.

Garage, Storage - a public garage exclusively used for the storage of motor vehicles and where no repair facilities are maintained.

Guest House – an accessory building located on the same lot as the principal dwelling which may include sleeping and toilet facilities, but shall not include cooking facilities.

Hazard(ous) Land - land which may be prone to flooding, slumping, subsidence, landslides, erosion,

any other instability, or is located within a flood plain of a water body or watercourse.

Hazardous Substance - a substance that, because of its quality, concentration or physical, chemical or infectious characteristics, either individually or in combination with other substances on the site is an existing or potential threat to the physical environment, to human health or to other living organisms.

Home Based Business - an accessory use of a dwelling unit by a resident of the dwelling for a business which is secondary and incidental to the primary use of the dwelling as a residence, and does not change the residential character of the buildings or site.

Intersection - an area where two or more streets or lanes meet or cross at grade.

Landscaping - the changing, rearranging, removing or adding to the original vegetation of a site, including site grading, addition or removal of topsoil, grass, trees, plants, sidewalks and other natural or decorative features.

Lane - a public highway vested in the Crown as a secondary level of access to a lot or parcel of land.

Legal Access - a lot or parcel shall be considered as having legal access for the purposes of development when the lot or parcel is adjacent to a municipally maintained road, and meets the frontage requirements of appropriate Zoning District hosting the development.

Lot - an area of land with fixed boundaries and which is of record with the Information Services Corporation by Certificate of Title.

Marina - a building, structure or place, containing docking facilities and located on a waterway, where boats and/or boat accessories are stored, serviced, repaired or kept for sale and where facilities for the sale of marine fuels and lubricants may be provided.

Mayor - the Mayor of the Resort Village of B-Say-Tah.

Membrane Covered Structures - a structure consisting of a frame that is covered with a non-permanent material (plastic, fabric, canvas, etc.) which is used for storage.

Minister - the member of the Executive Council to whom, for the time being, is assigned the administration of *The Planning and Development Act, 2007*.

Mobile Home - a trailer coach that conforms to CSA Standard No. Z240 and may be used as a dwelling all year round; has water faucets and shower or other bathing facilities that may be connected to a water distribution system; and has facilities for washing and a water closet or other similar facility that may be connected to a sewage system. A mobile home must be on a permanent foundation.

Modular Home - a factory built home that is manufactured on as a whole or modular unit and is designed to be moved on removable chassis to be used as a one unit dwelling, and is certified by the manufacturer that it complies with the Canadian Standards Association Code CSA - A277 standard. A modular home must be on a permanent foundation and does not include a mobile home (see Mobile Home definition).

Municipality - the Resort Village of B-Say-Tah.

Municipal Reserve - means dedicated lands for public use.

Municipal Road - a public roadway subject to the direction, control and management of the Municipality.

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 Site - a site, consisting of one or more contiguous parcels, to which all required permits have been issued on the date that this Bylaw or any amendment to the Bylaw becomes effective, contains a use that conforms to the Bylaw, but the

site area or site dimensions do not conform to the standards of the Bylaw for that use.

Non-Conforming Use - a lawful specific use:

- a) being made of land or a building or intended to be made of a land or 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.

Office and Office Building - a building or part of a building used primarily for conducting the affairs of a business, profession, service, industry, or government in which no goods or commodities of business or trade are stored, transhipped, sold or processed.

Parking Lot - an open area, other than a street, used for the temporary parking of vehicles and available for public use and the use of employees working on, or from, the site.

Parking, Off-Street - accommodation for the parking of vehicles off a public street or lane.

Parking Space, Vehicle - a space within a building or parking lot for the parking of one vehicle and which has access to a developed street or lane, having minimum dimensions of 2.7 metres wide by 6.7 metres deep with direct lane access; 3.0 metres wide by 6.7 metres deep for a parallel space; and 2.7 metres wide by 6.0 metres deep for all other.

Permitted Use- the use of land, buildings, or other structures that shall be permitted in a Zoning District where all requirements of this Zoning Bylaw are met.

Place of Worship - a place used for worship and related religious, philanthropic or social activities and includes accessory rectories, manses, meeting rooms and other buildings. Typical uses include churches, chapels, mosques, temples, synagogues and parish halls.

Principal Use- the main activities conducted on a site.

Principal Building - the main building in which the principal use of the site is conducted.

Prohibited Use – any use that is not listed as a permitted or a discretionary in the zoning district.

Public Utility - a government, municipality or corporation under Federal or Provincial statute which operates a public work. A public utility does not include a personal wind generation system.

Recreational Facility - a recreation or amusement facility open to the general public with or without a fee.

Recreation Vehicle - a unit intended to provide temporary living accommodation for campers or travellers; built as part of, or to be towed by, a motor vehicle; and includes truck campers, motor homes, tent trailers and travel trailers.

Residence - a dwelling unit on a site.

Residential - the use of land, buildings, or structures for human habitation.

Right of Way - the right of way is the land set aside for use as a roadway or utility corridor. Rights of way are purchased prior to the construction of a new road or utility line, and usually enough extra land is purchased for the purpose of providing mitigative features. Sometimes, road rights of way are left vacant after the initial roadway facility is constructed to allow for future expansion.

Riparian - The areas adjacent to any streams, rivers, lakes or wetlands.

Sign - any device, letter, symbol, emblem or picture, that is affixed to or represented directly or indirectly upon a building, structure, or a piece of land and that 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, road, thoroughfare, or any other public place.

Site - one or more contiguous lots under one ownership and used, or intended to be used, by a single principal use or principal building.

Site Coverage - the portion of the site that is either covered by principal and/or accessory buildings.

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

Site Line, Rear - the line at the rear of the site and opposite the front site line.

Site Line, Side - a site line other than a front or rear site line.

Site Width - the horizontal distance between the side boundaries of the site measured at a distance from the front lot line equal to the minimum front yard required for the district in which the site is located.

Street - a public thoroughfare which affords the principal means of access to the abutting property.

Structure - anything that is erected, built or constructed of parts joined together and supported by the soil or any other structure requiring a foundation to hold it erect, but not including pavement, curbs, walks or open air surfaced areas.

Subdivision – a division of land as described in the Land Titles Act.

Trans Canada Trail - a shared use recreational trail that will offer walking, cycling, horseback riding, cross-country skiing and snowmobiling opportunities and will travel through each province and territory.

Use -the purpose or activity for which any land, building, structure, or premises, or part thereof is arranged, designed, or intended, or for which these may be occupied or maintained.

Village – the Resort Village of B-Say-Tah.

Warehouse – a building used primarily for the storage of goods and materials.

Waste Disposal Facility; Liquid - a facility to accommodate any waste which contains animal, mineral or vegetable matter in solution or suspension, but does not include a septic system for a single residence or farmstead, or a manure storage area for an intensive livestock operation.

Waste Disposal Facility; Solid - a facility, not including a waste transfer station or a temporary

storage facility, to accommodate discarded materials, substances or objects which originated from residential, commercial, institutional and industrial sources which are typically disposed of in municipal or private landfills, but not including dangerous goods, hazardous waste or biomedical waste.

Water body - any location where water flows or is present, whether or not the flow or the presence of water is continuous, intermittent or occurs only during a flood, and includes but is not limited to, wetlands and aquifers.

Watercourse – a river, stream, creek, gully, ravine, spring, coulee, valley floor, drainage ditch or any other channel having a bed and sides or banks in which water flows either permanently or intermittently.

Watershed - the land area from which surface runoff drains into a stream, channel, lake, reservoir, or other body of water; also called a drainage basin.

Wetland: land having the water table at, near, or above the land surface or which is saturated for a long enough period to promote wetland or aquatic processes as indicated by hydric soils, hydrophytes (“water loving”) vegetation, and various kinds of biological activity which are adapted to the wet environment.

Yard - the open, unoccupied space on a lot between the property line and the nearest wall of a building.

Yard, Front - that part of a site which extends across the full width of a site between the front site line and the nearest main wall of a building or structure.

Yard, Rear: that part of a site which extends across the full width of a site between the rear site line and the nearest main wall of a building or structure.

Yard, Required -the minimum yard required by a provision of this bylaw.

Yard, Side - the part of a site which extends from a front yard to the rear yard between the side line of a site and the nearest main wall of a building or structure.

Zoning District - a land area within the municipality, designated on the Zoning Map for specific, uniform

development and subdivision standards and requirements.

SECTION 3 – ADMINISTRATION

3.1 Development Officer

3.1.1 The Administrator, or any other person authorized in writing by Council, shall be the Development Officer and is responsible for the administration of this Bylaw.

3.2 Development Permit

3.2.1 Except where a particular development is specifically exempted by Section 3.4, no person shall undertake a development or commence a use without a development permit first being obtained.

3.2.2 A development permit is required for all buildings moved within or into the Resort Village of B-Say-Tah unless exempted by Section 3.4. As part of the development permit application the applicant will be required to provide photographs of the building to be moved. The developer will be responsible for all additional costs associated with the moving of buildings. This includes but is not limited to roads, trees, fence, property damage and general clean up.

3.2.3 A development permit is required for the demolition of all buildings, unless exempted by Section 3.4.

3.2.4 A Development Permit shall not be issued in contravention of any provision of this Bylaw.

3.2.5 A Development Permit Application shall include the following (where applicable):

- a) A description of the intended use or proposed development including any change in building use or land use change
- b) Legal land description
- c) The name, contact information and signature of the applicant and the registered landowner(s)
- d) A copy of the Certificate of Title
- e) Estimated commencement and completion dates
- f) Two sets of floor plans and elevations of the proposed development (which will be kept at the municipal office for future reference)
- g) Any other information needed to assess the application such as a current real property report prepared by a registered land surveyor or a current topographical report with or without land elevations.

- h) An attached site plan which shall include:
- All adjacent roads, highways, service roads and access to the site (label on site plan)
 - Property boundaries
 - Rights-of-ways and easements (gas, oil, power, drainage easements, etc)
 - All drainage courses
 - Location and dimension of proposed development
 - Location and dimension of existing development
 - Landscaping details (existing trees, removal of trees, proposed plantings, berming, water features, etc)
 - Setbacks to property lines, road and services
 - Top of bank
 - Existing and proposed services and utilities
 - Sign location and details (artwork, colors, size, lights, etc.)
 - Parking and loading facilities
 - Sidewalks, patios, playgrounds
 - North arrow
 - Any additional information deemed necessary by Council or the Development Officer

3.3 Development Permit Procedure

3.3.1 An application for a Development Permit shall be made in writing to the Development Officer in the form prescribed by resolution of Council.

3.3.2 Permitted Use:

- a) Where an application for a Development Permit is made for a permitted use, the Development Officer shall issue a permit where the development is in conformity with this Bylaw and refuse the permit where the development is not in conformity with this Bylaw.

3.3.3 Discretionary Use:

- a) Where an application for a Development Permit is made for a discretionary use, the Development Officer shall:
- i. review the application for completeness;
 - ii. review the application for conformance with the Calling Lakes District Plan and this Bylaw and any other applicable policies and regulations;
 - iii. refer the application when necessary;
 - iv. prepare a report including recommendations for conditions that may be applied to an approval;

- v. set a date for the meeting at which the application will be considered by Council;
- vi. provide notice for at least 7 days prior to the application being considered by Council to the assessed owners of property within 75 metres of the boundary with the applicant land; then
- vii. present the application to Council for a decision.

b) Council may approve the application with or without conditions or refuse the application.

3.3.4 The Development Officer shall notify the applicant of any development permit (discretionary or permitted use) by regular mail addressed at the address shown on the application form and notice of any right to appeal.

3.3.5 The notice of decision shall specify any standards or conditions, as allowed for in this Bylaw.

3.3.6 A development permit is valid for a period of twelve months.

3.3.7 A development permit shall become invalid if the proposed development is not commenced within 12 months of the date the permit was issued or if the proposed development is legally suspended or discontinued for a period of 12 months or more; unless otherwise indicated by Council or the development officer prior to the development permit becoming invalid.

3.3.8 A building permit shall not be issued unless a development permit, where required, has been granted.

3.4 Development Not Requiring a Permit

3.4.1 A Development Permit is not required for the following, but all other applicable provisions of this Bylaw and the Calling Lake District Plan are to be followed:

- a) Maintenance, construction or installation of any public utility or public works.
- b) Fences less than 2 metres (6.5 feet) in height.
- c) Accessory buildings or structures less than 9.3 square metres (100 square feet) in area.
- d) Decks and steps under 0.6 metres (2 feet) in height that meet the yard requirements for the district in which they are located.
- e) Maintenance or repair of any building or structure not including structural alterations.
- f) Signs in residential districts which conform to Section 4.4.
- g) Satellite Dishes and Solar Collectors which conform to Section 4.17.

3.5 Minor Variance

- 3.5.1 The Development Officer may grant a variance of up to 10% for the minimum required distance of a building from the lot line and/or the minimum required distance of a building to any other building on the lot.
- 3.5.2 The Development Officer shall keep a record of all approved minor variance applications.

3.6 Referrals

- 3.6.1 The Development Officer may refer any or all permitted use development permit applications to Council for review and comment.
- 3.6.2 Prior to making a decision on any application, the Development Officer may refer the application to any internal or external departments for review and comment.
- 3.6.3 Council shall refer all discretionary uses, subdivision applications, servicing and development agreements and bylaw amendments to the Calling Lakes Planning Commission for review and comment.
 - a) Notwithstanding the requirement to refer to the Calling Lakes Planning Commission, Council shall make all decisions with regards to discretionary uses, development and servicing agreements and bylaw amendments in accordance with the procedures established in the *Planning and Development Act, 2007* and in accordance with the Calling Lakes District Plan and this Bylaw.
 - b) Council shall make a recommendation regarding all subdivision applications circulated to it by Community Planning Branch of Saskatchewan's Ministry of Government Relations, prior to a decision being made by the province.
- 3.6.4 Where deemed necessary by the Municipality, an application for a development permit may be required to undertake additional public consultation prior to the provision of a development permit.

3.7 Development Appeals Board

- 3.7.1 A Development Appeals Board of the Resort Village of B-Say-Tah shall be appointed in accordance with Section 213 to 227 of *the Act*.
- 3.7.2 *The Planning and Development Act, 2007* provides the right to appeal a decision made in respect of the Zoning Bylaw in accordance with the following:
 - a) Where an application for a permitted use has been refused or deemed refused because a decision has not been made within 40 days after the receipt of the application in its complete and final form.

- b) Where an application for a discretionary use has been approved with conditions or standards – the conditions or standards may be appealed.
- c) Where an application for a minor variance has been approved with or without conditions or refused.
- d) Where an order has been issued to repair or correct contraventions under a Nuisance Bylaw, Property Maintenance Bylaw and/or Zoning Bylaw adopted under *The Municipalities Act* (Sections 364 and 365) or *The Planning and Development Act, 2007* (Section 242)

3.8 Bylaw Amendments

- 3.8.1 The amendment process for the Calling Lakes District Plan is outlined in that Plan.
- 3.8.2 Any person who seeks to amend this Zoning Bylaw shall submit an application for amendment to the Development Office who shall review the application for completeness and then refer the application to Council for consideration.
- 3.8.3 The amendment application is subject to the fees set out in Section 3.9 below.
- 3.8.4 Prior to Council’s review, the Development Officer may refer the amendment to any internal or external departments or organizations for review and comment which will be considered by Council.
- 3.8.5 The process for public notification and public participation during the Bylaw adoption process shall be as per the regulations of *The Act*.
- 3.8.6 Premature rezoning of land for any type of development shall not be practice.

3.9 Fees

- 3.9.1 The fees for planning services shall be as follows:

Planning Service	Fee
Permitted Use Development Permit	\$50
Discretionary Use Development Permit	\$100
Minor Variance	\$50
Bylaw Amendment	\$200
Development Appeal	\$50

3.10 Non-Conforming Uses, Non-Conforming Buildings and Non-Conforming Sites

- 3.10.1 Non-conforming uses, non-conforming buildings and non-conforming sites shall be subject to Sections 88 - 93 inclusive of *The Act*.

- 3.10.2 Non-conforming uses, buildings and sites may continue if the use, building or site conformed to the bylaw that was in effect at the time of development. If the use was not developed legally at the time of development, the use shall not be considered non-conforming for the purposes of this bylaw.
- 3.10.3 No existing building, site or use shall be deemed to be non-conforming by reason only of the conversion from the Imperial System of Measurement to the International System of Units (S.I.) where such nonconformity results solely from such conversion and is reasonably equivalent to the S.I. standard herein established.

3.11 Enforcement, Offences and Penalties

- 3.11.1 Where the Development Officer determines that a development is being carried out in contravention of any condition of a development permit or any provision of this Bylaw, the development officer shall send a stop work order in accordance with *the Act*.
- 3.11.2 Any person who violates this Bylaw is guilty of an offence and liable on summary conviction to the penalties of *the Act*.

SECTION 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 requirements of a building bylaw or any other bylaw in force within the Resort Village or law within the Province of Saskatchewan; or from obtaining any license, permission, permit, authority, or approval required by this or any other bylaw of the Resort Village or any law of the Province of Saskatchewan. Where the provisions in this Bylaw, conflict with those of any other municipal or provincial requirements, the more stringent regulations shall prevail.

4.2 Permitted Encroachments

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

4.2.2 In all yards the following are permitted:

- a) Decks, steps or ramps 0.6 meters (2 feet) or less above grade level which are necessary for access to a permitted building or for access to a site from a street or lane may project 1.8 meters (6 feet) into any required front or rear yard.
- b) Trees, shrubs, walks, uncovered driveways, fences, trellises, flag poles, lamp posts, garbage stands and similar items may project into the required front, side or rear yard but shall not encroach beyond the property boundaries.
- c) Window sills, eaves, gutters, bay windows, chimneys and similar non-structural alterations may project a distance of 0.6 metres (2 feet) into any required yard but not closer to a lot line than 0.15 metres (0.5 feet).

4.2.3 Allowable encroachment shall not obstruct or jeopardize the safety of the public.

4.3 Number of Principal Buildings Permitted on a Lot

4.3.1 Not more than one principal building shall be placed on any one lot, with the exception of educational facilities, medical facilities, recreational facilities and multiple unit dwellings.

4.3.2 Not more than one principal use shall be on any one lot, with the exception of public utility uses, commercial uses in one building, recreational uses and institutional uses.

4.3.3 When issuing permits for the uses allowed for in 4.3.1, the Development Officer shall advise the applicant in writing that adherence to this Bylaw and the Provincial Subdivision Regulations will be necessary if any future application for subdivision is made.

4.4 Signs

4.4.1 No sign shall be located in any manner that may obstruct or jeopardize the safety of the public and no signs shall project beyond the property boundary of the site to which it pertains.

4.4.2 Only the Resort Village may erect signage on land or property which is owned by the municipality.

4.4.3 Temporary signs not exceeding 1 square metre (10.76 square feet) advertising the sale or lease of the property, election signs, or other information relating to a temporary condition affecting the property, including directional signs, are permitted on a temporary basis without permit approval.

4.4.4 In Commercial Districts and Urban Reserve Districts:

- a) No more than two permanent signs are permitted per principal use
- b) The facial area of a sign may not exceed 2 square meters (21.5 square feet)
- c) A sign may be double faced
- d) No sign shall exceed 4 metres (13 feet) in total height above the ground

4.4.5 In Residential Districts:

- a) One permanent sign is permitted per lot which displays the owners name and/or address.
- b) In the case of a home based business, a permanent sign is permitted that advertises the principal use or the principal products offered for sale on the premises.
- c) The facial area of a sign may not exceed 4 square feet (0.37 square meters)

d) Signs exceeding 4 square feet (0.37 meters) shall be as per Council's discretion.

4.5 Public Utilities, Pipelines, and Facilities of the Municipality

- 4.5.1 Public utilities and facilities of the municipality, shall be permitted uses in every zoning district, and no minimum site area or yard requirements shall apply.
- 4.5.2 Where a pipeline or other utility or transportation facility will cross a municipal road, Council may apply special design standards as it considers necessary to protect the municipal interest in the existing and future improvements to the road.

4.6 Grading and Leveling of Sites

- 4.6.1 Any site proposed for development requires a Development Permit and shall be graded and leveled at the owner's expense to provide for adequate surface drainage that does not adversely affect adjacent property, or the stability of the land.
- 4.6.2 All excavations or filling shall be re-vegetated immediately after other construction activities permit, with a suitable ground cover as may be necessary to prevent erosion.
- 4.6.3 Where excavation or filling is proposed for any development, development may be restricted. Council may require the developer to provide an impact assessment report carried out by a qualified professional prior to making a decision on the Development Permit Application.
- 4.6.4 All vegetation and debris in the area to be re-graded must be removed from the site prior to site grading and leveling.
- 4.6.5 All topsoil from an area that is to be re-graded must be stripped, stockpiled, and replaced on the regarded area, or re-located to a site approved by Council.

4.7 Engineering Analysis Requirements

If a proposed development is to be located on a lot or lots that are considered hazard lands due flooding, earth movement, instability or otherwise deemed unsuitable for development or hazardous for the proposed uses, Council may require that a geotechnical or drainage assessment is completed by a Professional Engineer in the Province of Saskatchewan. The assessment must outline the suitability of the lot or lots for development and specify any remedial measures that may be required to ensure that the natural environment and adjoining properties will not be negatively affected. Remedial measures may be specified as conditions to the issuance of the development permit.

4.8 Restoration to a Safe Condition

Nothing in this Bylaw shall prevent the strengthening or restoration to a safe condition of any building or structure, provided that such strengthening or restoration will not increase the height, area or volume so as to contravene the provisions of this Bylaw.

4.9 Hazard Lands

4.9.1. Flood Hazard:

- a) Developments that are proposed within the flood lines on Flood Hazard Map attached to this Bylaw and maps in the Calling Lakes District Plan will require further investigation to determine the 1:500 elevation including flood fringe or flood way identification.
- b) New buildings and additions to buildings will be prohibited in the floodway of the 1:500 flood elevation of any water body or watercourse.
- c) Flood proofing techniques shall be required for all development in the flood fringe of the 1:500 flood elevation of any water body or watercourse.

4.9.2 Conditions for mitigating measures for development in the flood fringe shall include the following :

- a) Services to the development shall be designed to withstand flooding
- b) Drainage areas shall be protected at all times
- c) There shall be no development or opening elevations allowed below the known flood levels.
- d) Engineered flood proofing techniques may be applied as conditions to development permit applications.

4.9.3 Setbacks from water bodies, watercourses and slopes shall be as per the requirements of the Calling Lakes District Plan.

4.9.4 Requirements for professional reports to assess site suitability shall be as per the Calling Lakes District Plan.

4.9.5 Actions identified in any assessment prepared which prevent, change, mitigate or remedy hazards in lands deemed hazardous may be incorporated as conditions to issuance of any development permit that may be issued. Council shall refuse a permit for any development for which, in Council's opinion, the proposed actions are inadequate to address the adverse effects or will result in excessive municipal costs.

4.10 Home Based Business

4.10.1 Home based businesses shall be located within a residential dwelling or in a building accessory to a residential dwelling.

4.10.2 Other than the one permitted business sign there shall be no other variation from the residential character of the building.

- 4.10.3 Council may consider exterior display and exterior storage of materials if they are screened from the view of the public in an enclosure. The enclosure will count towards the allowable site coverage for accessory buildings, as per Section 4.17.6 of this Bylaw.
- 4.10.4 No noise, vibration, smoke, dust, odours, heat, glare, electrical, television or radio interference detectable beyond the boundaries of the building containing the home based business shall be produced.
- 4.10.5 No person other than the residents of the dwelling shall be employed in the home based business.
- 4.10.6 There shall be no storage of hazardous, explosive or flammable materials permitted on the site in relation to a home based business.
- 4.10.7 The parking of vehicles related to the home based business shall be limited to one.
- 4.10.8 A valid home based business permit will be required from the municipality in order to operate any business from a residence.

4.11 Outdoor Storage

- 4.11.1 In any residential district, only outdoor storage incidental to the principal use shall be permitted.
- 4.11.2 As a condition of a development permit approval, special standards for the location, setback or screening of any area devoted to outdoor storage may be required.
- 4.11.3 The outdoor storage of unlicensed or inoperative motor vehicles shall comply with the following:
 - a) Outside storage of partially dismantled or inoperative motor vehicles is not permitted.
 - b) Only one unlicensed or uninsured motor vehicle may be stored outdoors on a residential site.
 - c) No yard or portion of a residential yard shall be used for the storage of machinery not normally used for the maintenance of a residential property, unless permitted by this Bylaw.

4.12 Access and Parking Requirements

- 4.12.1 No development permit may be issued unless the site to be used for development has frontage on and access to an existing public road, which is constructed and maintained to a standard acceptable to Council.
- 4.12.2 The design of parking facilities shall minimize the danger between vehicular traffic and pedestrians.
- 4.12.3 Off-street parking shall be provided as follows:

Use	Parking Spaces Required
Multiple- Unit Dwellings	1.25 for each dwelling unit
Other dwellings	1 for each dwelling
Schools and institutions	2 for each room
Bed and Breakfast	1 for each rental room
Home based business	At the discretion of Council based on clientele.
Other uses	1 for each 70 sq.m of gross floor area

4.13 Shoreline Protection Measures

4.13.1 The shoreline protections standards in the Calling Lakes District Plan shall be adhered to for all shoreline development and subdivision of land.

4.14 Recreational Facilities Requirements

4.14.1 Road access to recreational facilities shall be designed so as to not obstruct or hinder the safe flow of traffic along major roads or highways in and around the Village.

4.14.2 Adequate off-street parking shall be provided to accommodate the parking volumes generated by the facilities. The design of such parking facilities shall minimize the danger between vehicular traffic and pedestrians.

4.14.3 Cuts and fills in existing terrain should be minimized

4.14.4 Measures for erosion control and bank stabilization may be required along the shore line

4.14.5 Potable water supply and sewage disposal systems may be required and shall satisfy municipal and provincial standards.

4.14.6 For the purpose of beach access, recreational facilities other than those needed to support beach activities shall be located at least 20 metres (65 ft.) from the lakeshore.

4.14.7 Marinas shall be established no closer than 125 m (410 ft) along the shoreline from residential or organized beach areas in order to avoid noise, nuisances and maintain safety.

4.14.8 Road approaches to such facilities shall not cause the obstruction of traffic on major roads or highways during time of peak use at the recreational facility.

4.15 Bed and Breakfast Homes

4.15.1 A bed and breakfast home may be located in a detached one unit dwelling.

4.15.2 The bed and breakfast home shall provide guests with sleeping accommodations and at least one meal per day.

4.15.3 No exterior alterations shall be undertaken which would be inconsistent with the residential character of the building, property or surrounding neighbourhood.

4.15.4 Signage shall be in accordance with Section 4.4.

4.16 Dwelling Groups

4.16.1 The minimum side yard of 3.5 m or ½ the building height shall be measured from the closest main wall of the principal building closest to the side site line.

4.16.2 All principal buildings forming part of the group shall be located at least 3.5 metres (11.5 feet) from any other principal building in the group.

4.16.3 Council may apply special development standards regarding yard and setback requirements to reduce conflict with neighbouring uses.

4.16.4 All parking associated with the dwelling group shall be accommodated on the site.

4.17 Accessory Buildings and Structures

4.17.1 Accessory buildings and structures shall be related to, subordinate to, located on the same site as the principal building or use.

4.17.2 Accessory buildings and structures shall not be constructed or placed on any site prior to the construction or placement of the principal building except as follows:

- a) Where a development permit has been issued for a principal building and the accessory building is required for the storage of construction material or equipment. The accessory building shall be removed if the principal building is not constructed in the time period identified on the development permit approval.

4.17.3 Private Garages and Carports

- a) Accessory buildings attached to and forming part of the principal building by a substantial roof structure shall be subject to the yard and setback regulations governing the principal building.
- b) On any site in any residential district only one detached garage, not exceeding 93 square meters (1000 square feet) in area is permitted.
- c) If an access into a private garage or carport is from a main access road, the Garage shall be setback a minimum of 6 meters (20 feet) for safety reasons.

4.17.4 Detached accessory buildings or structures shall not exceed the height of the principal dwelling and at no time shall the total height of an accessory building or structure exceed 6.0 metres (20 feet) in height.

- 4.17.5 Detached accessory buildings or structures shall be located a minimum of 1 meter (3.28 feet) from the principal building or greater if required by the Building Bylaw.
- 4.17.6 The maximum site coverage of all accessory buildings or structures combined shall be 40%, which includes garages and accessory buildings attached to the principal building.
- 4.17.7 The maximum size of any one accessory building or structure shall not exceed 93 square meters (1000 square feet) in area.
- 4.17.8 Anchored membrane covered structures and buildings are prohibited unless being used for an event, in this case, the structure or building may be erected for a period not to exceed seven (7) days.
- 4.17.9 Shipping containers are only allowed on a site temporarily during construction of a principal building. The shipping container must be removed from the site upon completion of the construction and shall not be on the site for more than 60 days unless an extension has been granted by the Development Officer.

4.18 Recreational Vehicles and Vacation Trailers

- 4.18.1 Only one recreational vehicle, which is not a mobile home, shall be used for a time period not exceeding 30 consecutive days for the temporary sleeping accommodations of guest of a dwelling.
- 4.18.2 The recreational vehicle shall be located on the same site as the dwelling unit.
- 4.18.3 The recreational vehicle shall not be connected to any piped water supply or waste disposal system on any residential site.
- 4.18.4 Notwithstanding the above, a recreational vehicle may be used on a temporary basis while construction is taking place in accordance with a development permit.

4.19 General Standards and Criteria for Discretionary Uses

- 4.19.1 Council may prescribe specific development standards related to:
 - a) site drainage of storm water
 - b) control of noise, glare, dust and odour
 - c) landscaping, screening, fencing and preservation of existing vegetation
 - d) intensity of use
 - e) access and parking locations

4.19.2 Council will use the following criteria to evaluate discretionary use applications:

- a) The proposal meets the policies in the Calling Lakes District Plan
- b) The proposal can be serviced by appropriate and necessary infrastructure and utilities
- c) The proposal is not detrimental to the health, safety or general welfare of neighbouring properties or the community in general
- d) The use will not negatively change the character of the immediate area or the use and enjoyment of adjacent lands for their existing use
- e) Appropriate access and parking is provided and can be maintained; vehicle access and egress points shall be provided in suitable locations so as to minimize traffic congestion and possible hazards.
- f) The site shall be landscaped to maintain the character and amenity of the neighbourhood.
- g) Parking, storage and other non-landscaped areas associated with the discretionary use shall be suitably screened from adjacent properties and streets.
- h) Adequate receptacles for refuse and litter associated with the discretionary use shall be supplied.
- i) No sound, light, glare, heat, dust, or other emission shall be transmitted beyond the lot lines, wherever possible.

4.19.3 Council may also apply standards and conditions related to: adequate site drainage of storm water; the location of buildings and structures with respect to buildings on adjacent properties.

SECTION 5 – ZONING DISTRICTS

5.1 Classification of Zoning Districts

In order to carry out the purpose and provisions, the Village 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.

District	Symbol
Residential District	R
Recreational District	REC
Commercial	C
Urban Reserve	UR

5.2 The Zoning District Map

The map, bearing the statement "**This is the Zoning District Map referred to in Bylaw No. _____**" adopted by the Council and signed by the Mayor and Administrator, and under the seal of the Village shall be known as the "**Zoning District Map**" and such map is declared to be an integral part of this Bylaw.

5.3 Boundaries of Zoning Districts

The locations and boundaries of all Zoning Districts are shown on the map entitled “Zoning District Map” which are attached to, and form a part of this Bylaw. Unless otherwise shown on the map, the boundaries of the said districts are site lines, centre lines of streets, lanes, roads or such lines extended and the boundaries of the municipality.

SECTION 6 – DISTRICT SCHEDULES

6.1 R –RESIDENTIAL DISTRICT

6.1.1 Intent

The purpose of this district is to provide for low density residential development in the form of and other compatible uses.

6.1.2 Permitted Uses

The following uses are permitted uses in the R District:

- a) Single Detached Dwelling
- b) Modular Home
- c) Offices of Municipal Government
- d) Public Works
- e) Parks and Recreational Equipment (ie. Playgrounds)
- f) Accessory Buildings
- g) Accessory Uses
- h) Uses listed as exempt in this District as per Section 3.4

6.1.3 Discretionary Uses

The following uses are discretionary in the R District:

- a) Home Based Business
- b) Places of Worship
- c) Libraries, Cultural Centers
- d) Day Care Home
- e) Multiple-Unit Dwelling
- f) Dwelling Group
- g) Guest House
- h) Grading and Levelling of Sites
- i) Fence greater than 2 meters (6.5 feet) in height

6.1.4 Regulations

Requirement	Single Detached Dwelling	Other Uses
Lot area minimum	Lane - 360 sq. m No lane -450 sq. m	450 sq. m*
Lot Frontage minimum	Lane – 12m (39.4 ft) No lane – 15m (49.2 ft)	15 m (49.2 ft)
Front Yard Minimum	6.5 m (21.3 ft)	7.5 m (24.6 ft)
Rear Yard Minimum	6.5 m (21.3 ft)	7.5 m (24.6 ft)
Side Yard Minimum	1.2 m (3.9 ft)	3.5 m (11.5 ft)
Height, Maximum	10.5 m (34.4 ft)	As per Bylaw

* No minimum requirements for parks, playgrounds and public works

6.1.5 Criteria and Conditions for Discretionary Uses

- a) Day cares homes shall be subject to provincial regulations.
- b) Home based businesses shall be subject to Section 4.10 of this Bylaw and shall not involve the repair of vehicles or the painting of vehicles in this district.
- c) Council may require onsite parking for any discretionary use as a condition of the permit.
- d) Fences greater than 2 metres (6.5 feet) in height shall be used for screening purposes only and shall not interfere with the views of neighbouring properties.
- e) A multiple-unit dwelling will only be considered on lands appropriate for this type of development, which will be determined at the discretion of Council and through consultations with the public.

- f) Council may also apply standards and conditions related to: adequate site drainage of storm water; the location of buildings and structures with respect to buildings on adjacent properties; and the size, shape and arrangement of buildings/structures and the placement and arrangement of lighting and signs.

6.2 REC – RECREATION DISTRICT

6.2.1 Intent

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

6.2.2 Permitted Uses

The following uses are permitted uses in the REC District:

- a) Public parks and community recreational buildings, uses and structures
- b) Beaches
- c) Public works
- d) Community gardens
- e) Uses listed as exempt in this District as per Section 3.4

6.2.3 Discretionary Uses

The following are discretionary uses in the REC District:

- a) Marianas and related uses
- b) Public boat docking facilities
- c) Campground
- d) Grading and Levelling of Sites

6.2.4 Regulations

Requirement	All Uses
Lot area minimum	450 sq. m
Lot Frontage minimum	15 m (49.2 ft)
Front Yard Minimum	7.5 m (24.6 ft)
Rear Yard Minimum	7.5 m (24.6 ft)
Side Yard Minimum	3.5 m (11.5 ft)
Height Maximum	Boat docking facilities and marina facilities shall be a maximum of 6.m (20 ft) otherwise as per Bylaw

* No minimum requirements for public works

6.2.5 Criteria and Conditions for Discretionary Uses

- a) The use shall not negatively change the character of the immediate area or the use and enjoyment of adjacent lands for their existing use.
- b) Appropriate access and parking shall be provided and maintained.
- c) Vehicle access and egress points shall be provided in suitable locations so as to minimize traffic congestion and possible hazards.
- d) The site shall be landscaped to maintain the character and amenity of the neighbourhood.
- e) Parking, storage and other non-landscaped areas associated with the discretionary use shall be suitably screened from adjacent properties and streets.
- f) Adequate receptacles for refuse and litter associated with the discretionary use shall be supplied.
- g) No sound, light, glare, heat, dust, or other emission shall be transmitted beyond the lot lines, wherever possible.
- h) Council may also apply standards and conditions related to: adequate site drainage of storm water; the location of buildings and structures with respect to buildings on adjacent properties; and the size, shape and arrangement of buildings/structures and the placement and arrangement of lighting and signs.

6.3 C -BUSINESS COMMERCIAL DISTRICT

6.3.1 Intent

The purpose of this district is to regulate minor commercial development and related uses.

6.3.2 Permitted Uses

The following uses are permitted uses in the C1 District:

- a) Confectionary Store
- b) Lodges for social clubs
- c) Parking lots
- d) Public works
- e) Uses listed as exempt in this District as per Section 3.4

6.3.3 Discretionary Uses

The following uses are discretionary uses in the C1 District:

- a) Dwelling units attached to commercial uses
- b) Bed and breakfast with accessory residential use
- c) Rental Cabins
- d) Service stations
- e) Grading and Levelling of Sites

6.3.4 Regulations

Requirement	All Uses
Lot area minimum	795 sq. m (except B&B which shall be 450 sq. m)
Lot Frontage minimum	20 m (65.6 ft) (except B&B which shall be 15 m (49.2 ft))
Front Yard Minimum	6.5 m (21.3 ft)
Rear Yard Minimum	6.5 m (21.3 ft)
Side Yard Minimum	1.2 m (3.9 ft)
Height Maximum	10.5 m (34.4 ft)

*No minimum requirement for public works.

6.3.5 Criteria and Conditions for Discretionary Uses

- a) All dwelling units attached to commercial uses shall have an entrance separate from that of the commercial establishment. Dwelling units must be provided with a fire exit secondary to the required entrance.
- b) Fuel pumps and other accessory equipment for service stations shall be located at least 6 m (20 feet) from any street, lot line or access to or from the lot.
- c) All machinery, building supplies, automobile parts, dismantled vehicles and similar articles shall be stored within a building or screened so as not to be visible from the street or adjacent lots.
- d) Appropriate access and parking shall be provided and maintained.
- e) Vehicle access and egress points shall be provided in suitable locations so as to minimize traffic congestion and possible hazards.
- f) The site shall be landscaped to maintain the character and amenity of the neighbourhood.
- g) Parking, storage and other non-landscaped areas associated with the discretionary use shall be suitably screened from adjacent properties and streets.
- h) Adequate receptacles for refuse and litter associated with the discretionary use shall be supplied.
- i) No sound, light, glare, heat, dust, or other emission shall be transmitted beyond the lot lines, wherever possible.
- j) Council may also apply standards and conditions related to: adequate site drainage of storm water; the location of buildings and structures with respect to buildings on adjacent properties; and the size, shape and arrangement of buildings/structures and the placement and arrangement of lighting and signs.

6.4 UR - URBAN RESERVE DISTRICT

6.4.1 Intent

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

6.4.2 Permitted Uses

The following uses are permitted uses in the UR District:

- a) Municipal storage buildings
- b) Passive recreational uses including sports fields, play parks, and walking trails.
- c) Public works (excluding offices and warehouses)
- d) Uses listed as exempt in this District as per Section 3.4

6.4.3 Discretionary Uses

The following uses are discretionary uses in the UR District:

- a) Grading and Levelling of Sites
- b) Agricultural cropping
- c) Community gardens, nurseries and greenhouses
- d) Cultural uses

6.4.4 Regulations

- a) Except for public works which have no minimum, the minimum lot size shall be 2 ha (4.94 acres).

6.4.5 Criteria and Conditions for Discretionary Uses

- a) The use shall not negatively change the character of the immediate area or the use and enjoyment of adjacent lands for their existing use.
- b) Appropriate access and parking shall be provided and maintained.
- c) Vehicle access and egress points shall be provided in suitable locations so as to minimize traffic congestion and possible hazards.
- d) The site shall be landscaped to maintain the character and amenity of the neighbourhood.
- e) Council may also apply standards and conditions related to: adequate site drainage of storm water; the location of buildings and structures with respect to buildings on adjacent properties; and the size, shape and arrangement of buildings/structures and the placement and arrangement of lighting and signs.

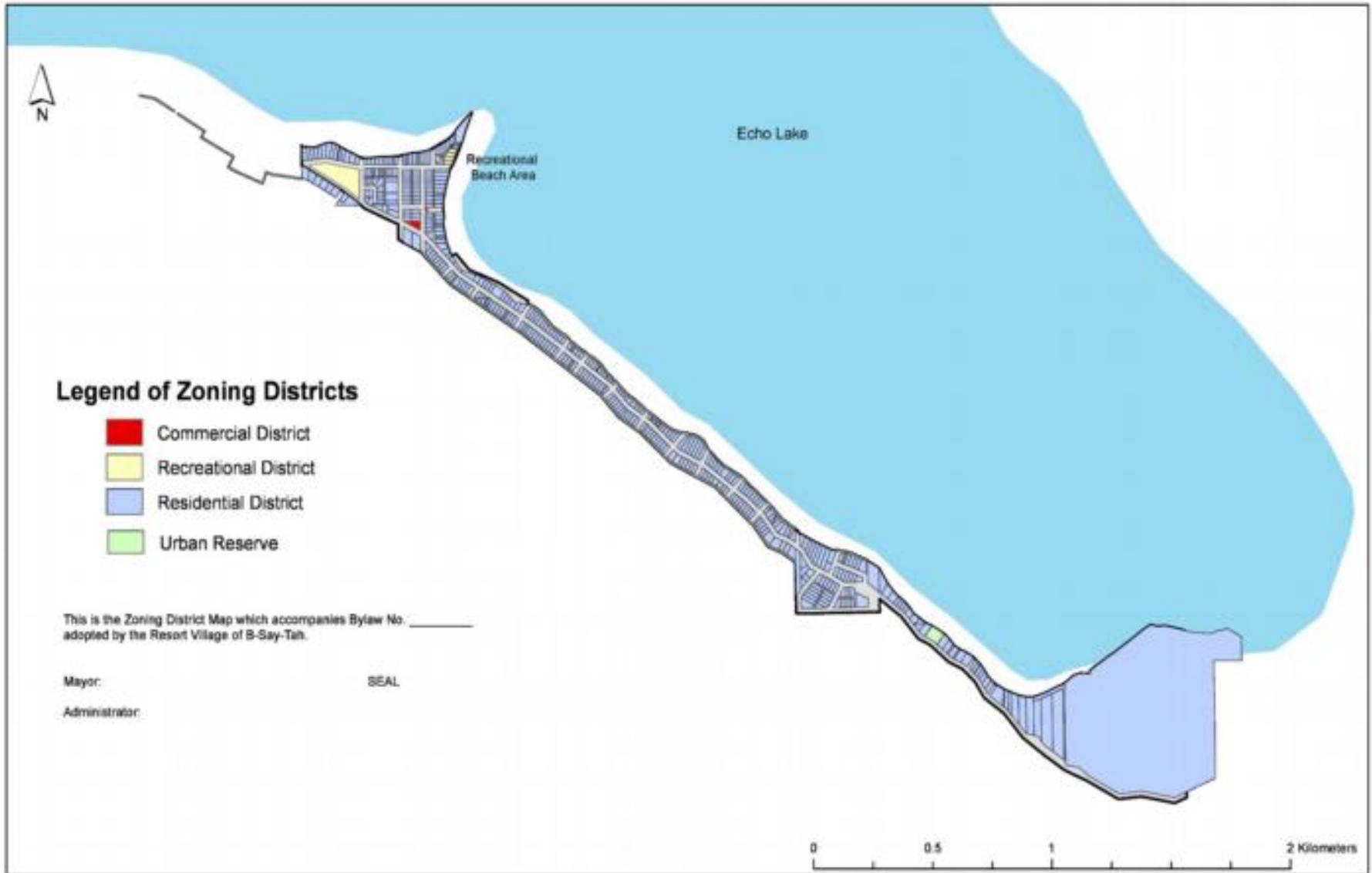
6.4.6 Rezoning of Land

Proposed rezoning of land from UR – Urban Reserve District to another zone shall be considered only where the rezoning would be in conformity with the Calling Lakes District Plan. The proposed development shall constitute orderly and economic development with regard to adjacent land uses, and future service requirements such as roads, schools and utilities.

SECTION 7 - MAPS

- 7.1 Zoning Bylaw Map (see attached)
- 7.2 Flood Hazard Map (see attached)

Resort Village of B-Say-Tah Zoning Bylaw Map



Legend of Zoning Districts

- Commercial District
- Recreational District
- Residential District
- Urban Reserve

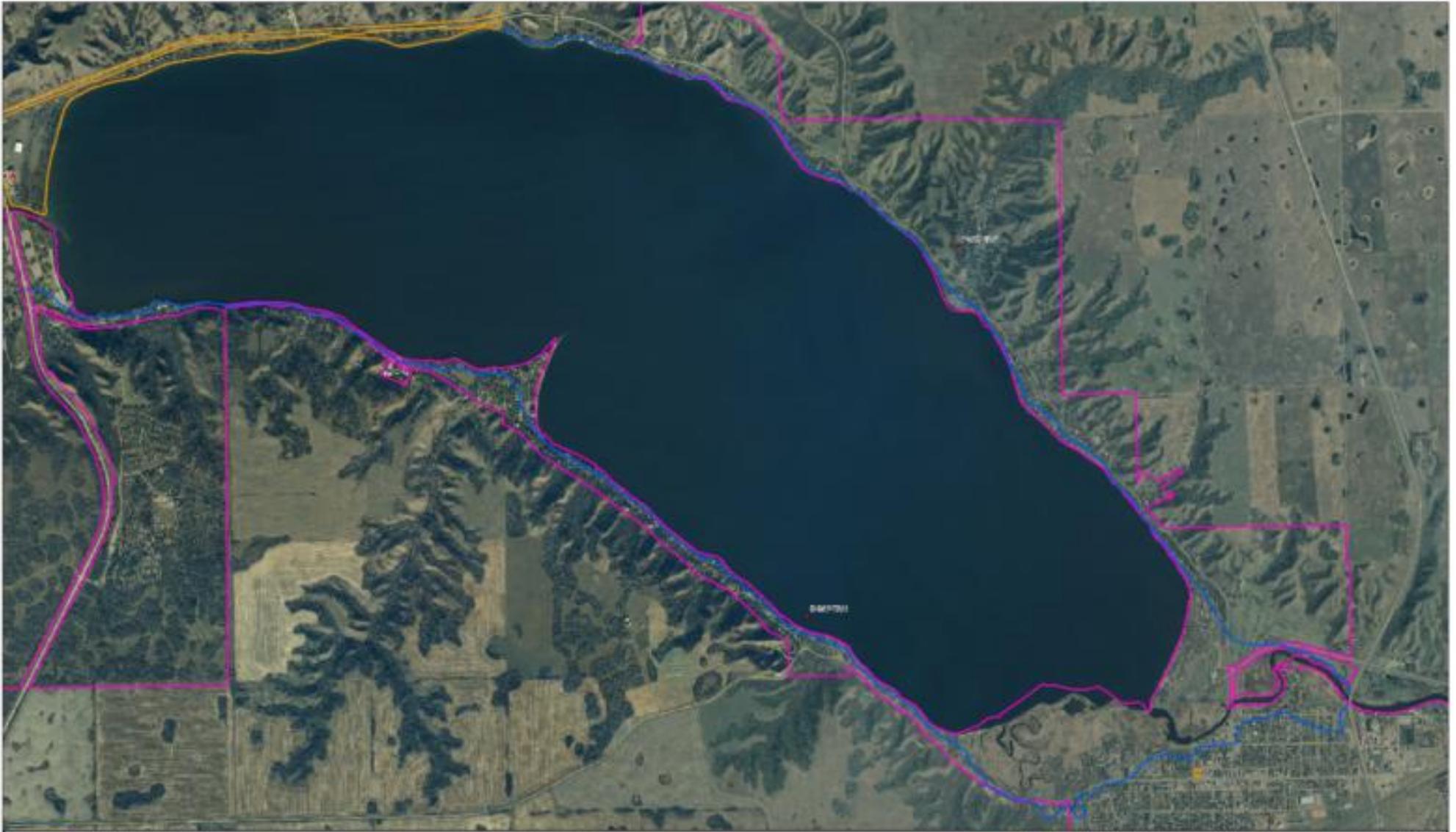
This is the Zoning District Map which accompanies Bylaw No. _____
adopted by the Resort Village of B-Say-Tah.

Mayor:

SEAL

Administrator:

0 0.5 1 2 Kilometers




Saskatchewan Watershed Authority

Qu'Appelle Lakes Flood Risk Mapping
ECHO LAKE

0 1 2 Km

— Flood Line (1:500+0.5m)
 — Indian Reserves
 — Rural Municipalities

Date: 2024-07-11
 Author: [unreadable]
 Project: [unreadable]


Greater Sudbury