

RESORT VILLAGE OF GLEN HARBOUR

BYLAW NO. 70/2023

A bylaw to amend Bylaw No. 22/2013 known as the Zoning Bylaw.

Pursuant to Section 46(3) of *The Planning and Development Act, 2007*, the Council of the Resort Village of Glen Harbour, in the Province of Saskatchewan, enacts to amend Bylaw No. 22/2013 as follows:

- A. Section 1.3 Purpose, clause 1.3.1 is amended by deleting:

22/2013

and replacing it with:

21/2023

- B. Section 2 Definitions

- a. The definition for Accessory is amended by deleting:

(b) Is subordinate in area, mass, extent, and purpose to the principal building or principal use served;

and correcting the numbering:

(c) is renumbered as (b)

(d) is renumbered as (c)

- b. The definition for Building Line, Established is deleted and replaced with the following definitions:

Building Line, Front: The line of the front wall of the building, or any projecting portion of the building, and production thereof, excluding permitted obstructions.

Building Line, Rear: The line of the rear wall of the building, or any projecting portion of the building, and production thereof, excluding permitted obstructions.

Building Line, Side: The line of the side wall of the building, or any projecting portion of the building, and production thereof, excluding permitted obstructions.

- c. The definition for Dwelling, Multiple Unit is amended by deleting the following from the definition:

Resort Village Houses

- d. The definition for Garden (Granny Suite is deleted and replaced with:

Garden/Garage Suite: A second small dwelling located in the rear or side yard of a single detached dwelling or within a garage or detached accessory building and which may have cooking, food preparation, sleeping, and sanitary facilities which are separate from those of the single detached dwelling.

- e. The definition for Park Model Trailer/Unit is amended by deleting the following:

It has a gross floor area not exceeding 50 m² (540 ft²).

- f. The following definitions are deleted from the bylaw:

Accessory Building, Large
Agricultural
Campground
Dwelling Group
Dwelling, Semi-Detached
Dwelling, Resort Village Home
Farm Building/Yard
Future Land Use Map
Gas Bar
Highway, Commercial
Kennel, Boarding
Pasture
Recycling Collection Depot (Neighbourhood)
Recycling Collection Facility (Commercial)
Waste Disposal Facility, Liquid
Waste Disposal Facility, Solid

- C. Section 3.1 Development Officer, subsection 3.1.2 is amended by deleting:

(d) Collect development fees, according to the fee schedule established in this Bylaw.

and replacing it with:

(d) Collect development fees, according to the fee schedule established in the Development and Planning Fees Bylaw.

- D. Section 3.4 Development not Requiring a Permit, subsection 3.4.1 is amended by:
- a. deleting:

(a) The first 2 (two) storage buildings and structures under 9.5 m² (102.27 ft²) in area, which are accessory to a principal, residential use except where such dwelling is a discretionary use.

and correcting the numbering:

(b) is renumbered as (a)
(c) is renumbered as (b)

- b. Subsection 3.4.2 is deleted in its entirety.
- c. Subsection 3.4.3 is renumbered as 3.4.2.
- d. Subsection 3.4.4 is renumbered as 3.4.3.
- e. Subsection 3.4.5 is deleted, renumbered as 3.4.4, and replaced with:

Landscaping

Landscaped areas, driveways and parking lots, not including retaining walls, provided the natural or designed drainage pattern of the site and adjacent sites are not adversely affected.

- E. Section 3.6 Development Permit: Validity, subsection 3.6.1 is amended by deleting the word:

twelve

and replacing it with:

twenty-four (24)

- F. Section 3.7 Development Permit Application Fees is amended by

- a. Clause 3.7.1 is deleted and replaced with:

An applicant seeking the approval of a development permit application shall pay the application fee according to the fee schedule established by the Development and Planning Fees Bylaw.

- b. The second clause 3.7.1 is renumbered as 3.7.2.

- G. Section 3.8 Discretionary Use Application fees is amended by:

- a. Clause 3.8.1 is deleted and replaced with:

An applicant seeking approval of a discretionary use shall pay the current fee according to the fee schedule established by the Development and Planning Fees.

- b. The second clause 3.8.1 is renumbered as 3.8.2.
 - c. The third clause 3.8.2 is renumbered as 3.8.3.
- H. Section 3.12 Development Appeals Board, clause 3.12.1 is amended by deleting the words:
- consisting of five members
- I. Section 3.13 Minor Variances is amended by:
- a. Clause 2.13.2 is deleted and replaced with:

An application form for a minor variance shall be in a form prescribed by the Development Officer and shall be accompanied by the required application.
 - b. Clause 2.13.2 is renumbered as 3.13.2.
- J. Section 3.14 Non-Conforming Buildings Uses and Sites is amended by deleting clauses 3.14.5 and 3.14.6 in their entirety.
- K. Section 3.25 Development Agreements is amended by deleting clause 3.25.2 in its entirety.
- L. Section 3.26 Servicing Agreements, subsection 3.26.2 is amended by deleting the third bullet point and replacing it with:
- The payment of levies and charges as outlined above, shall be in the amount prescribed by the fee schedule established by the Development and Planning Fees or the actual estimated costs as determined by a professional engineer and agreed upon by Council and the developer.
- M. Section 4.2 Principal Use Established is deleted in its entirety.
- N. Section 4.5 Modular Homes
- a. Clauses (a), (i), (ii), and (iii) are deleted and replaced with:

All modular, mobile, and RTM homes shall be placed on a permanent foundation at a standard comparable to a single detached dwelling or placed on the building site according to site-specific engineered design requirements.

b. Clause 4.5(b) is deleted and replaced with:

All modular, mobile, and RTM homes shall be permanently connected to water and sewer services and any other available services as required by the Resort Village.

O. Section 4.22 Swimming Pools, subsection 4.22.1 is amended by deleting:

Notwithstanding anything contained in this Bylaw, a swimming pool is permitted as an accessory use permitted uses in the residential districts or a motel (motor hotel) in a highway commercial district in the side yard or rear yard of any lot if:

and replacing it with:

Where accessory to an approved principal use, a swimming pool may be placed in the side yard or rear yard of any site in the residential district if:

P. Section 4.26 Accessory Dwelling Units is deleted and replaced with:

4.26.1 General

Development permits are required for all accessory dwelling units.

4.26.2 Garden and Garage Suites

- a) A garden or garage suite may be allowed as an accessory use to a principal single detached dwelling in a residential district. Only one garden suite or one garage suite is allowed per site.
- b) There shall be no secondary suite in the primary residence **that has a garden or garage suite.**
- c) There shall be suitable on-site services, including water supply, wastewater disposal, and utilities. Garden and garage suites shall be connected to the services of the host residence.
- d) Garden and garage suites may contain cooking, eating, living, sleeping, and sanitary facilities.
- e) The windows of the garden or garage suite shall be located in such a way so as to minimize the view into the windows and yards of adjacent properties.
- f) The accessory dwelling shall be placed so that all setback requirements of the zoning district are met. The garden suite shall be separated from the principal building in accordance with the current *Construction Codes Act*.

4.26.3 Secondary Suites

- a) Secondary suites may be constructed within a principal single detached or duplex dwelling. Only one secondary suite is permitted on each residential site.
- b) A secondary suite shall not be permitted on a site with a garden or garage suite.
- c) Secondary suites must have a separate entrance from the principal dwelling, either from a common indoor landing or directly from the exterior of the building.
- d) Secondary suites must contain cooking, eating, living, sleeping, and sanitary facilities.

Q. 4.27 Solid and Liquid Waste Disposal Facilities is deleted in its entirety.

R. Section 4 is amended by renumbering the subsections in consecutive order.

S. Section 5.4 Holding Provision is deleted in its entirety.

T. Section 5.5.2 Discretionary Uses is amended by deleting:

(c) Large accessory buildings

U. Section 5.5.3 Site Development Regulations is amended by deleting:

Maximum site coverage - 10%

V. Section 5.5.5 Accessory Buildings is amended by deleting:

(b) The Building Floor Area for large accessory buildings on a residential site may not exceed 92 m² (990.32 ft²) in area and shall not exceed 4.5 metres (14.77 feet) in height.

W. Section 5.6.1 Permitted Uses is amended:

a. By deleting:

(a) One single detached dwelling, Ready-to-Move (RTM), or Modular home;

and replacing it with:

(a) One principal dwelling which may be in the form of a single-detached dwelling, ready-to-move (RTM) home, modular home, or mobile home;

b. By deleting:

(a) Uses, buildings and structures accessory to the foregoing permitted uses and located on the same site with the main use;

and replacing it with:

(b) Accessory uses, buildings, and structures;

c. The third clause (b) is renumbered as (c).

d. The fourth clause (c) is renumbered as (d).

e. By adding:

(e) One (1) private garage.

X. Section 5.6.2 Discretionary Uses is amended by adding:

(d) One (1) recreational vehicle (RV) as a principal dwelling

Y. Section 5.6.3 Prohibited Uses is amended by deleting:

(c) Recreational vehicles used as a residence or a dwelling on a residential lot

Z. Section 5.6.4 Accessory Uses is amended by deleting:

(a) Any buildings, structures, or uses, which are accessory to the principle use of the site, but only after the principle use or discretionary use has been established;

and replacing it with:

(a) Buildings, structures, or uses, which are accessory to an approved principal use;

AA. Section 5.6.5 Site Development Regulations is amended by deleting:

Maximum site coverage - Building coverage may not exceed 60% of the site area.
Minimum floor area - The Principle building shall be a minimum of 75.07 m² (808 ft²)

An accessory building shall not exceed 75% if the principal building footprint.

BB. Section 5.6.6 Accessory Buildings is amended by deleting:

(c) All accessory buildings shall not exceed 92 m² (990.32 ft²) or 75% of the residence, whichever is greater in area and shall not exceed 6.10 metres (20.0 feet) in height.

and replacing it with:

(c) Accessory buildings shall not exceed 6.10 metres (20.0 feet) in height.

CC. Section 5.6.9 Off-Season Storage is amended by deleting:

(a) The storage of one (1) fishing shack and one (1) recreational vehicle shall be in a proper manner so as not to create a nuisance or view obstruction to adjacent property.

(b) Empty lots are restricted from the temporary storing of seasonal buildings or recreational equipment or vehicles.

and replacing them with:

(a) The storage of one (1) fishing shack, one (1) trailer, and one (1) recreational vehicle (RV) are permitted on a residential site, provided they are stored so as not to create a nuisance or obstruct the view of adjacent property owners.

DD. Section 5.7.2 Discretionary Uses is amended

a. By deleting:

(d) Tourist campgrounds

b. Letter (e) is renumbered as (d)

EE. Section 5.7.4 Accessory Buildings is amended by:

deleting:

(c) All accessory buildings shall not exceed 92 m² (990.32 ft²) or 75% of the residence, whichever is greater in area and shall not exceed 6.10 metres (20.0 feet) in height

FF. Section 5 is amended by renumbering the subsections in consecutive order.

Introduced and read a first time this _____ day of _____, 2023.

Read a second time this _____ day of _____, 2023.

Read a third time and passed this _____ day of _____, 2023.

Administrator

Seal

Mayor

Certified a true copy of Bylaw No. 70/2023 passed
by resolution of the Council of the Resort Village of Glen Harbour
on the xx day of xx, 2023

Administrator