



Government
— of —
Saskatchewan

Minister of
Government Relations
Legislative Building
Regina, SK Canada S4S 0B3

MINISTER'S ORDER

BYLAW NO. NSAD 7/2016 A BYLAW TO AMEND
NSAD 2/2011 LAC LA RONGE PLANNING AREA ZONING BYLAW

1. Subsection 113(1) of *The Planning and Development Act, 2007* provides that:

"113(1) If the minister considers it to be appropriate, the minister may:

- (a) by order, prescribe with respect to a planning area:*
 - (i) development controls; or*
 - (ii) an official community plan and development controls; and*
- (b) amend, revoke or replace an order made pursuant to clause (a)."*

2. Clause 2(1)(j) and subsection 89(1) of *The Northern Municipalities Act, 2010*, provide that the Minister of Government Relations is empowered to act as the Council of the Northern Saskatchewan Administration District and, in so doing, under subsection 5(4) may enact bylaws on behalf of the District in the form of Minister's Orders.
3. It is desirable to amend Bylaw 2/2011 the Lac La Ronge Planning Area Zoning Bylaw as provided in Schedule 1 in order to provide for a variety of housing types and densities to meet the needs of residents within the District to meet the needs of residents within the District and comply with *The Statements of Provincial Interest Regulations*.
4. Bylaw No. NSAD 7/2016, as contained in Schedule 1, and attached hereto, shall be read, applied and enforced as a bylaw of the Northern Saskatchewan Administration District effective as and from the date of this Order.

Dated at Regina, Saskatchewan this 2nd day of October, 2017.

Keith Comstock, Assistant Deputy Minister
For and on behalf of the Minister of Government Relations

Schedule 1

A BYLAW TO AMEND NSAD 2/2011 LAC LA RONGE PLANNING AREA ZONING BYLAW

BYLAW NSAD 7/2016

The Minister of Government Relations, on behalf of the Northern Saskatchewan Administration District (District), in the Province of Saskatchewan, under the provision of subsection 113(1) of *The Planning and Development Act, 2007*, enacts to amend Bylaw NSAD 2/2011 as follows:

1. Bylaw 2/2011 Lac La Ronge Planning Area Zoning Bylaw is amended:
 - A. In section 3 General Regulations, by adding after subsection 3.29 Mixed Use Developments the following:

"3.30 Garage and Garden Suites

1. Garage Suites

Garage suites are permitted in residential districts and are subject to the following:

- a. maximum one garage suite per residential lot;*
- b. garage suites shall only be permitted on sites where the principal use is a single detached dwelling;*
- c. the maximum floor area shall not exceed the floor area of the principal building on the site;*
- d. shall meet the minimum yard requirements within the Zoning District;*
- e. the maximum height shall not exceed the designated maximum building height within the Zoning District, or the height of the existing principal building on the site, whichever is less;*
- f. rooftop decks are prohibited;*
- g. windows shall be located to limit views to windows on abutting sides of the buildings on or adjacent to the site;*
- h. shall meet all provincial, federal and building bylaw standards and requirements for the construction of a habitable dwelling; and*
- i. platform structures, including balconies, shall be allowed only where the platform structure faces a lane or a flanking roadway.*

2. Garden Suites

Garden suites are permitted in residential districts and are subject to the following requirements:

- a. maximum one garden suite per residential lot;*
- b. garden suites shall only be permitted on sites where the principal use is a single detached dwelling.*
- c. garden suites shall be constructed at grade level and without a basement;*
- d. garden suites shall be connected to the water and sewer service of the principal residential building;*
- e. all other services (cable, electrical, telephone, etc.) may have separate connections, or connect to those services of the principal residential building.*
- f. garden suites are not permitted in the form of a mobile home;*
- g. a minimum area of 30 m² (323 ft²) of open space shall be provided for the garden suite tenants, the open space shall be permitted within yard setbacks, but shall not include space used for parking purposes;*
- h. gross floor area of garden suites shall not be more than 65% of the principal dwelling on site or not more than 60 m² (645.84 ft²), whichever is less; and*
- i. garden suites will comply with the residential district maximum building height and minimum yard requirements.”*

- B. In section 7 RR – Resort Residential District, by adding after clause 7.2(5) the following:

*“(6) Garage Suite
(7) Garden Suite”*

- C. In section 7 RR – Resort Residential District, by adding after clause 7.6(3) Site Requirements the following:

“a. Site exemptions shall apply within the Resort Subdivision of Napatak where there will be no Minimum Building Floor Area.”

- D. In section 7 RR – Resort Residential District, clause 7.6(4) Minimum Yard Requirements under Side Yard for Daycare Centers, Places of Worship, Single Detached Dwelling and Special-care Home, removing “2 metres (6.5 feet)” and replacing it with the following:

“1.5 metres (4.9 feet)”

- E. In section 8 AR – Acreage Residential District, by adding after clause 8.2(6) the following:

*“(7) Garage Suite
(8) Garden Suite”*

- F. In section 9 ER – Estate Residential District, by adding after clause 9.2(6) the following:

*“(7) Garage Suite
(8) Garden Suite”*

- G. In section 12 RL – Resource Land District, by adding after clause 12.3(10) the following:

“(11) Recreation Cabin”

- H. In section 12 RL – Resource Land District, by adding after clause 12.4(5) the following:

“(6) Recreation Cabins are only allowed on an approved Ministry of Environment lease that was issued prior to September 7, 2011.”

- I. In section 15 Interpretation by adding in alphabetical order the following:

- a. *“Dwelling Group - two or more separate buildings containing dwelling units that are situated on a site containing communal land and facilities collectively administered by the owners of the site. Typical uses include senior housing, teacherages and medical professional housing.*
- b. *Garage Suite –a dwelling unit, located above, attached to the rear, or attached at the side of an on-site garage associated with the principal dwelling on site. A garage suite will have a separate entrance than that of the vehicular access via a shared indoor landing or direct exterior entrance. Does not include secondary suites, garden suites and dwellings at or above grade.*
- c. *Garden Suite - a single-storey accessory building used as a dwelling unit located in a building separate from the principal dwelling unit on a site. Does not include secondary suites, garage suites and dwellings at or above grade.”*

2. The Clerk shall do such other things necessary to affect the intent of this bylaw.